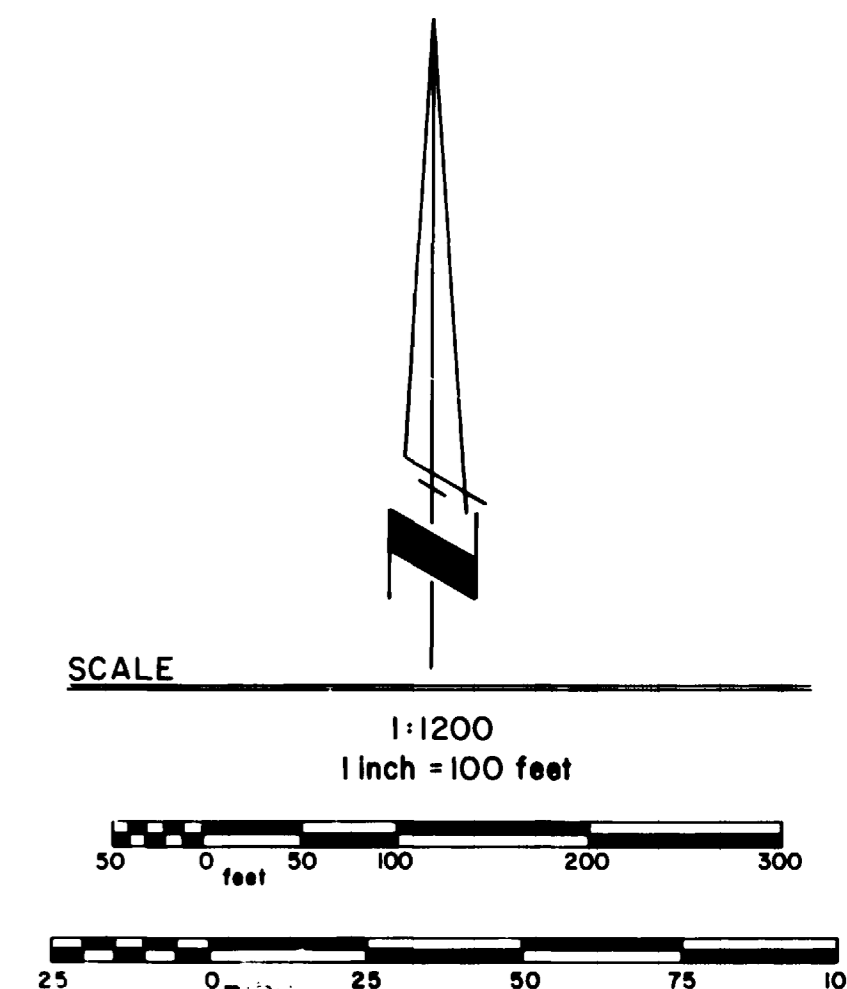


CH FOUR COMMERCIAL PARK FILING NO. TWO

MESA COUNTY ••• GRAND JUNCTION, COLORADO

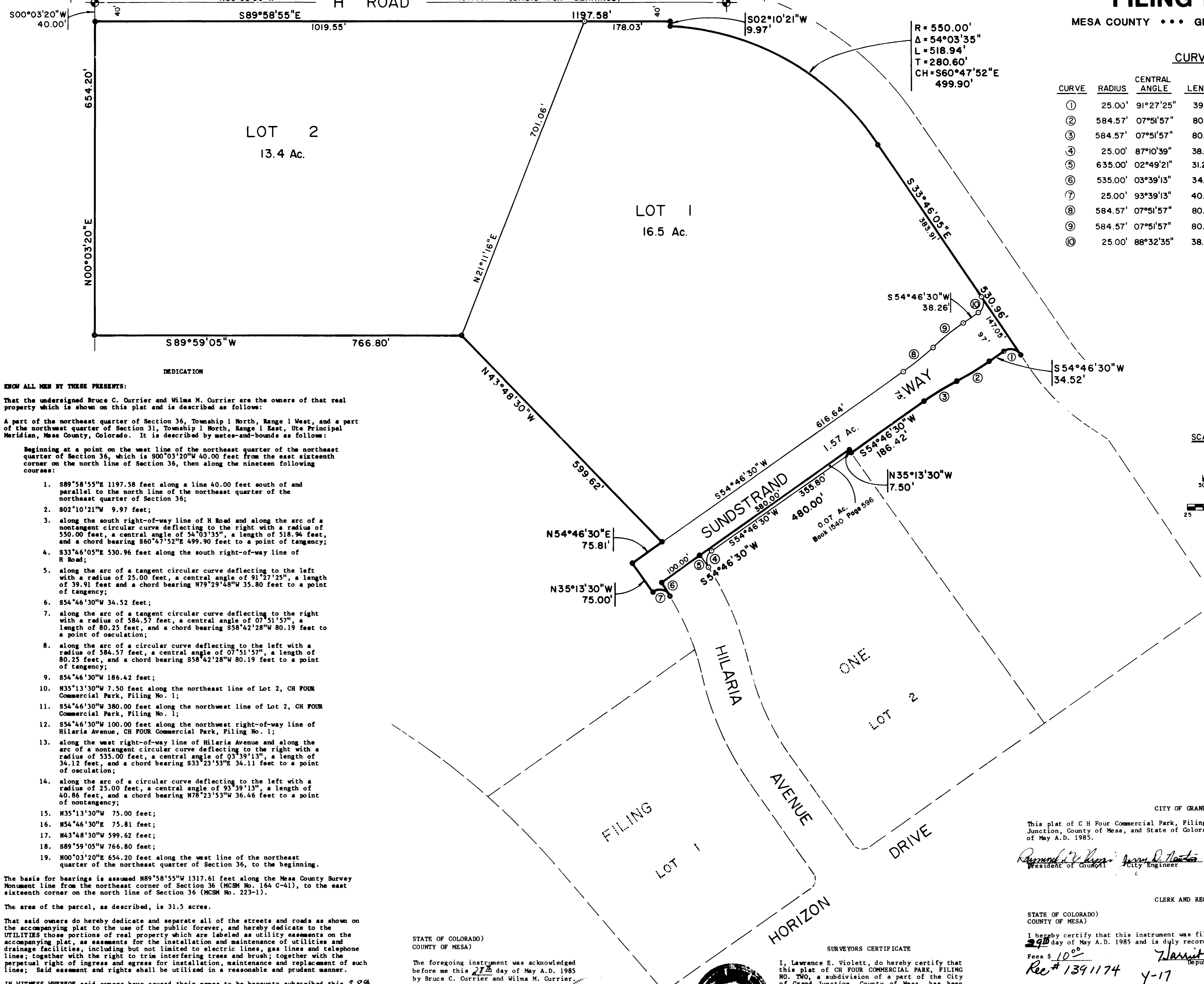
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	LONG BEARING	CHORD DISTANCE
①	25.00'	91°27'25"	39.91'	25.64'	N79°29'48"W	35.80'
②	584.57'	07°51'57"	80.25'	40.19'	S58°42'28"W	80.19'
③	584.57'	07°51'57"	80.25'	40.19'	S58°42'28"W	80.19'
④	25.00'	87°10'39"	38.04'	23.80'	S11°11'11"W	34.47'
⑤	635.00'	02°49'21"	31.28'	15.64'	S33°48'49"E	31.28'
⑥	535.00'	03°39'13"	34.12'	17.06'	S33°23'53"E	34.11'
⑦	25.00'	93°39'13"	40.86'	26.65'	N78°23'53"W	36.46'
⑧	584.57'	07°51'57"	80.25'	40.19'	N50°50'32"E	80.19'
⑨	584.57'	07°51'57"	80.25'	40.19'	N50°50'32"E	80.19'
⑩	25.00'	88°32'35"	38.63'	24.37'	N10°30'12"E	34.90'



E 1/16 COR
N BDRY SEC 36
T1N, R1W, U.M.
MCSM No. 223-1

NE COR
SEC 36
T1N, R1W, U.M.
MCSM No. 164 C-41



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bruce C. Currier and Wilma M. Currier are the owners of that real property which is shown on this plat and is described as follows:

A part of the northeast quarter of Section 36, Township 1 North, Range 1 West, and a part of the northwest quarter of Section 31, Township 1 North, Range 1 East, Ute Principal Meridian, Mesa County, Colorado. It is described by metes-and-bounds as follows:

Beginning at a point on the west line of the northeast quarter of the northeast quarter of Section 36, which is 800'03'20"W 40.00 feet from the east sixteenth corner on the north line of Section 36, then along the nineteen following courses:

1. S89°58'55"E 1197.58 feet along a line 40.00 feet south of and parallel to the north line of the northeast quarter of the northeast quarter of Section 36;
2. S02°10'21"W 9.97 feet;
3. along the south right-of-way line of H Road and along the arc of a nontangent circular curve deflecting to the right with a radius of 550.00 feet, a central angle of 54°03'35", a length of 518.94 feet, and a chord bearing S60°47'52"E 499.90 feet to a point of tangency;
4. S33°46'05"E 530.96 feet along the south right-of-way line of H Road;
5. along the arc of a tangent circular curve deflecting to the left with a radius of 25.00 feet, a central angle of 91°27'25", a length of 39.91 feet and a chord bearing N79°29'48"W 35.80 feet to a point of tangency;
6. S54°46'30"W 34.52 feet;
7. along the arc of a tangent circular curve deflecting to the right with a radius of 584.57 feet, a central angle of 07°51'57", a length of 80.25 feet, and a chord bearing S58°42'28"W 80.19 feet to a point of osculation;
8. along the arc of a circular curve deflecting to the left with a radius of 584.57 feet, a central angle of 07°51'57", a length of 80.25 feet, and a chord bearing S58°42'28"W 80.19 feet to a point of tangency;
9. S54°46'30"W 186.42 feet;
10. N35°13'30"W 7.50 feet along the northeast line of Lot 2, CH FOUR Commercial Park, Filing No. 1;
11. S54°46'30"W 380.00 feet along the northwest line of Lot 2, CH FOUR Commercial Park, Filing No. 1;
12. S54°46'30"W 100.00 feet along the northwest right-of-way line of Hilaria Avenue, CH FOUR Commercial Park, Filing No. 1;
13. along the west right-of-way line of Hilaria Avenue and along the arc of a nontangent circular curve deflecting to the right with a radius of 535.00 feet, a central angle of 03°39'13", a length of 34.12 feet, and a chord bearing S33°23'53"E 34.11 feet to a point of osculation;
14. along the arc of a circular curve deflecting to the left with a radius of 25.00 feet, a central angle of 93°39'13", a length of 40.86 feet, and a chord bearing N78°23'53"W 36.46 feet to a point of nontangency;
15. N35°13'30"W 75.00 feet;
16. N54°46'30"E 75.81 feet;
17. N43°48'30"W 599.62 feet;
18. S89°59'05"W 766.80 feet;
19. N00°03'20"E 654.20 feet along the west line of the northeast quarter of the northeast quarter of Section 36, to the beginning.

The basis for bearings is assumed N89°58'55"W 1317.61 feet along the Mesa County Survey Monument line from the northeast corner of Section 36 (MCSM No. 164 C-41), to the east sixteenth corner on the north line of Section 36 (MCSM No. 223-1).

The area of the parcel, as described, is 31.5 acres.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28th day of May A.D. 1985.

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of May A.D. 1985 by Bruce C. Currier and Wilma M. Currier.

My Commission expires 9-20-88

Witness my hand and Official Seal

Notary Public



SURVEYORS CERTIFICATE

I, Lawrence E. Violet, do hereby certify that this plat of CH FOUR COMMERCIAL PARK, FILING NO. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of the exterior boundary of same.

Lawrence E. Violet
Colorado Reg. No. 18481

CITY OF GRAND JUNCTION APPROVAL

This plat of CH Four Commercial Park, Filing No. 2 a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 29th day of May A.D. 1985.

Raymond J. ... City Engineer
James D. ... City Engineer
Carl ... Planning Director

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:08 o'clock A.M. this 29th day of May A.D. 1985 and is duly recorded in Plat Book No. 13 Page 317.

Fees \$ 10.00
Rec # 1391174 4-17

Deputy Clerk and Recorder

According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

