

# BOOKCLIFFS BUSINESS PARK

A TRACT IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE  
NORTHEAST 1/4, SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

DATE OF PREPARATION: JUNE 18, 1982

SHEET 1 OF 2

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, MSP/LCS JOINT VENTURE, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, LOCATED WITHIN THE E 1/2 NW 1/4 AND THE W 1/2 NE 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 31;  
THENCE SOUTH 89° 58' 46" EAST 1317.83 FEET TO THE  
NE CORNER OF THE W 1/2 NE 1/4 OF SAID SECTION 31;  
THENCE SOUTH 00° 05' 31" WEST ALONG THE EAST LINE OF THE  
W 1/2 NE 1/4 OF SAID SECTION 31 A DISTANCE OF 2394.95 FEET  
TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 70;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 70  
BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
(1) N 89° 39' 49" W 692.88 FEET;  
(2) N 85° 22' 19" W 200.42 FEET;  
(3) N 89° 39' 49" W 85.00 FEET;  
(4) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS  
5830.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 88° 39' 34" W  
WEST 341.22 FEET TO A POINT ON THE WEST LINE OF THE NE 1/4  
OF SAID SECTION 31;  
(5) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS  
IS 5830.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 85° 14' 17" W  
WEST 354.97 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY  
OF THE INDEPENDENT RANCHMENS DITCH;  
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF THE  
INDEPENDENT RANCHMENS DITCH BY THE FOLLOWING FOUR (4)  
COURSES AND DISTANCES:  
(1) N 26° 44' 38" W 725.56 FEET;  
(2) N 61° 08' 36" W 222.81 FEET;  
(3) N 67° 15' 26" W 183.70 FEET;  
(4) N 82° 24' 26" W 275.00 FEET TO A POINT ON THE  
WEST LINE OF THE E 1/2 NW 1/4 OF SAID SECTION 31;  
THENCE NORTH 00° 09' 50" EAST 1549.56 FEET TO THE NW  
CORNER OF THE NE 1/4 NW 1/4 OF SAID SECTION 31;  
THENCE SOUTH 89° 59' 20" EAST 1317.74 FEET TO THE POINT  
OF BEGINNING, CONTAINING 131.154 ACRES MORE OR LESS.

THAT THE SAID OWNER DOES HEREBY DEDICATE AND SET APART THE STREET RIGHT-OF-WAY SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DEDICATE TO THE PUBLIC AND THE UTILITY COMPANIES THOSE PORTIONS OF SAID PROPERTY WHICH ARE LABELED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND DRAINAGE FACILITIES AND OF SUCH UTILITIES AS TELEPHONE, ELECTRIC LINES, POLES AND CABLES, SANITARY SEWER MAINS, WATER LINES, AND GAS PIPELINES, WITH FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED EASEMENTS.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER NOT BY MESA COUNTY.

SAID DEDICATION IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, SAID OWNER MSP/LCS JOINT VENTURE HAVE CAUSED THEIR NAME TO BE HEREBY SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1982.

MSP INVESTMENT CO.

BY: Marcus S. Palkovitch  
MARCUS S. PALKOVITCH

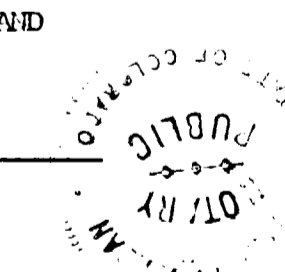
BY: Leslie C. Smith  
LESLIE C. SMITH

STATE OF COLORADO )  
COUNTY OF MESA ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, A.D. 1982.

MY COMMISSION EXPIRES 5-14-83 WITNESS MY HAND AND OFFICIAL SEAL.

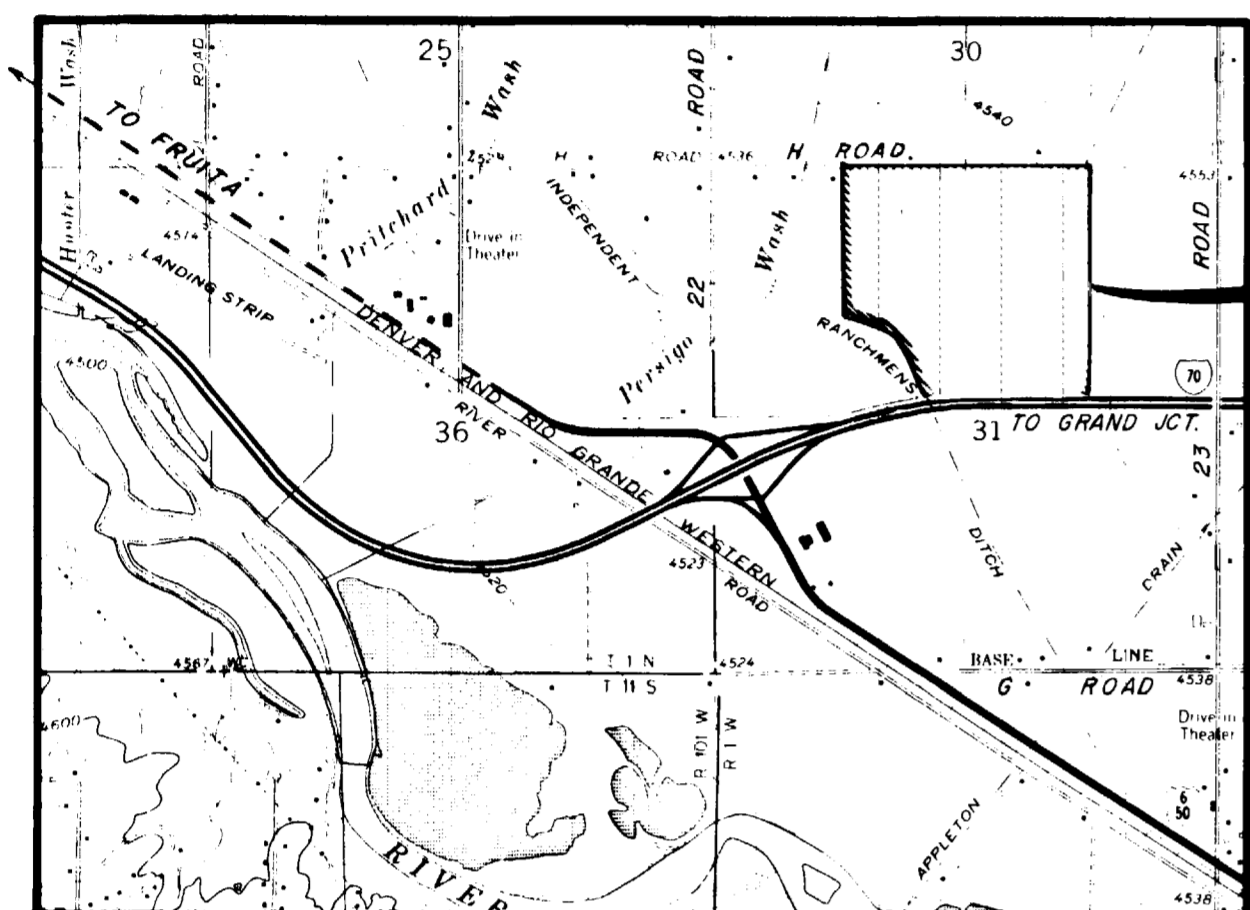
David F. Jordan  
NOTARY PUBLIC



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:24 P.M., Dec. 13, A.D. 1982, AND IS DULY RECORDED IN PLAT BOOK NO. 99-100, PAGE 13, FILED 4-73.  
Fees \$ 20.00 BY Paul Ammer CLERK AND RECORDER DEPUTY



BOOKCLIFFS BUSINESS PARK

VICINITY MAP

SCALE 1" = 2000'

LAND USE		
USE	AREA (Ac.)	% OF TOTAL
INDUSTRIAL	119.17	90.9
STREETS	11.98	9.1
TOTAL	131.15	100.0

### COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 18 DAY OF August, A.D., 1982. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

BY: W. Kinser  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 24th DAY OF Aug., A.D. 1982. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY: W. R. White  
CHAIRMAN

### SURVEYOR'S CERTIFICATE

I, WALLACE R. LUCHETTI, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF "BOOKCLIFFS BUSINESS PARK", A SUBDIVISION OF THE COUNTY OF MESA, STATE OF COLORADO, HAS BEEN PREPARED UNDER MY DIRECTION AND REPRESENTS A FIELD SURVEY OF SAME BY PARAGON ENGINEERING AS SHOWN ON DRAWING #999-400 12/30/80.

Wallace R. Lucchetti  
WALLACE R. LUCHETTI  
COLORADO R.L.S. NO. 11643

APPROVED THIS 23rd DAY OF November, 1982, BY THE UTILITIES COORDINATING COMMITTEE.

Charles E. Stoblan  
Vice-CHAIRMAN

### OWNER

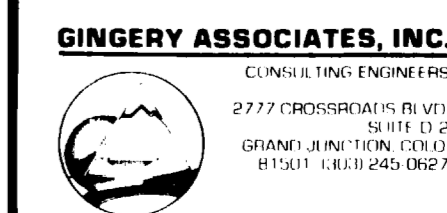
MSP/LCS JOINT VENTURE  
650 S. CHERRY ST.  
SUITE 1050  
DENVER, COLORADO 80222

### SURVEYOR

GINGERY ASSOCIATES, INC.  
2777 CROSSROADS BLV'D.  
SUITE D-2  
GRAND JUNCTION, COLORADO  
TELEPHONE (303) 245-0627

### ENGINEER

GINGERY ASSOCIATES, INC.  
2777 CROSSROADS BLV'D  
SUITE D-2  
GRAND JUNCTION, COLORADO  
TELEPHONE (303) 245-0627



BOOKCLIFFS BUSINESS PARK  
MESA COUNTY, COLORADO

