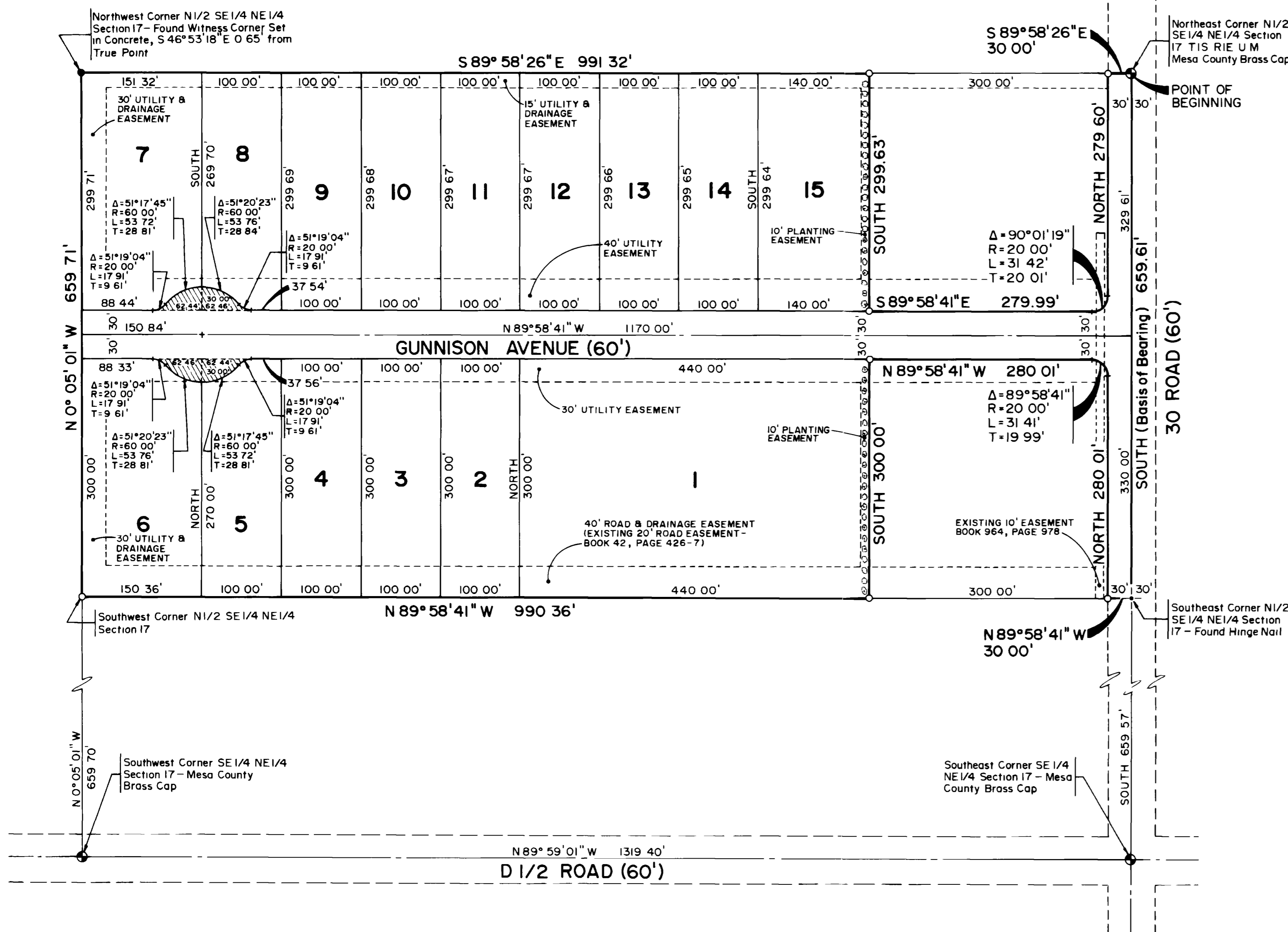


BANNER INDUSTRIAL PARK

SITUATED IN THE SE 1/4, NE 1/4, SECTION 17, T1S, R1E, UTE
MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the N 1/2 of the SE 1/4 of the NE 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian as shown on the accompanying Plat and more particularly described as follows

Beginning at the Northeast Corner of the N 1/2 SE 1/4 NE 1/4 of said Section 17 and considering the East line of the NE 1/4 of said Section 17 to bear S 0° 00' 00" E with all bearings herein related thereto, Thence South along said East line 659.61 feet to the Southeast corner of said N 1/2 SE 1/4 NE 1/4, Thence N 89° 58' 41" W 30.00 feet, North 280.01 feet, Thence along an arc of a Curve to the Left with a Delta angle of 89° 58' 41", a Radius of 20.00 feet and an arc Length of 31.41 feet, Thence N 89° 58' 41" W 280.01 feet, Thence South 300.00 feet to the South line of said N 1/2 SE 1/4 NE 1/4, Thence N 89° 58' 41" W along said South line 990.36 feet to the Southwest corner of said N 1/2 SE 1/4 NE 1/4, Thence N 0° 05' 01" W along said West line 659.71 feet to the Northwest corner of said N 1/2 SE 1/4 NE 1/4, Thence S 89° 58' 26" E along said North line 991.32 feet, Thence South 299.63 feet, Thence S 89° 58' 41" E 279.99 feet, Thence along an arc of a Curve to the Left with a Delta angle of 90° 01' 19", a Radius of 20.00 feet and an arc Length of 31.42 feet, Thence North 279.60 feet, Thence S 89° 58' 26" E 30.00 feet to the Point of Beginning. Containing 15.88 Acres more or less.

That the said owner has caused the said real property to be laid out and surveyed as BANNER 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 public and public utilities forever, and hereby dedicates those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easement for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to, transmission lines, electric lines, gas lines and 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. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa

In witness whereof said owner, Thomas J. Daly has caused his name to be hereon subscribed this 13th day of MARCH, A D, 1978

Thomas J. Daly
Thomas J. Daly

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

The foregoing instrument was acknowledged before me this 13 day of March, A D, 1978

My Commission Expires OCT 13, 1981

William A. Campbell
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of APRIL, A D, 1978

County Planning Commission of the County of Mesa, Colorado

By *Mary A. Bues*
Chairman

SURVEYOR'S CERTIFICATE

I, Douglas W. Hayes do hereby certify that the accompanying plat of BANNER INDUSTRIAL PARK, a subdivision of a part of the County of Mesa, has been prepared under my supervision and accurately represents a survey of the same

Douglas W. Hayes
Douglas W. Hayes, Registered Land Surveyor, No 10380

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of APRIL, A D, 1978

Board of County Commissioners of the County of Mesa, Colorado

By *Earl Sander*
Chairman

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

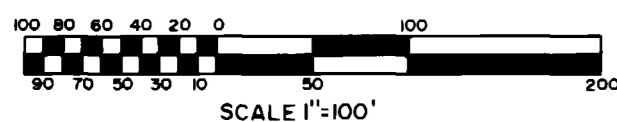
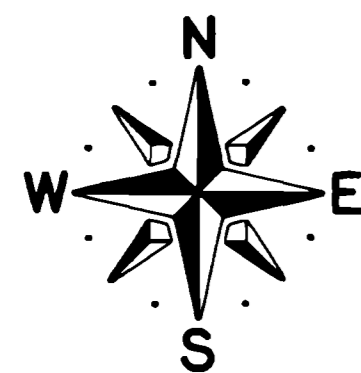
I hereby certify that this instrument was filed in my office at 3 25 O'clock P. M., This 25 day of APRIL, A D, 1978 and is duly recorded in Plat Book 367, Reception No. 1151126

Earl Sander
Clerk and Recorder

Deputy Fees \$ 10.00

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting Pursuant to C.R.S. 38-51-101-102, as amended

By *Bill Gordon* Date 4-17-78
Mesa County Road Department



LEGEND

- 5/8" REBAR AND CAP SET IN CONCRETE L S 9331
- ▨ TO BE VACATED IF GUNNISON AVENUE IS EXTENDED TO THE WEST
- LOMBARDY POPLAR OF SELECTED NURSERY STOCK NO SMALLER THAN 14 FEET IN HEIGHT AT 12 FOOT CENTERS, TO BE PLANTED BY AND MAINTAINED BY THE OWNERS OF LOTS 1 AND 15

PREPARED BY
COLORADO WEST SURVEYING CO.
835 Colorado Avenue, Grand Junction, Colorado