

T.I.C. INDUSTRIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned The Industrial Company of Steamboat Springs, Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the W¹/₄ NW¹/₄ NW¹/₄ Section 31, Township 1 North Range 1 West of the Ute Meridian as shown on the accompanying plat said real property being more particularly described as follows:

Beginning at the NW Corner of said Section 31 Thence S 89°59'20" E along the north line of the NW¹/₄ NW¹/₄ NW¹/₄ of said Section 31 a distance of 661.58 feet to the NE Corner W¹/₄ NW¹/₄ NW¹/₄ of said Section 31 Thence S 00°07'47" W along the east line W¹/₄ NW¹/₄ NW¹/₄ of said Section 31 a distance of 1320.49 feet to the SE Corner W¹/₄ NW¹/₄ NW¹/₄ of said Section 31 Thence N 89°57'34" W along the south line NW¹/₄ NW¹/₄ NW¹/₄ of said Section 31 a distance of 1035 feet to the centerline of the existing Independence Ranchmans Ditch Thence along said centerline of the Independence Ranchmans Ditch by the following two courses and distances: (1) N 68°46'17" W 211.23 feet (2) N 85°03'34" W 426.95 feet to a point on the west line of the NW¹/₄ NW¹/₄ NW¹/₄ of said Section 31 Thence N 00°05'43" E along said west line NW¹/₄ NW¹/₄ NW¹/₄ of said Section 31 a distance of 1196.49 feet to the POINT OF BEGINNING Containing 18,786 acres.

That said owner has caused the said real property to be laid out and surveyed as T.I.C. Industrial Park a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 19th day of July A.D. 1982.

The Industrial Company of Steamboat Springs, INC
a Colorado Corporation

R. W. McKenzie
R. W. McKenzie, President

Rosalie M. Burgess
Rosalie M. Burgess, Secretary

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of July A.D. 1982 by R. W. McKenzie, President and Rosalie M. Burgess, Secretary of The Industrial Company of Steamboat Springs, INC, Colorado Corporation.

My Commission Expires 6-28-84
Witness My Hand and Official Seal

Ricky F. Rasmussen
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:17 o'clock P. M. this 21st day of Oct A.D. 1982 and is duly recorded in Plat Book No. 13 Page 92 & 93

Earl Sawyer
Clerk and Recorder

Hazel M. Huske
Deputy

Fee \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of September A.D. 1982 County Planning Commission of the County of Mesa, Colorado

Jocelyn S. Hill
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

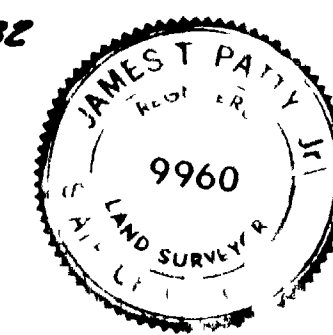
Approved this 5th day of October A.D. 1982 Board of County Commissioners of the County of Mesa, Colorado

Shirley White
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of T.I.C. Industrial Park a subdivision of a part of the County of Mesa, Colorado has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 5/14/82
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

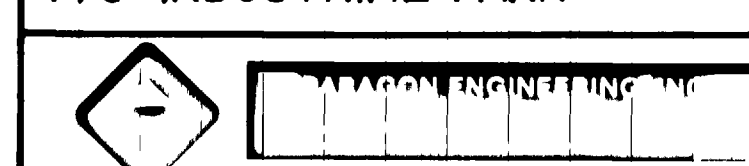


UTILITIES COORDINATING COMMITTEE

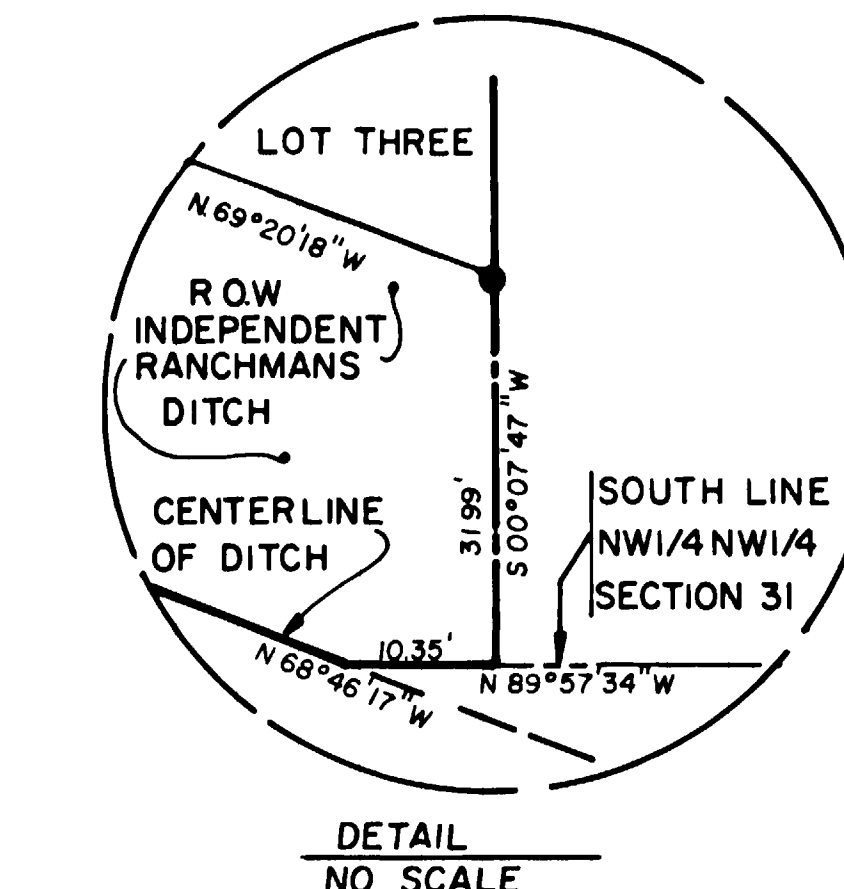
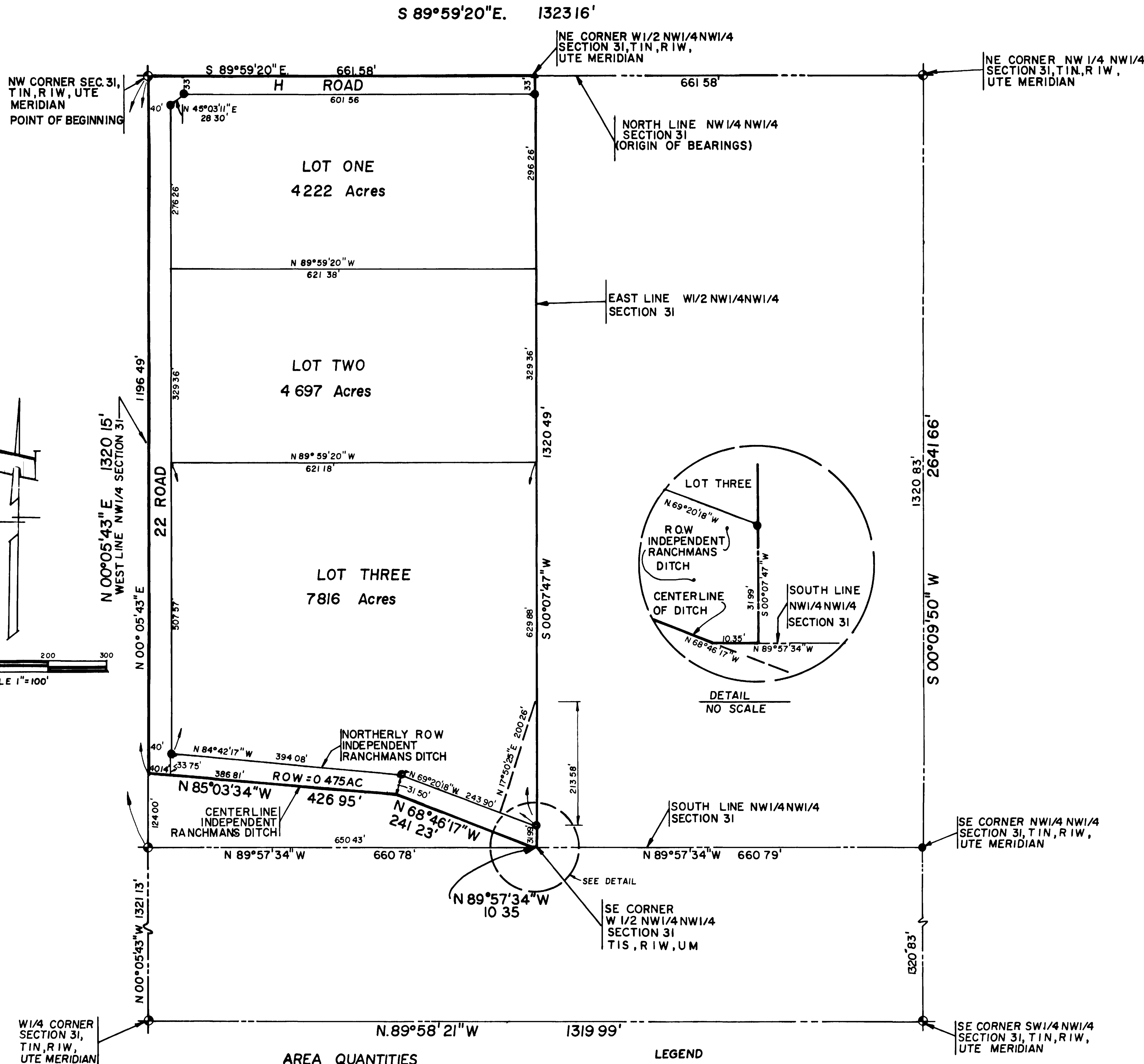
Thomas G. Lockhart 24 Sept 1982
CHAIRMAN DATE

NOTICE According to Colorado law you must commence any litigation within 10 days of the date of this survey upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TIC INDUSTRIAL PARK



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AREA QUANTITIES

AREA IN LOTS	16.735 AC OR 89.08%
AREA IN PUBLIC ROW	1.576 AC OR 8.39%
AREA IN DITCH ROW	0.475 AC OR 2.53%
TOTAL	18.786 AC OR 100.00%

- LEGEND
- ⊙ MESA COUNTY BRASS CAP
 - ⊕ FOUND PK NAIL
 - ⊖ NO. 5 REBAR AND MONUMENT CAP SET IN CONCRETE
 - ⊔ NO. 5 REBAR SET AT ALL LOT CORNERS

