

REPLAT OF: Lot 1, Part of Lot 2, Block 1 & Lots 1-6, Block 2, & Lots 1-3, Block 3 and Lots 1-5, Block 4

BOOKCLIFFS BUSINESS PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ROBERT GLENN ANDERSON & ROSE C. ANDERSON, AS TENANTS IN COMMON, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND BEING A PARCEL OF LAND LYING WITHIN THE E_{1/2}, NW_{1/4}, OF SECTION 31, T.1N., R.1W., UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 1 AND THAT PART OF LOT 2 IN BLOCK 1 LYING WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, LOTS 1 THROUGH 6 IN BLOCK 2, LOTS 1, 2 AND 3 IN BLOCK 3, LOTS 1 THROUGH 5 IN BLOCK 4, ALL IN BOOKCLIFFS BUSINESS PARK, MESA COUNTY, COLORADO

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS A REPLAT OF LOT 1, PART OF LOT 2, BLOCK 1 AND LOTS 1-6, BLOCK 2, AND LOT 1-3, BLOCK 3 AND LOTS 1-5, BLOCK 4, BOOKCLIFFS BUSINESS PARK, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT THE SAID OWNERS DO 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 DEDICATES 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 AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, DRAINAGE LINES AND TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT 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 OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 13th DAY OF Sept. A.D., 1988.

TENANTS IN COMMON.

Robert Glenn Anderson *Rose C. Anderson*
ROBERT GLENN ANDERSON ROSE C. ANDERSON

STATE OF COLORADO)
COUNTY OF MESA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September A.D., 1988 BY ROBERT GLENN ANDERSON AND ROSE C. ANDERSON, TENANTS, IN COMMON.

MY COMMISSION EXPIRES: 7-14-92. WITNESS MY HAND AND OFFICIAL SEAL. *Marina Batista*
ADDRESS: 578 Ridges Blvd. B-309
Grand Junction, CO 81503

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS Reception # 1496504 Drawer # J-11

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 3:41 O'CLOCK P.M. THIS 27th DAY OF Sept. A.D. 1988 AND IS DULY RECORDED IN BOOK NO. 13 PAGE 413

Earl Sawyer
CLERK AND RECORDER DEPUTY FEES \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 15th DAY OF September, 1988, A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

Mary H. Fuller
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 27th DAY OF Sept., 1988, A.D. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO

Marina Batista
CHAIRMAN

SURVEYORS CERTIFICATES

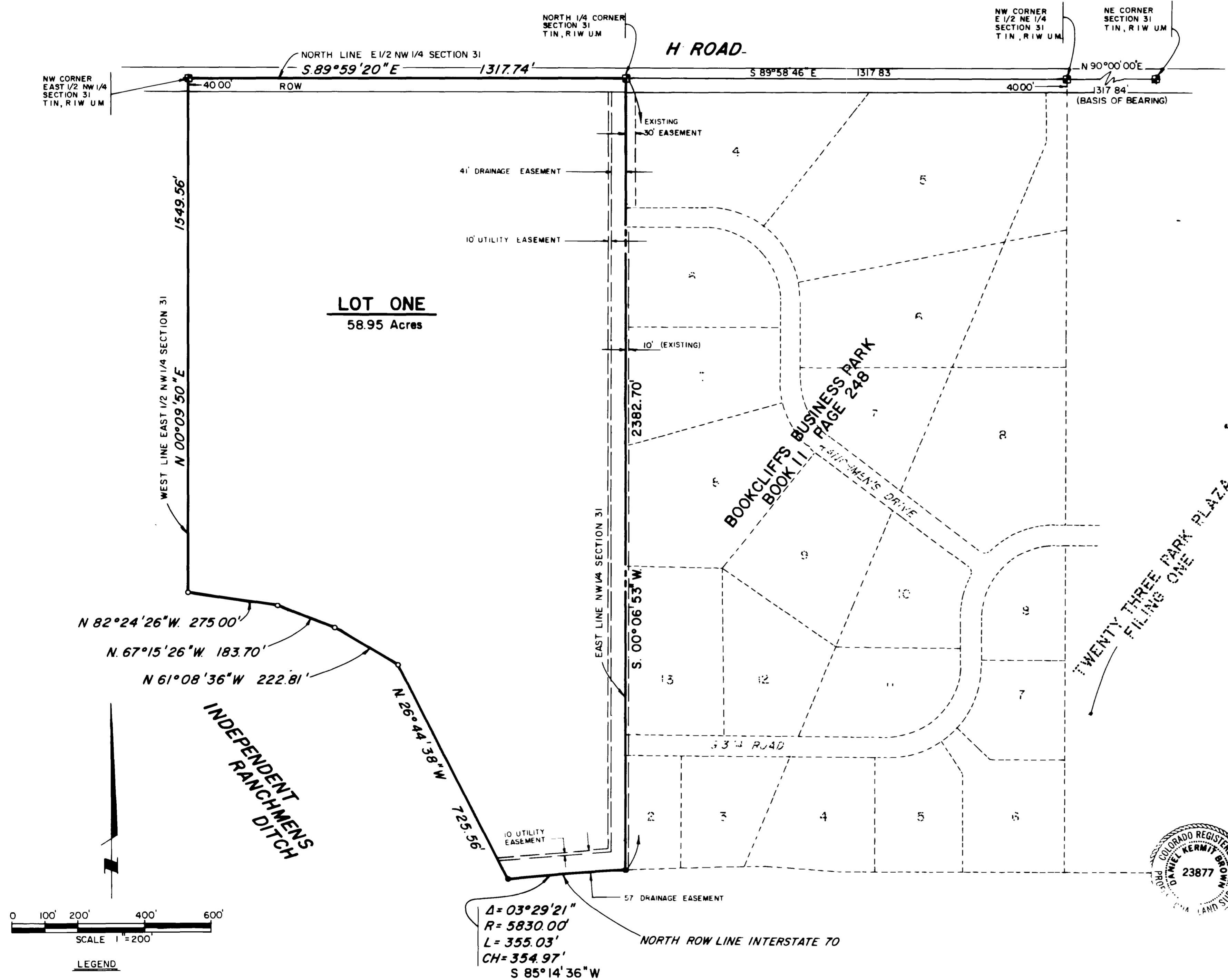
I, DANIEL K. BROWN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF LOT 1, PART OF LOT 2, BLOCK 1 AND LOTS 1-6, BLOCK 2, AND LOT 1-3, BLOCK 3 AND LOTS 1-5, BLOCK 4, BOOKCLIFFS BUSINESS PARK, AS MONUMENTED, PLATED, DEDICATED AND SHOWN HEREON, THAT AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE PARCELS, EASEMENTS, AND DEDICATED RIGHTS-OF-WAY OF SAID SUBDIVISION IN COMPLIANCE WITH COLORADO STATE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Daniel K. Brown
DANIEL K. BROWN REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 23877 DATE: 9-13-88

UTILITIES COORDINATING COMMITTEE

Approved this 4th day of SEPTEMBER, 1988.

Richard D. Miller
Chairman



- LEGEND
- MESA COUNTY SURVEY MONUMENT
 - FOUND SURVEY MONUMENT IN CONCRETE NO 5 REBAR W/CAP L S 9960
 - 5/8" REBAR & MONUMENT CAP SET IN CONCRETE BY L S 23877

BENCH MARK

MESA COUNTY SURVEY MONUMENT
NE CORNER SECTION 31
ELEV = 4551.82

MESA COUNTY SURVEY MONUMENT
E 1/16 CORNER BETWEEN SEC 30 & 31
ELEV = 4543.12

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

Replat of: Lot 1, Part of Lot 2, Block 1 & Lots 1-6, Block 2,
& Lots 1-3, Block 3 and Lots 1-5, Block 4
BOOKCLIFFS BUSINESS PARK
Part of E 1/2 NW 1/4 Sec 31, T.1N., R.1W. U.M.

Engineers
Planners
Surveyors
Soil Testing
Material Testing
Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.

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Grand Junction, Colorado 81501
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