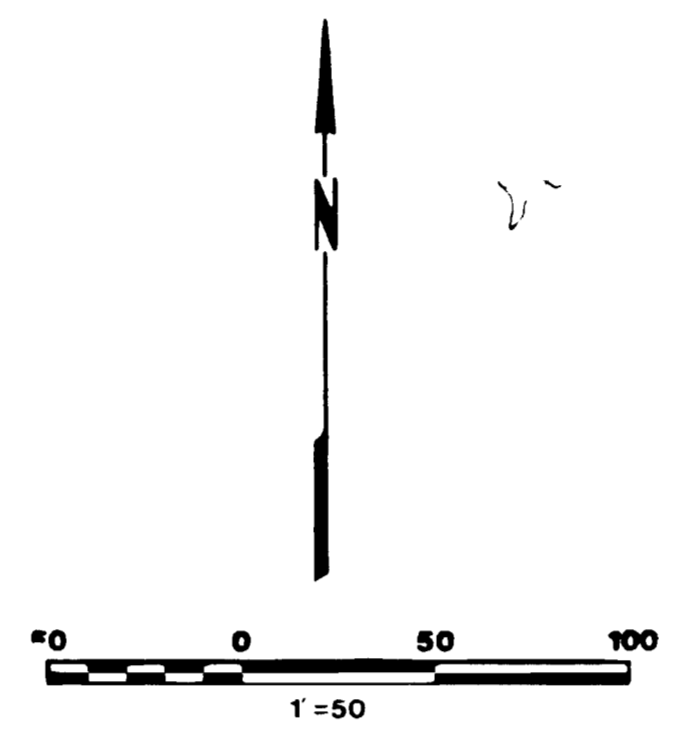
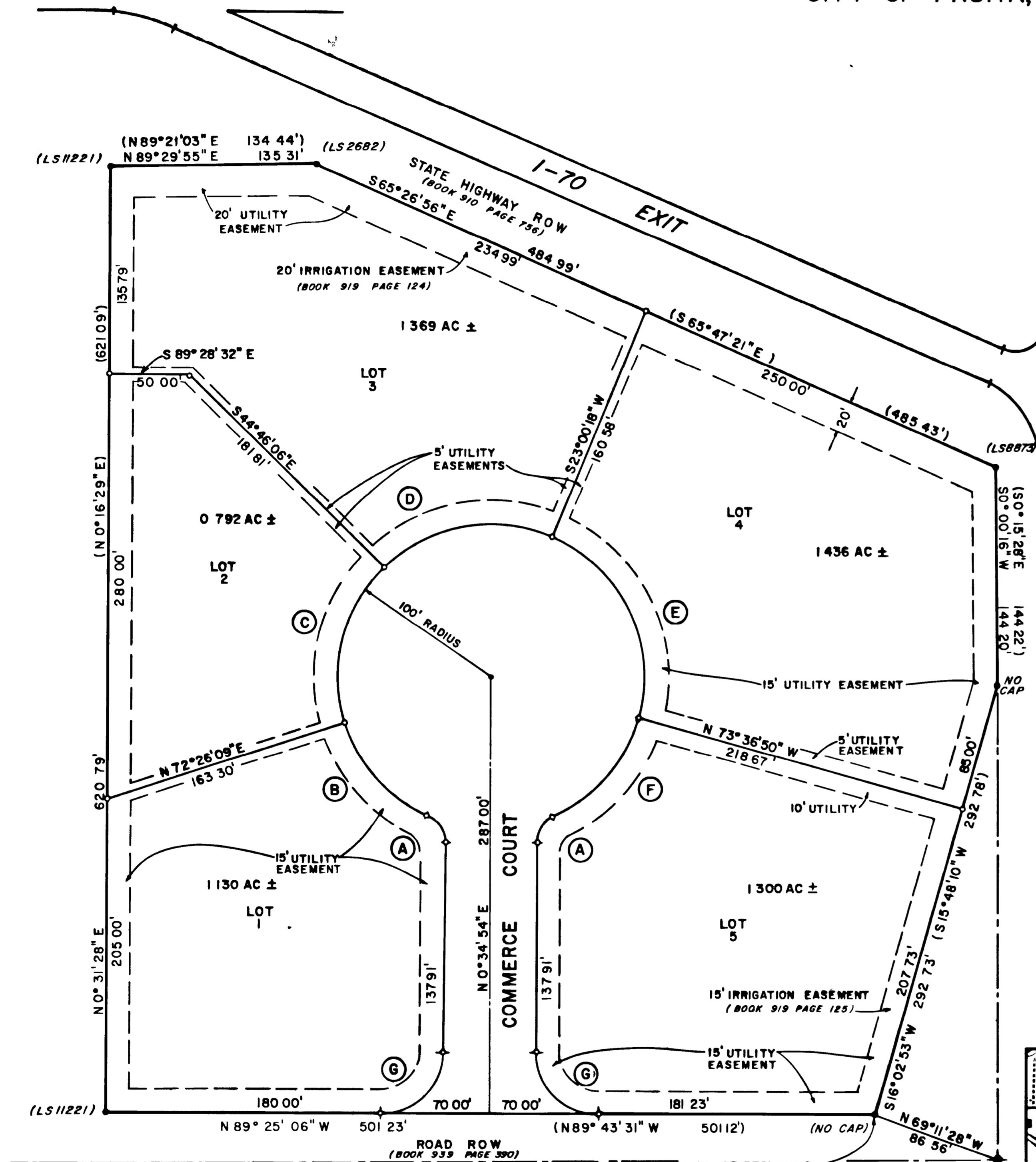
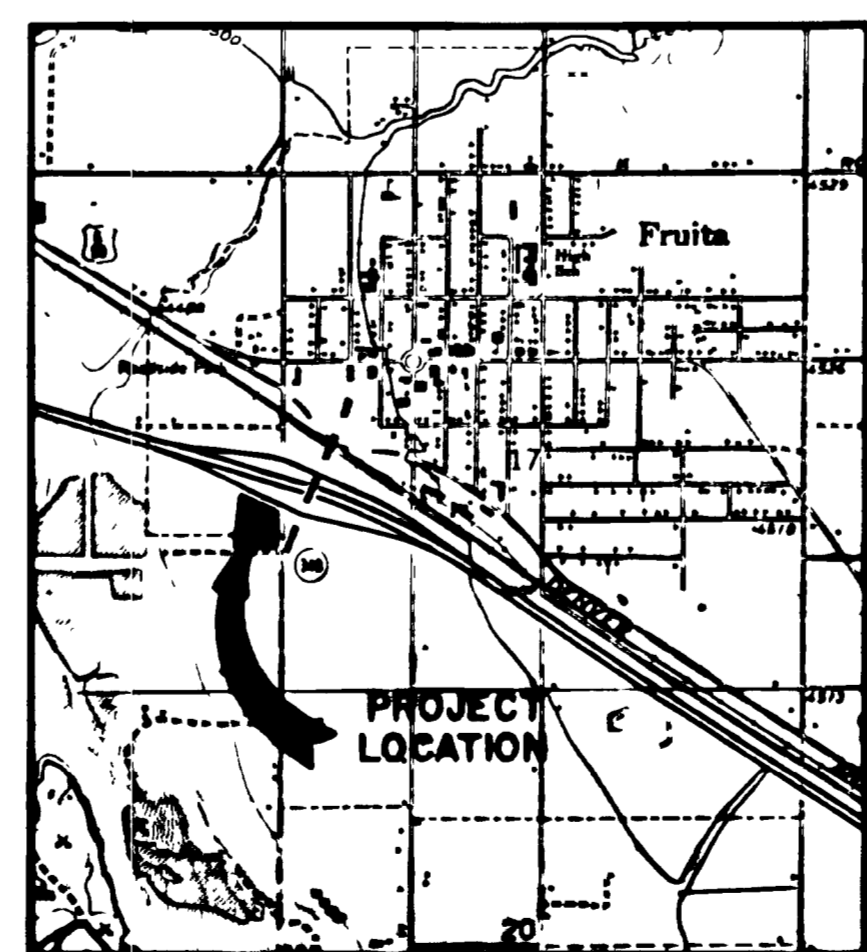


# INTERCHANGE COMMERCE PARK

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18,  
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO



**BASIS OF BEARING:**  
THE EAST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC 18 IS N0°00'00"E WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.



**LEGEND**

- ◆ ALIQUOT CORNER MESA COUNTY MONUMENT
- ( ) RECORDED BEARING & DISTANCE
- PIN FOUND & USED (L.S. NO. SHOWN) TO BE SET IN CONCRETE
- PIN SET (L.S. NO. SHOWN)

**CURVE TABLE**

NO.	ANGLE	RADIUS	LENGTH
A	65°22'33"	20.0'	22.82'
B	47°13'48"	100.0'	82.43'
C	62°47'45"	100.0'	109.60'
D	67°46'24"	100.0'	118.29'
E	83°22'52"	100.0'	145.53'
F	49°34'16"	100.0'	86.52'
G	90°00'00"	40.0'	62.83'

MCSM 2280 - 1969  
SE COR. OF NE 1/4 OF SE 1/4 SEC 18, T1N, R2W OF THE UTE MERIDIAN

MCSM 263-1 - 2280  
SE COR. OF SECTION 18, T1N, R2W OF THE UTE MERIDIAN

**OWNER:**  
MSP PROPERTIES  
SUITE 1050  
650 SOUTH CHERRY ST  
DENVER, COLORADO 80222  
(303) 399-9804

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, MSP Properties, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the NE 1/4 of the SE 1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 18; Thence North 69°11'28" West a distance of 86.56 feet to the True Point of Beginning; Thence North 89°25'06" West a distance of 501.23 feet (N89°43'31" W 501.12'), Thence North 0°31'28" East a distance of 620.79 feet (N 0°18'29" E 621.09') to a point on the South Right-of-Way line of Interstate 70 as described in Book 910 Page 756; Thence along said South Right-of-Way the following distances:

North 89°29'55" East a distance of 135.31 feet (N 89°21'03" E 134.44'), Thence South 65°26'56" East a distance of 484.99 feet (S 65°47'21" E 485.43') to a point on the East line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 18, Thence South 0°00'16" West a distance of 144.20 feet (S 0°15'28" E 144.22'), Thence South 16°02'53" West a distance of 292.73 feet (S 15°48'10" W 292.78') to the True Point of Beginning.

Containing approximately .02 acres and intended to be the same property as described in a Deed recorded in Book 1294, Page 969 of the Mesa County Courthouse, Mesa County, Colorado.

That the said owner does hereby dedicate and set apart the street as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, sanitary sewer mains, water lines, and gas pipelines, with further right of ingress and egress to and from the above described utility easements.

Said dedication is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF, said owner MSP Properties, Marcus S. Palkowitsh, President, has caused his name to be hereunto subscribed this 20 day of August, A.D., 1981

M.S.P. Properties  
By Marcus S. Palkowitsh  
Marcus S. Palkowitsh, President

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20 day of August, A.D. 1981.

Witness my hand and official seal [Signature]  
Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss RECEPTION No. 1273252  
I hereby certify that this instrument was filed in my office at 10:44 o'clock A. M.,  
Nov. 2, A.D., 1981 and is duly recorded in Plat Book No. 12, Page 444  
Clerk and Recorder Carl Sawyer Fees \$ 10.00 By Mary Baker Deputy

**Town Planning Commission Certificate**

Approved this 5 day of Oct, 1981 A.D.  
Town Planning Commission of the Town of Fruta  
By Edwin R. Best Chairman

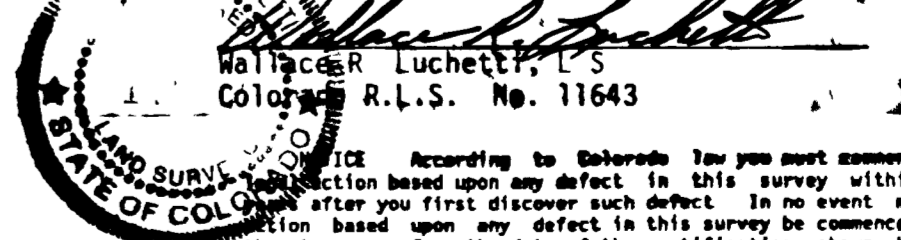
**Town Board of Trustees Certificate**

Approved this 5 day of Oct, 1981 A.D.  
Town Board of Trustees of the Town of Fruta  
By Walter S. Down Mayor, Town of Fruta

**Surveyor's Certificate**

State of Colorado )  
County of Mesa ) ss

I, Wallace R. Luchetti, do to the best of my knowledge hereby certify that the accompanying plat of Interchange Commerce Park, a Planned Development Subdivision, of the City of Fruta, County of Mesa, State of Colorado has been prepared under my direction and ACCURATELY REPRESENTS the actual Survey of same.



**ENGINEER & SURVEYOR:**  
GINGERY ASSOCIATES, INC  
2777 CROSSROADS BLVD  
GRAND JUNCTION, CO 81501  
(303) 245-0627

INTERCHANGE COMMERCE PARK  
CITY OF FRUITA  
COLORADO

GINGERY ASSOCIATES, INC  
CONSULTING ENGINEERS  
GRAND JUNCTION, CO  
81501 (303) 245-0627