

UNITED SIMPLE SUBDIVISION

A RE-PLAT OF LOTS 6, 7 & 8, INTERSTATE COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, United Rentals Northwest, Inc. an Oregon Corporation, is the owner of that real property as described in Book 2829 at Page 13 and in Book 2760 at Pages 49 - 53 of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Lot 6, 7 and 8, Interstate Commercial Park as recorded in Plat Book 12 at Page 288, Reception No. 1230598, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as UNITED SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
 All streets and Right-of-Way to the City of Grand Junction for the use of the public forever;

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities, and public providers easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of November A.D., 2001.



STATE OF COLORADO
 COUNTY OF MESA

The forgoing instrument was acknowledged before me this 20th day of November a.d., 2001, by

Witness my hand and official seal: Lillian Drew Garcia
 Notary Public


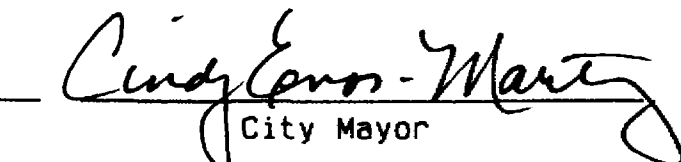
Address: 359 Main St. Grand Jct Colo 81501

My commission expires: 09/28/2008



CITY APPROVAL

This plat of UNITED SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 20th day of November 2001.

 City Manager
 City Mayor

CLERK AND RECORDER'S CERTIFICATE

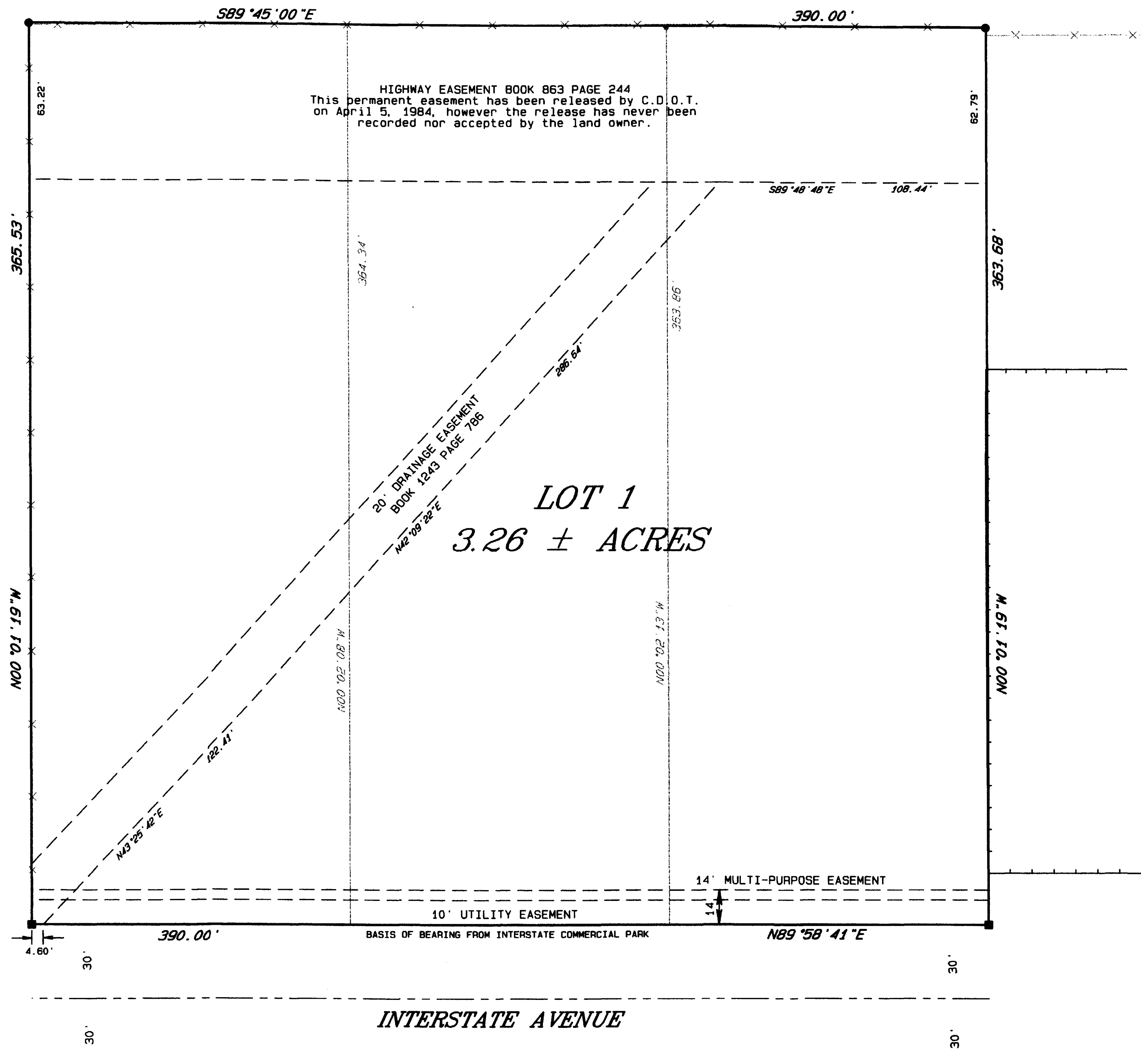
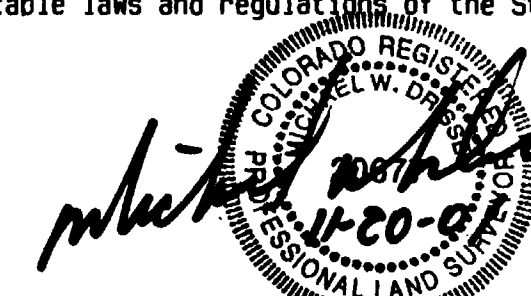
I hereby certify that this instrument was filed for recording in my office at 2:01 o'clock P.M., this 29th day of November A.D. 2001, and is duly recorded in Plat Book No. 18 at page 278, Reception No. 2028032, Fees 10.00 Drawer No. LL-58

Deputy

Clerk and Recorder

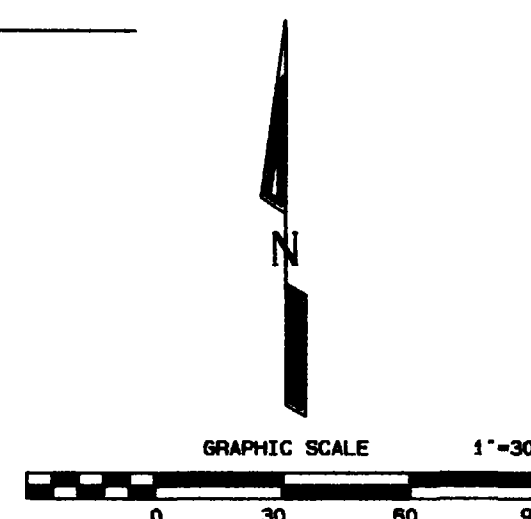
SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



LEGEND

- FD #5 REBAR W/ PLASTIC CAP MARKED HAROLD COPE LS 11221
- RE-SET #5 REBAR W/ 2" ALUM CAP STAMPED O H SURVEYS LS 20677
- LIMITS OF ASPHALT
- X- FENCE LINE



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three 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 / statement shown hereon.

UNITED SIMPLE SUBDIVISION
 LOCATED IN THE
N 1/2 NW 1/4 SW 1/4, SEC. 32, T1N, R1W, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M.W.D.	Checked By	M.W.D.	Job No.	420-01-03
Drawn By	TMODEL	Date	NOVEMBER 2001	Sheet	1 OF 1