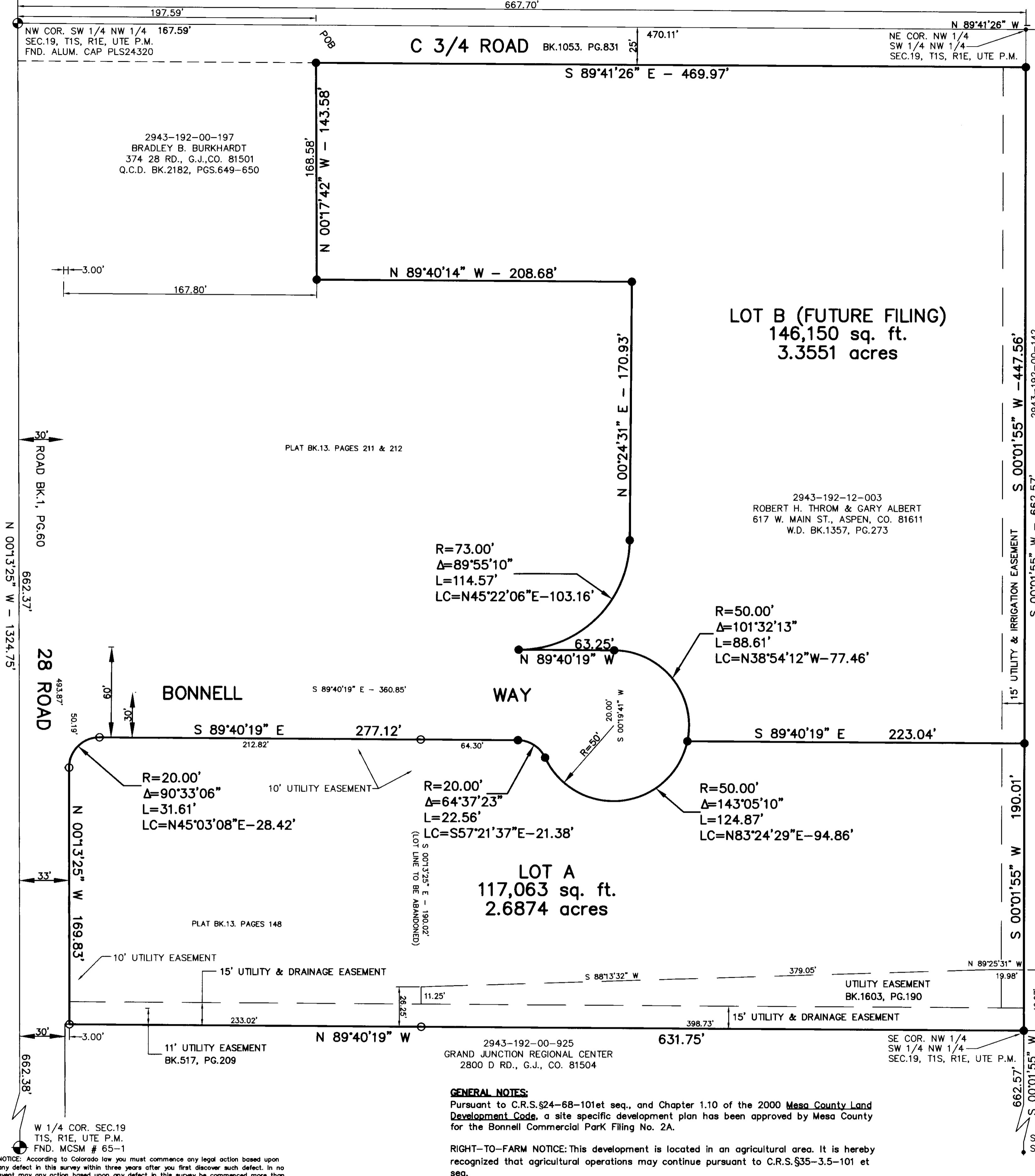


# BONNELL COMMERCIAL PARK FILING NO. 2A

BEING A REPLAT OF BONNELL COMMERCIAL PARK NO.1 AND PART OF THE NW 1/4 SW 1/4 NW 1/4 SEC.19, T1S, R1E, UTE P.M., MESA COUNTY, COLORADO.



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Robert H. Throm and Gary Albert and The Board of County Commissioners of the County of Mesa are the owners of that real property situated in that part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the UTE Meridian, Mesa County, Colorado, the Original Subdivision Plat recorded in Plat Book 13, Page 148, a warranty deed recorded in Book 1357, Page 273, and a quit claim deed recorded in Book 2727, Page 152 all in the records of the Mesa County Clerk and Recorder, being more particularly described as follows:

Lot 1, Bonnell Commercial Park Filing No.1, recorded in Plat Book 13, Page 148 in the records of the Mesa County Clerk and Recorder and Beginning at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 19; thence S89°41'26"E along the Northerly boundary line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19 a distance of 197.59 feet to the True Point of Beginning; thence S89°41'26"E along said Northerly boundary line of Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19 a distance of 470.11 feet to the Northeast corner of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19; thence S00°01'55"W along the Easterly boundary line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19 a distance of 662.57 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19; thence N89°40'19"W along the Southerly boundary line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19 a distance of 634.75 feet to a point on the Easterly Right-Of-Way line of 28 Road recorded in Road Book 1, Page 60 in the records of the Mesa County Clerk and Recorder; thence N00°13'25"W along said Easterly Right-Of-Way line of 28 Road and parallel to the Westerly boundary line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 19 a distance of 493.87 feet; thence S89°40'14"E a distance of 167.80 feet; thence N00°17'42"W a distance of 168.58 feet to the point of beginning, EXCEPT the North 25 feet for C 3/4 Road Right-Of-Way recorded in Book 1053, Page 831; the West 3 feet of Lot 1, Bonnell Commercial Park Filing No.1 recorded in Plat Book 13, Page 148; and Bonnell Commercial Park Filing Two recorded in Plat Book 13, Pages 211 and 212 all in the records of the Mesa County Clerk and Recorder.

Said parcel of land contains 263,213 Sq.Ft. or 6.0425 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as the BONNELL COMMERCIAL PARK FILING NO. 2A, a subdivision of part of the County of Mesa, State of Colorado.

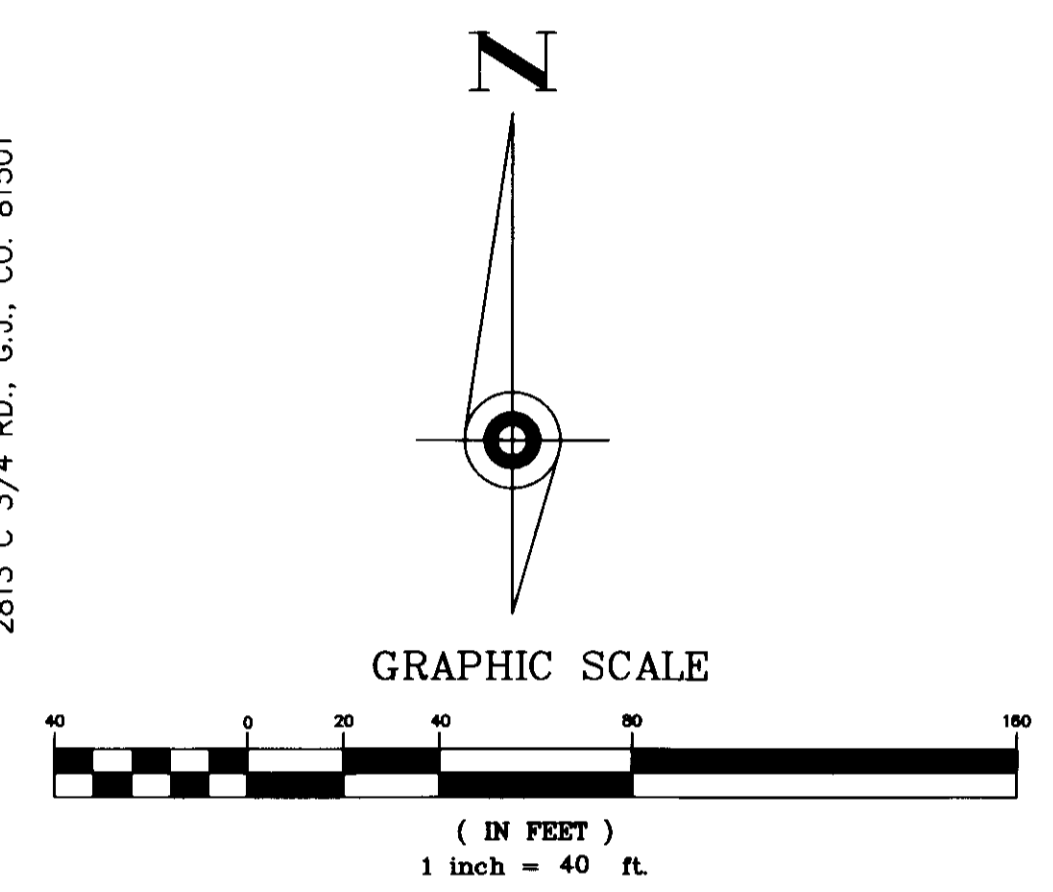
That said owners does hereby dedicate to Mesa County for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto, including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, and telephone lines.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 2nd day of May A.D. 2005.

*Robert H. Throm*  
Robert H. Throm

*Gary Albert by Robert H. Throm*  
Gary Albert  
POA

*Stacey Mascarenas*  
Stacey Mascarenas, Mesa County Commissioner to Convey Real Estate  
Appointed by Resolution No.MCM 95-160 and MCM 2001-20 and is authorized to execute this Replat by Resolution MCM 2005-016.



LEGEND

- FND. MCSM (MESA COUNTY SURVEY MONUMENT)
- FND. BLM BRASS CAP
- SET 2" ALLUM. CAP/NO.5 REBAR IN CONCRETE PL.62014I
- FND. NO.5 REBAR & ALLUM.CAP IN CONC. PL.5 12083.
- CALCULATED POSITION

ACREAGE SUMMARY FOR LOT A

ORIGINAL LOT 1 =	44,188 SQ.FT.	1.0144 ACRES
REPLAT =	117,063 SQ.FT.	2.6874 ACRES
NET ADDITION =	72,875 SQ.FT.	1.6730 ACRES

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 2nd day of May A.D., 2005 by Robert H. Throm and Gary Albert by *Robert H. Throm*  
Witness my hand and official seal: *Tina L. Bean*  
Notary Public  
Address: \_\_\_\_\_  
My Commission expires: 06/09/07

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Approved this 3rd day of May A.D. 2005, by the Board of County Commissioners of the County of Mesa, State of Colorado.  
*Tilman W. Bishop*  
Chairman

CLERK AND RECORDER'S CERTIFICATE  
I hereby certify that this instrument was filed for recording in my office at 9:35 o'clock A.M., this 3rd day of MAY A.D. 2005 and is duly recorded in Plat Book No. 3888 at page 482, Reception No. 2351413, Fees N/C, Drawer No. QQ-98  
*Lucille McGree* Deputy  
*Jane Ward* Clerk and Recorder

SURVEYOR'S CERTIFICATE  
I, Bernard F. Kochevar, Jr., A Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying Plat of the Bonnell Commercial Park Filing No. 2A, a subdivision in the County of Mesa, Colorado, has been prepared under my direct supervision and represents a field survey of the same. This Plat conforms to the requirements for subdivision plats specified in the Mesa County Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief.  
*Bernard F. Kochevar, Jr.*  
COLORADO REGISTERED LAND SURVEYOR  
P.L.S. 20141

DRAWN	F.KOCHEVAR	DATE	01.31.05
REVISED	_____	DATE	_____
DESIGN	_____	DATE	_____
CHECKED	_____	DATE	_____
APPROVED	_____	DATE	_____

SCALE  
PLAN PROFILE  
HORIZ. 1"=40' HORIZ. N/A  
VERT. N/A  
ORTHO DATE: \_\_\_\_\_

MESA COUNTY DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION / SURVEY SECTION

MESA COUNTY PLANNING NO. 2005-056PA1  
BONNELL COMMERCIAL PARK  
FILING NO. 2A - SEC. 19, T1S, R1E, UTE P.M.  
MESA COUNTY, COLORADO.

SHEET 1 OF 1  
FILM/PROP. 3622BRD  
PROJECT NO. 2005-01