

BOOKCLIFF TECH PARK

S 1/2 SEC. 25, T1N, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Colorado West Improvement, Inc. A Colorado Non-Profit Corporation is the owner of that real property situate in the S 1/2 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Beginning at the S 1/4 corner of said Section 25, the basis of bearing being N89°59'12"W to the N 1/16 corner of said Section 25;
 thence N89°59'12"W a distance of 1293.03 feet to the easterly right-of-way line of 27 1/4 Road;
 thence N00°02'35"W a distance of 1320.17 feet running parallel with and 25.00 feet east of the west line of the SE 1/4 SW 1/4 of said Section 25;
 thence N00°04'22"W a distance of 65.06 feet running parallel with and 25.00 feet east of the west line of the NE 1/4 SW 1/4 of said Section 25;
 thence N80°42'52"E a distance of 1681.76 feet;
 thence S06°44'35"W a distance of 1668.48 feet to the south line of the SW 1/4 SE 1/4 of said Section 25;
 thence N89°59'12"W a distance of 169.72 feet to the point of beginning.
 Said parcel contains 54.21 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as BOOKCLIFF TECH PARK, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

Tract C is dedicated to the City of Grand Junction as a Drainage Easement, a perpetual easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement area. The Bookcliff Tech Park Business Owners Association is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

Tract D, E, F, a portion of Lot 4 and a portion of Tract A as shown hereon is dedicated to the City of Grand Junction as a Multipurpose Easement as described above.

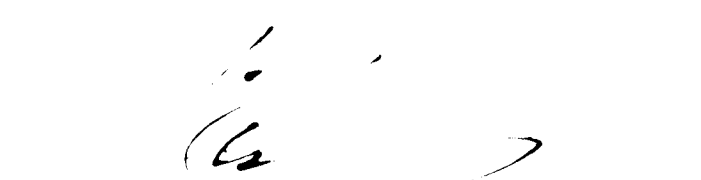
All Irrigation and Drainage Easements are hereby granted to the Bookcliff Tech Park Business Owners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tracts D, E and F are hereby granted to the Bookcliff Tech Park Business Owners Association for the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

Tracts A, B, C and G are hereby granted to the Bookcliff Tech Park Business Owners Association for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems.

All Tracts/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 or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

There are no lienholders of record on this property.

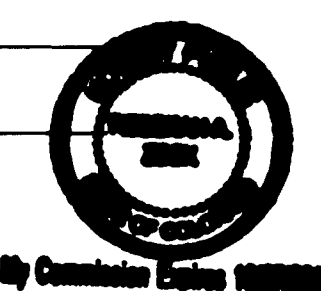

 Colorado West Improvement, Inc.
 By: Robert W. Bickley, President

STATE OF COLORADO)
) ss
 County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of March
 A.D., 2007 by Colorado West Improvement, Inc., Robert W. Bickley, President.

Witness my hand and official seal: Robert A. Zent
 Notary Public

Address 1950 Highway 6 & 50 Fruita CO 81521
 My commission expires: 10/27/2010

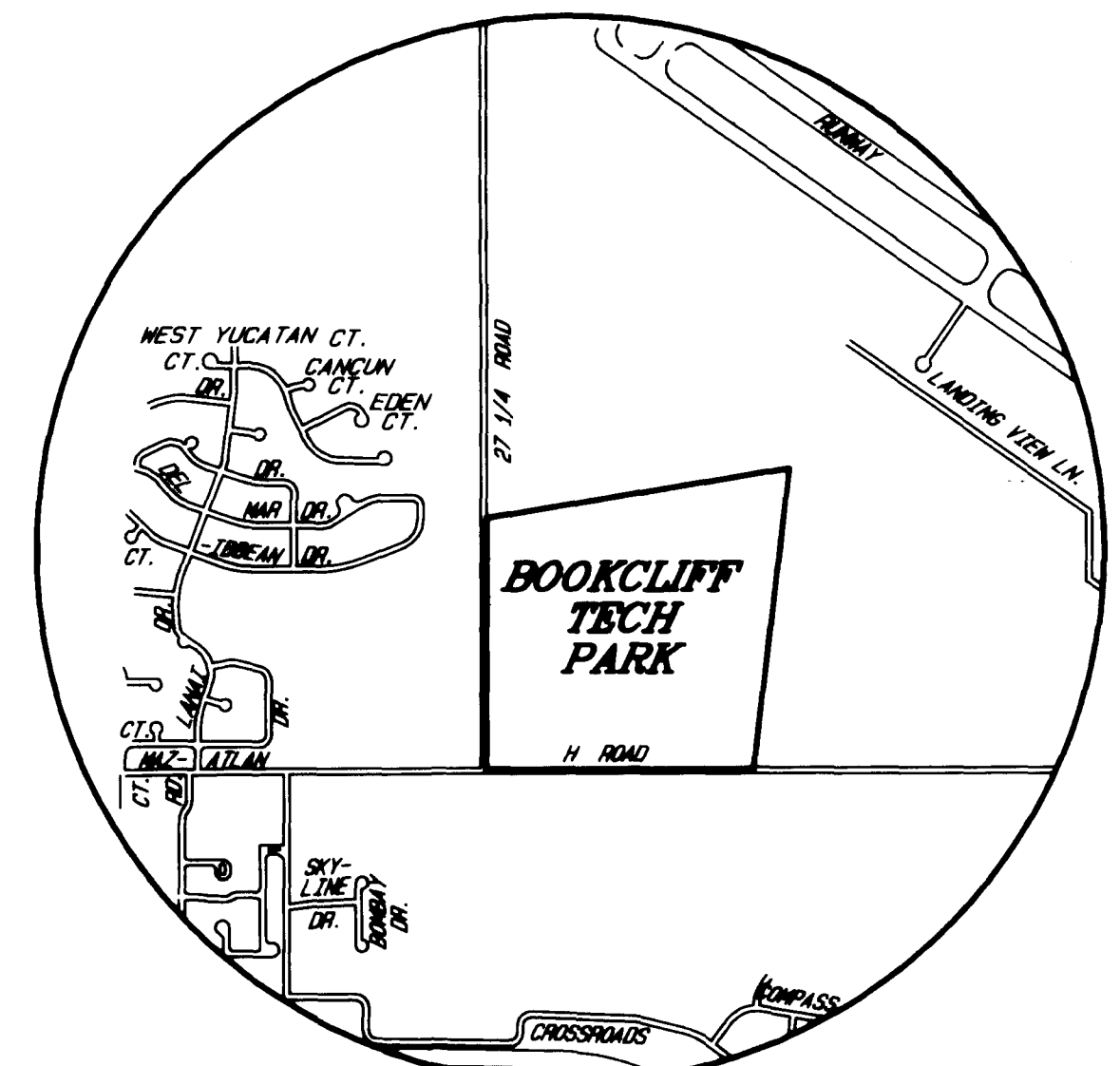


TITLE CERTIFICATION

State of Colorado
 County of Mesa

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Colorado West Improvement, Inc.; that the current taxes have been paid, that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon. *100% TAXES NOT PAID

Date: MARCH 27, 2007 By: Lawrence D. Vent EXAMINER



VICINITY MAP
 NOT TO SCALE

CITY APPROVAL

This plat of Bookcliff Tech Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 3 day of APRIL, 2007.

David Volney City Manager John A. ... City Mayor

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Tracts A, B and C conveyed to Bookcliff Tech Park Business Owner's Association
 in Book _____ at Pages _____

Irrigation and Drainage Easements conveyed to Bookcliff Tech Park Business Owner's Association
 in Book _____ as Pages _____

Tracts D, E, F and G conveyed to Bookcliff Tech Park Business Owner's Association
 in Book _____ at Pages _____

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:48 o'clock P.M., this 5th day of April A.D. 2007, and is duly recorded in Book No. 4394 at page 112
 Reception No. 2373541 Fee \$ 20.00 + 1.00 Drawer No. TT-67

Carol Zent-Rose Deputy Janice Rich Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land Title, LLC under File Number 80213.



BOOKCLIFF TECH PARK
 LOCATED IN THE
 S 1/2 SEC. 25, T1N, R1W, U.M.

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

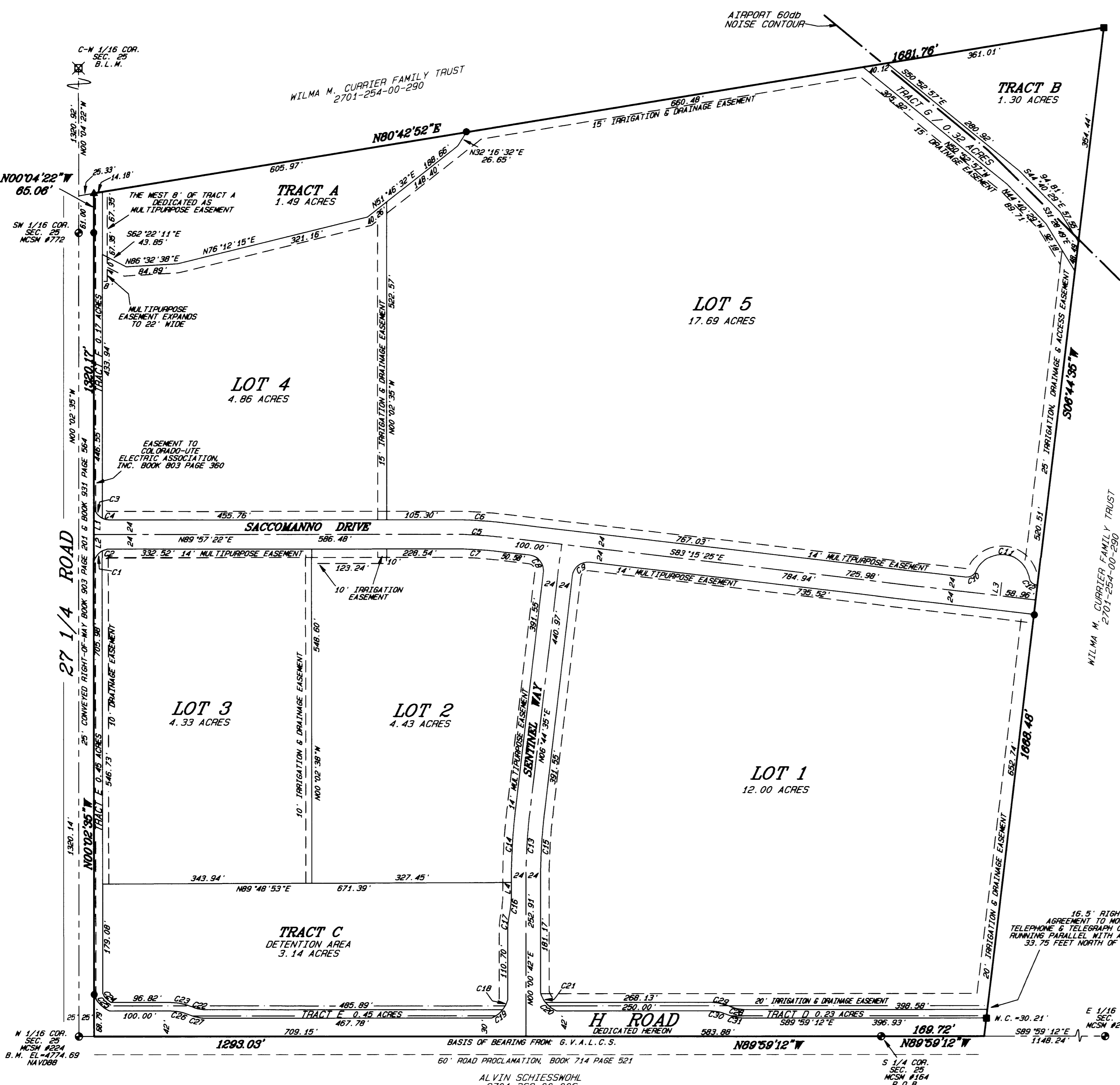
Designed By: <u>M. W. D.</u>	Checked By: <u>S. L. H.</u>	Job No.: <u>690-06-07</u>
Drawn By: <u>TMOEL</u>	Date: <u>MARCH 2007</u>	Sheet: <u>1 OF 2</u>

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 this certification/statement shown hereon.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

BOOKCLIFF TECH PARK

S 1/2 SEC. 25, T1N, R1W, U.M.



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		49.61'			N00°02'35"W
L2		49.24'			N00°02'35"W
C1	62°54'08"	27.91'	25.42'	26.53'	N31°48'36"E
C2	26°41'42"	11.84'	25.42'	11.74'	N76°36'31"E
C3	63°43'52"	28.28'	25.42'	26.84'	N31°28'55"W
C4	26°41'47"	11.84'	25.42'	11.74'	N76°41'44"W
C5	6°47'13"	82.92'	700.00'	82.87'	S86°39'02"E
C6	6°47'13"	85.76'	724.00'	85.71'	S86°39'02"E
C7	6°47'13"	80.07'	676.00'	80.03'	N86°39'02"W
C8	90°00'00"	39.93'	25.42'	35.95'	S38°15'25"E
C9	90°00'00"	39.93'	25.42'	35.95'	N51°44'35"E
C10	73°28'04"	19.87'	15.50'	18.54'	S60°00'32"W
C11	146°56'09"	117.97'	46.00'	88.20'	N83°15'25"W
C12	73°28'04"	19.87'	15.50'	18.54'	N46°31'23"W
L3		22.00'			S06°44'35"W
C13	6°43'53"	117.48'	1000.00'	117.42'	S03°22'38"W
C14	6°43'53"	120.30'	1024.00'	120.23'	N03°22'38"E
C15	6°43'53"	114.66'	976.00'	114.60'	S03°22'38"W
L4		21.57'			S00°00'42"W
C16	11°15'17"	30.64'	156.00'	30.59'	S05°38'20"W
C17	11°15'17"	30.64'	156.00'	30.59'	N05°38'20"E
C18	21°52'06"	17.80'	46.65'	17.70'	S27°10'43"W
C19	28°24'50"	23.13'	46.65'	22.90'	S52°19'11"W
C20	28°25'20"	23.14'	46.65'	22.90'	N52°18'14"W
C21	21°52'18"	17.81'	46.65'	17.70'	N27°09'25"W
C22	22°37'13"	25.27'	64.00'	25.10'	S78°40'34"E
C23	22°37'14"	36.32'	92.00'	36.09'	S78°40'35"E
C24	37°51'07"	21.57'	32.65'	21.18'	S42°55'03"E
C25	46°28'45"	37.84'	46.65'	36.81'	S43°16'32"E
C26	22°37'14"	30.79'	78.00'	30.79'	N78°40'36"W
C27	22°37'13"	30.79'	78.00'	30.59'	N78°40'34"W
C28	22°37'12"	25.27'	64.00'	25.10'	N78°40'36"W
C29	22°37'12"	36.32'	92.00'	36.09'	N78°40'36"W
C30	22°37'12"	30.79'	78.00'	30.59'	N78°40'36"W
C31	22°37'12"	30.79'	78.00'	30.59'	N78°40'36"W

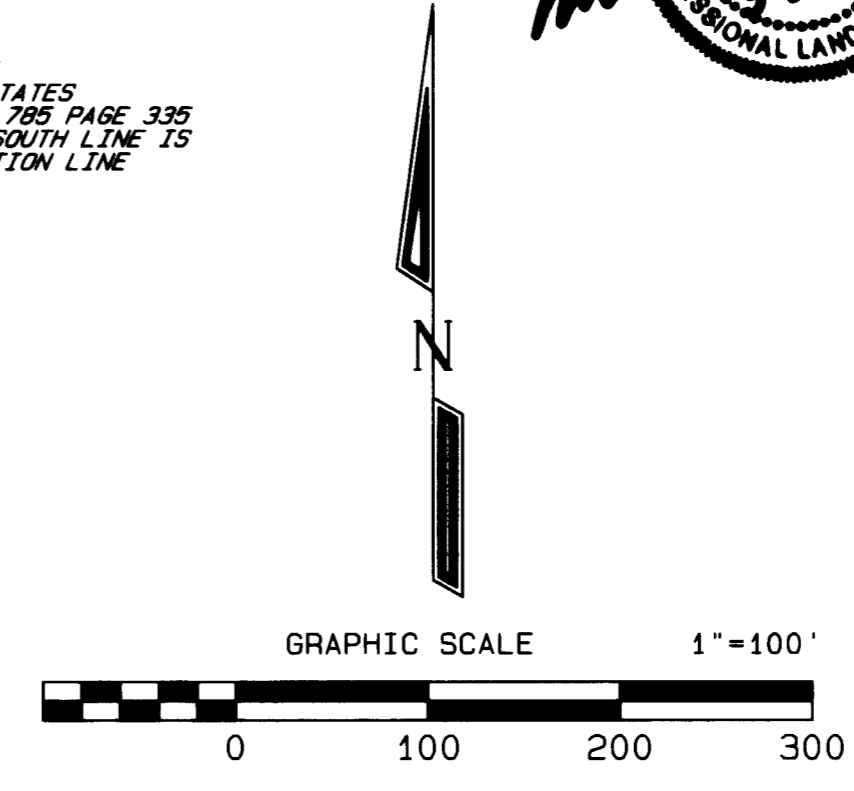
TRACT DESCRIPTION
 TRACT A = IRRIGATION ACCESS / 1.49 ACRES
 TRACT B = IRRIGATION POND / 1.30 ACRES
 TRACT C = DETENTION POND / 3.14 ACRES
 TRACT D = LANDSCAPE & BUFFER / 0.23 ACRES
 TRACT E = LANDSCAPE & BUFFER / 0.45 ACRES
 TRACT F = LANDSCAPE & BUFFER / 0.17 ACRES
 TRACT G = IRRIG. DITCH/MAINTENANCE / 0.32 ACRES

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊠ FOUND B.L.M. / G.L.O. BRASS CAP
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED HIGH DESSERT SURVEY LS 27279
- ▲ FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED I.T.S. LS 10097
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W.C. = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- SQ. FT. = SQUARE FEET
- IRRIG. = IRRIGATION
- T. = TOWNSHIP
- R. = RANGE

AREA SUMMARY

DED. ROADS	= 3.80 AC. / 07%
LOTS 1-5	= 43.31 AC. / 80%
TRACTS	= 7.10 AC. / 13%
TOTAL	= 54.21 AC. / 100%



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 LOCATED IN THE
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 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	690-06-07
Drawn By	TMODEL	Date	MARCH 2007	Sheet	2 OF 2

CITY OF GRAND JUNCTION

RESOLUTION NO. 10-09

**A RESOLUTION RENAMING SACCOMANNO DRIVE TO SEEBER DRIVE
AND SENTINEL WAY TO SACCOMANNO ROAD**

Recitals.

A request was made by Leitner-Poma of America, Inc. to change the street names in the Bookcliff Tech Park Subdivision. The applicant is the first tenant in this subdivision and the company felt the name of their adjacent right-of-way should honor the Owner of the Company. Bookcliff Tech Park Subdivision is located in the northeast corner of H Road and 27 1/4 Road. All affected property owners have expressed agreement with the proposed street name change.

Section 6.2.B.3.6 of the Zoning and Development Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide more efficient movement of traffic.

The proposed name changes will not impact adjacent land uses or neighborhood stability or character.

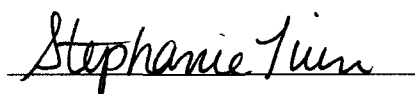
The proposed street name changes are consistent with the goals and policies of the Growth Plan and requirements of the Zoning and Development Code.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That Saccomanno Drive, as described in this resolution is hereby changed to Seeber Drive and Sentinel Way, as described in this resolution is hereby changed to Saccomanno Road.

ADOPTED AND APPROVED THIS 21st day of January, 2009.

ATTEST:



Stephanie Tinn
City Clerk



Gregg Palmer
President of City Council

