

REPLAT OF LOTS 4, 5, 6 & 7, BLOCK 1 BOOKCLIFFS BUSINESS PARK

DEDICATION

KNOW ALL MEN THESE PRESENTS

That the undersigned, MSP Investment Co is the owner of that real property situated in the County of Mesa, State of Colorado, located within 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 a point on the northerly right-of-way of Interstate 70, from which the Mesa County Survey Monument monumenting the E 1/16 of said sections 30/31 bears N00°05'31"E 2394 95 feet with all bearings used herein relative to a bearing of N90°00'00"E between the Mesa County Survey Monument at the E 1/16 of said Sections 30/31 and the Mesa County Survey Monument at the NE corner of Section 31; thence along said highway right-of-way the following three courses and distances

- 1) N89°39'49"W 692 88 feet;
- 2) N85°22'19"W 200 42 feet;
- 3) N89°39'49"W 70 00 feet;

thence N22°30'06"E 361 73 feet, thence S89°39'49"E 293 57 feet; thence along the arc of a curve to the left having a central angle of 94°04'40"; a chord that bears N45°12'49"E 396 83 feet and a radius of 280 00 feet, thence N00°05'31"E 7 73 feet; thence south 89°54'29"E 250 00 feet; thence S00°05'31"W 640 00 feet to the point of beginning and containing 9 197 acres more or less

That said owner has caused the said real property to be laid out and surveyed as Replat of Lots 4, 5, 6 and 7 in Block One of the Bookcliffs Business Park Subdivision in the County of Mesa, State of Colorado

That said owner does 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, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

IN WITNESS WHEREOF, said owner has caused it's name to be hereunto subscribed this 20 day of September A D, 1985

Marcus S. Palkowitch
 Marcus S Palkowitch, MSP Investment Co

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20 day of September, 1985, by Marcus S Palkowitch, MSP Investment Co

Witness my hand and official seal
Allyson Mill
 Notary Public
 My Commission Expires 11 16 81

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3 day of October 1985

County Planning Commission of the County of Mesa, State of Colorado

Paul W. Nelson
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 3 day of OCTOBER, 1985

Board of County Commissioners of the County of Mesa, State of Colorado

Renée C. Pond
 Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 27th day of September, 1985

Utilities Coordinating Committee of the County of Mesa, State of Colorado

Charles E. Stuebgen
 Chairman

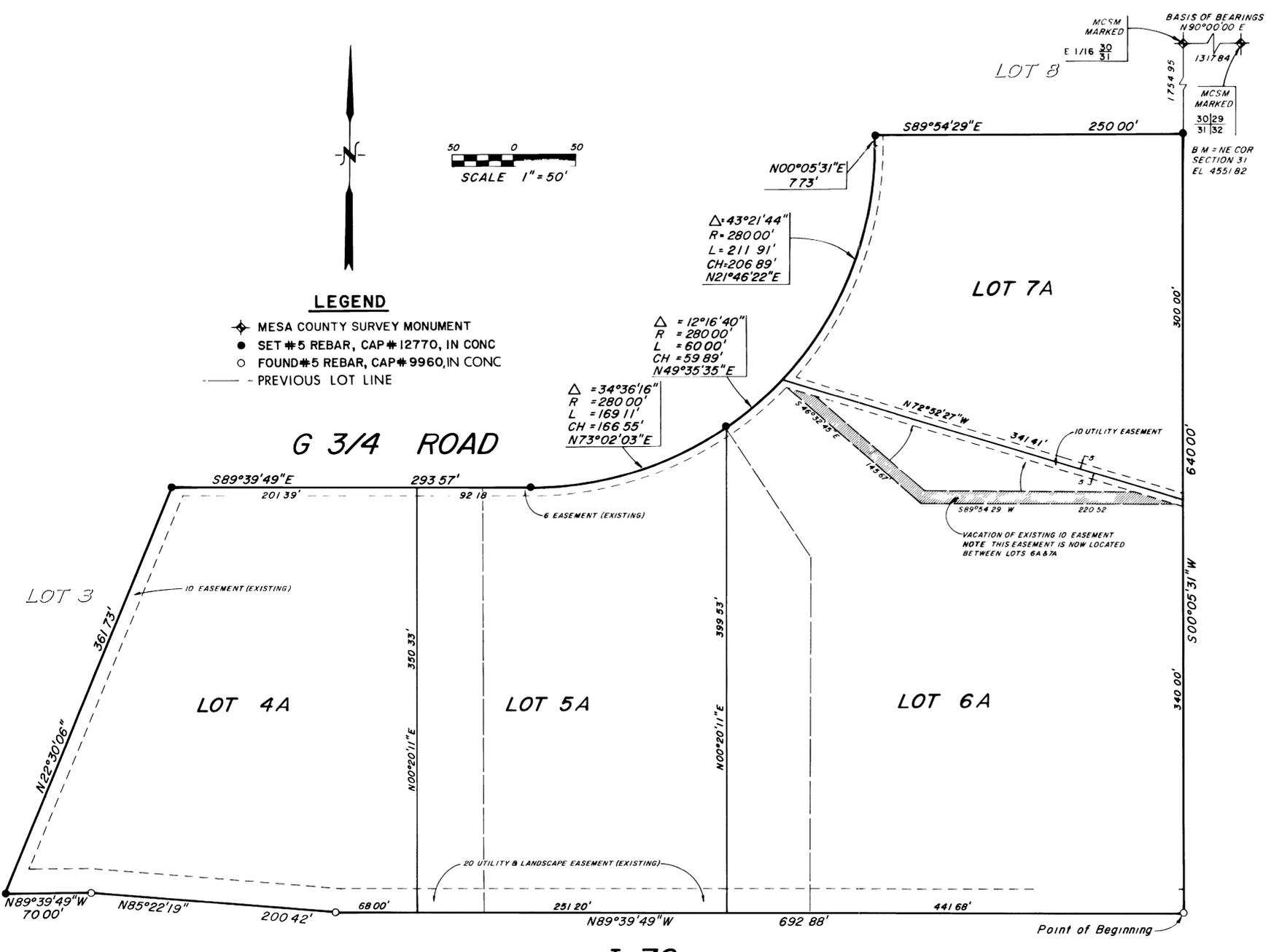
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument, was filed in my office at 4:09 o'clock P m, this 4th day of October, 1985, and is duly recorded in Plat Book No 13, page 326, Reception No 1402116

Epel Ravenna
 Clerk & Recorder
 by *Harriet H. Bayler*
 Deputy

REPLAT OF LOTS 4, 5, 6 & 7, BLOCK 1
 BOOKCLIFFS BUSINESS PARK
 SECTION 31, T1S, R1W, U M
 MESA COUNTY, COLORADO



LEGEND

- ◆ MESA COUNTY SURVEY MONUMENT
- SET #5 REBAR, CAP #12770, IN CONC
- FOUND #5 REBAR, CAP #9960, IN CONC
- - - PREVIOUS LOT LINE

AREA QUANTITIES
 Total acres in lots 9 197 - 100%

SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of a replat of a portion of the Bookcliff's Business Park Subdivision monumented, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me, and to the best of my knowledge and belief correctly shows the location and dimensions of the parcels, easements and dedicated right-of-way of said Subdivision in compliance with Colorado State regulations governing the subdivision of land

By: *Kenneth L. Glenn* SEPT. 9, 1985
 Kenneth L. Glenn, L S 12770 Date



NOTICE 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

