

# BOOKCLIFF RANCHES

## A REPLAT OF BOOKCLIFF BUSINESS PARK AND REPLAT OF LOTS 4A, 5A, 6A, & 7A, BLOCK 1 OF BOOKCLIFFS BUSINESS PARK SECTION 31 T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, Bookcliff Ranches, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, being situated in the west half of the northeast quarter of Section 31, Township 1 North, Range 1 West of the Ute Meridian, described in Book 2508 Page 170 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

All that part of the west half of the northeast quarter of Section 31, Township 1 North, Range 1 West of the Ute Meridian, lying north of Interstate 70, now known as BOOKCLIFFS BUSINESS PARK and REPLAT OF LOTS 4A, 5A, 6A and 7A in Block One of BOOKCLIFFS BUSINESS PARK SUBDIVISION, Mesa County, Colorado. Containing 71.022 acres, more or less.

That said owner has caused said real property to be laid out and surveyed as BOOKCLIFF RANCHES, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the County of Mesa for the use of the public forever;

Tract A to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of irrigation;

All Multi-Purpose Easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All GJDD Easements to the County of Mesa for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities;

All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

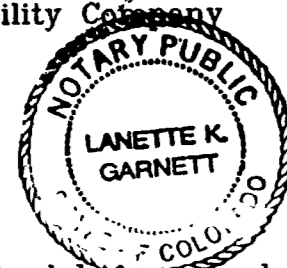
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 15th day of July, A.D., 1999.

R. P. Cucchetti Manager  
Bookcliff Ranches, LLC  
A Colorado Limited Liability Company

STATE OF COLORADO )  
COUNTY OF MESA )

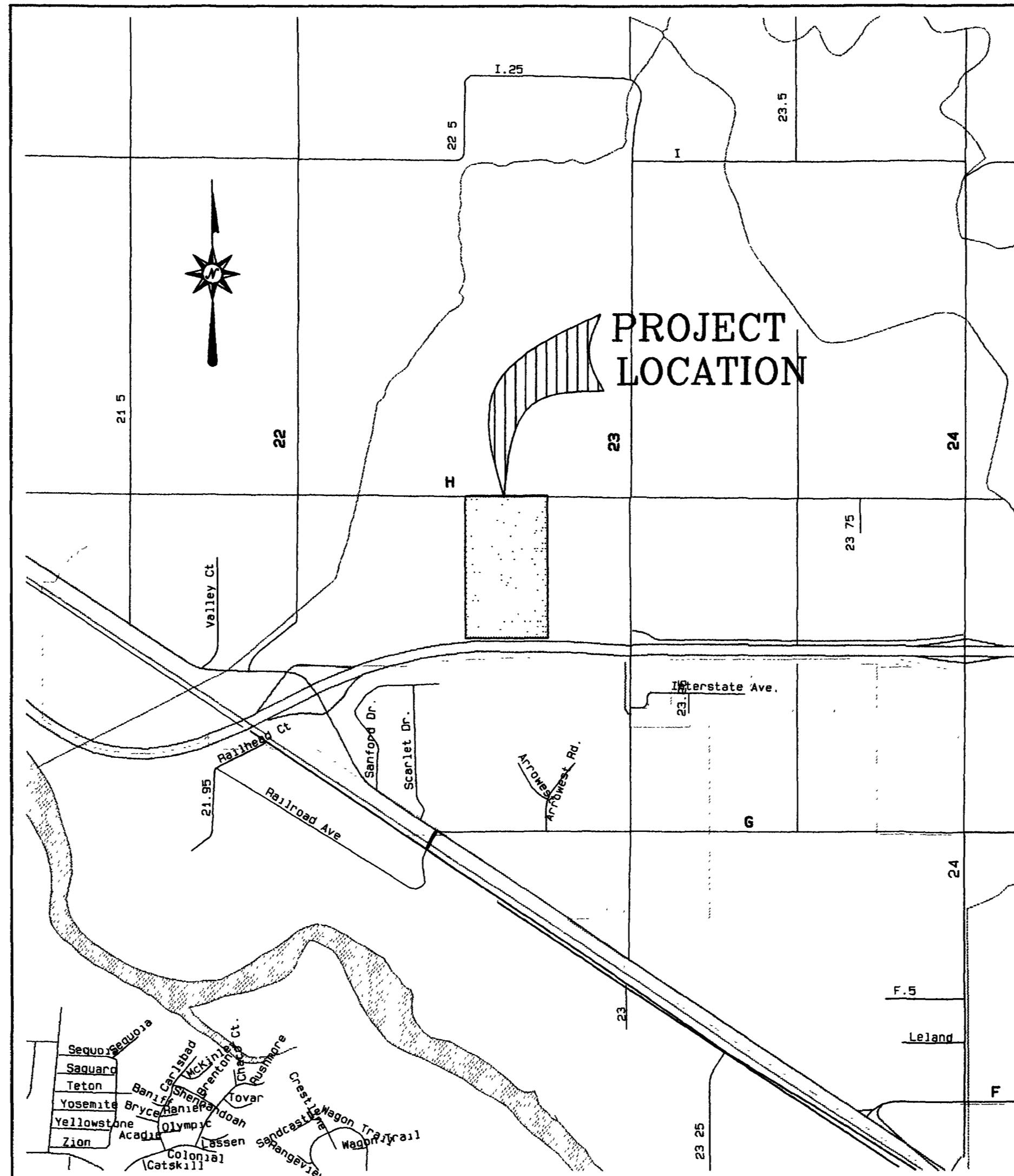


This plat was acknowledged before me by R. P. Cucchetti on this 15th day of July, A.D., 1999, for the aforementioned purposes.

My Commission expires: 02/17/02 Notary Public Lanette K. Garnett

My address is: 529 25 1/2 Rd. B210 GJ, CO 81505

VICINITY MAP

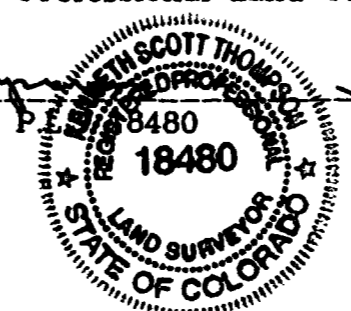


AREA SUMMARY		
LOTS	67.660 ACRES	95.3%
ROADS - STREETS	2.511 ACRES	3.5%
TRACT A (OPEN SPACE)	0.851 ACRES	1.2%
TOTAL	71.022 ACRES	100%

**SURVEYOR'S STATEMENT:**

I hereby state that this survey and plat of BOOKCLIFF RANCHES were prepared by me or under my direct responsibility, supervision, and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

K. Scott Thompson July 15, 1999  
Kenneth Scott Thompson Date

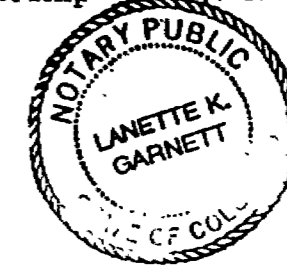


**CONSENT OF MORTGAGEE**

The undersigned, having security interest in the subject property, do hereby ratify and confirm this plat.

Fruita Industrial, Ltd. a Colorado Limited Partnership by: R. P. Cucchetti, General Partner

STATE OF COLORADO )  
COUNTY OF MESA )



The foregoing instrument was acknowledged before me by R. P. Cucchetti, General Partner of Fruita Industrial, Ltd., a Colorado Limited Partnership this 15th day of July, 1999.

Witness my hand and official seal:

My commission expires 02/17/02 Lanette K. Garnett Notary Public  
Address 529 25 1/2 Rd. B210 GJ, CO 81505

**COUNTY PLANNING COMMISSIONER CERTIFICATE:**

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 15th day of July, A.D., 1999.

COUNTY PLANNING COMMISSIONER  
MESA COUNTY, COLORADO

By: Thomas H. Benton Chairperson Attest: \_\_\_\_\_ Clerk of Record

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:**

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 15th day of July, A.D., 1999.

BOARD OF COUNTY COMMISSIONERS  
MESA COUNTY, COLORADO

By: Kathryn H. Hall Chairman Attest: \_\_\_\_\_ Clerk of Record

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:21 o'clock P. M., this 20th day of July, 1999, and is duly recorded in Plat Book No. 17, Page 127 as Reception No. 1912152.  
Drawer No. 448 Fees: 20.00

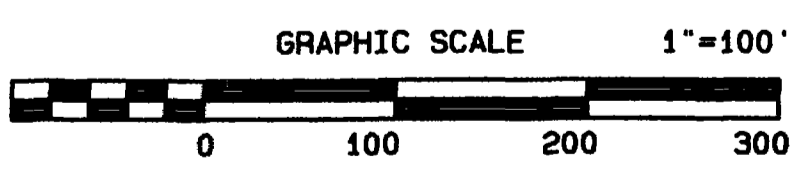
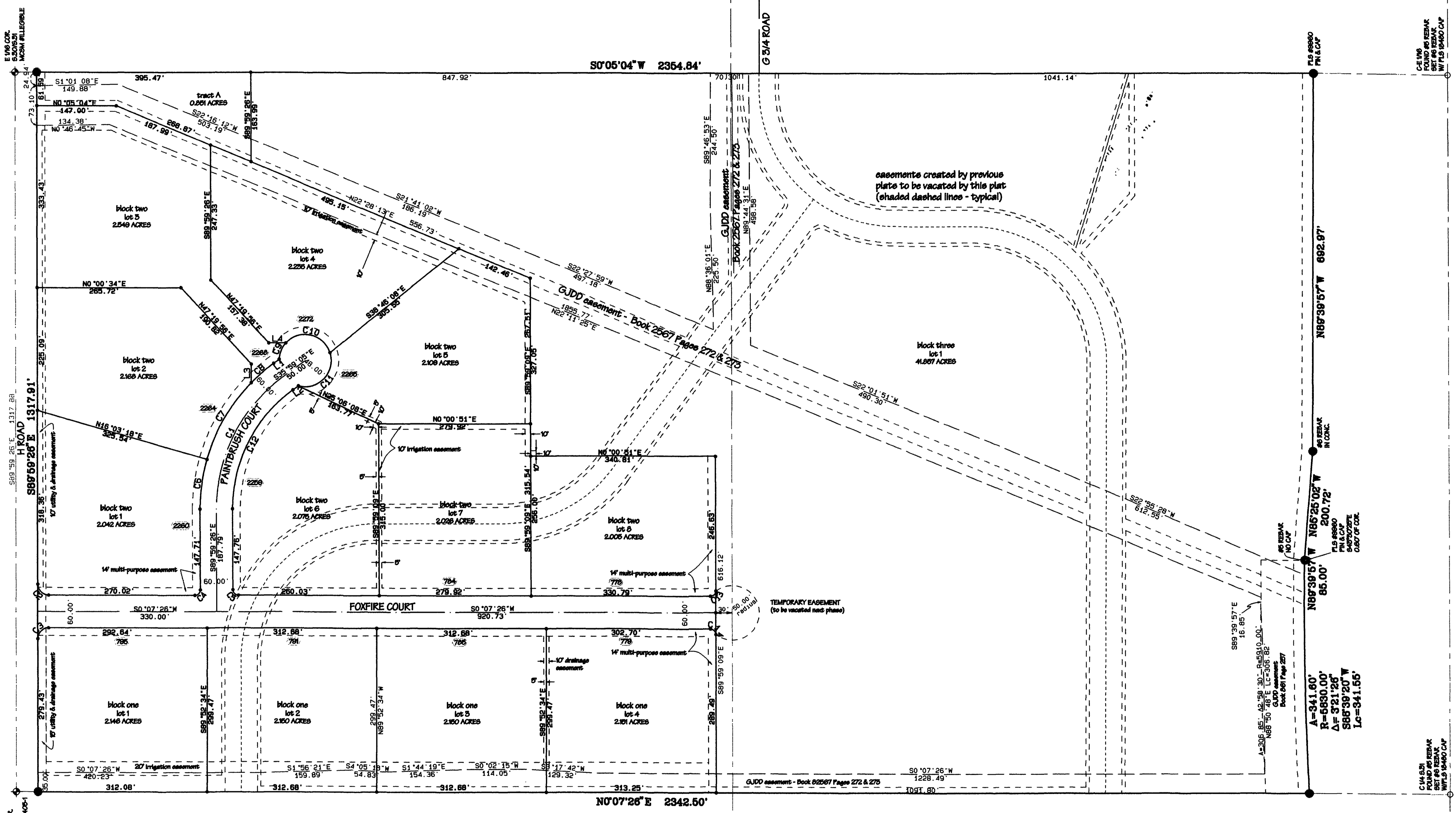
Monika Jodd Clerk and Recorder of Mesa  
Shirley Howard Deputy

FINAL PLAT			
BOOKCLIFF RANCHES			
SECTION: W/2 NE/4	S.31	TOWNSHIP: 1 North	RANGE: 1 West
MERIDIAN: UTE			
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Drawn: kst	Checked: drs	Date: Jul 15, 1999	Job No. 0371-001
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NOTICE: According to Colorado law you must commence any legal action based upon any defect in this 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 shown hereon.

# BOOKCLIFF RANCHES

## A REPLAT OF BOOKCLIFF BUSINESS PARK AND REPLAT OF LOTS 4A, 5A, 6A, & 7A, BLOCK 1 OF BOOKCLIFFS BUSINESS PARK SECTION 31 T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO



**BASE OF BEARINGS**  
The bearings herein are grid bearings of the Mesa County SHMSLOS determined by GPS observation on a Mesa County Survey Marker at the north quarter corner of Section 24, Township 1 North, Range 1 West, Ute Meridian, and a Mesa County Survey Marker for the east-southwest corner common to said Section 24 and Section 20. The bearing of this line is South 89°09'26" East.

**LEGEND**

- ◆ MESA COUNTY SURVEY MARKER
- PIN & CAP PLS 18480
- MONUMENT AS NOTED SET IN CONCRETE
- MONUMENT AS NOTED
- 778 ADDRESS

**LINE/CURVE TABLE**

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	283.17ft	300.00ft	54°04'51"	S62°57'01"E	272.77ft
C2	31.38ft	20.00ft	89°53'08"	N45°04'00"E	28.26ft
C3	31.46ft	20.00ft	90°06'52"	S44°56'00"E	28.31ft
C4	15.73ft	10.00ft	90°06'52"	N44°56'00"W	14.16ft
C5	15.68ft	10.00ft	89°51'37"	N45°04'46"E	14.12ft
C6	92.42ft	330.00ft	16°02'44"	S81°58'04"E	92.11ft
C7	164.52ft	330.00ft	28°33'51"	S59°39'46"E	162.82ft
C8	54.55ft	330.00ft	9°28'16"	S40°38'43"E	54.49ft
L1	12.53ft			S36°12'31"E	
C9	33.16ft	48.00ft	39°35'05"	S67°28'02"E	32.51ft
C10	100.25ft	48.00ft	119°40'05"	S12°11'33"W	83.00ft
C11	103.36ft	48.00ft	123°22'53"	N46°16'58"W	84.52ft
L2	12.53ft			S36°12'31"E	
C12	254.85ft	270.00ft	54°04'51"	S62°57'01"E	245.49ft
L3	34.25ft			N90°00'00"W	
L4	31.57ft			N0°00'00"E	
C13	15.73ft	10.00ft	90°06'34"	N44°55'51"W	14.16ft
C14	15.69ft	10.00ft	89°53'26"	S45°04'09"W	14.13ft

### FINAL PLAT

#### BOOKCLIFF RANCHES

SECTION: W/2 NE/4	S.31	TWNSHP: 1 North	RNGE: 1 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>				
529 25 1/2 ROAD - # B-210				
Grand Junction CO 81505 (970) 243-6067				
Drawn: kst	Checked: drs	Date: Jul 2, 1999	Job No. 0371-001	
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