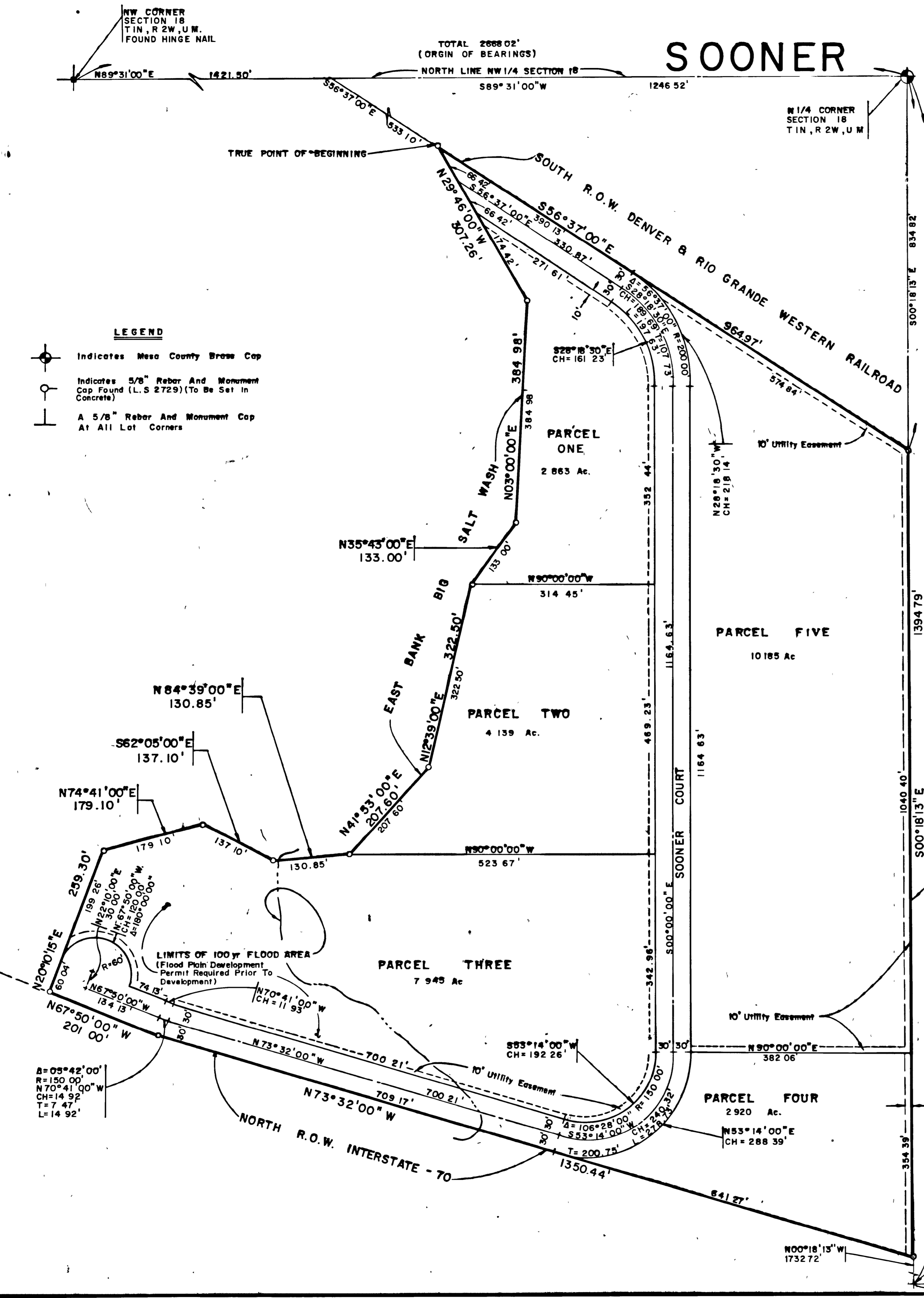


# SOONER INDUSTRIAL PARK



**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned Fruit State Bank is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 of Section 18, T.1 N., R.2 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence S 69° 31' 00" W along the north line of the NW 1/4 of said Section 18 a distance of 1246.52 feet to a point on the south right of way of the Denver and Rio Grande Western Railroad; Thence S 55° 37' 00" E along said south right of way of the Denver and Rio Grande Western Railroad a distance of 531.10 feet to the TRUE POINT OF BEGINNING; Thence continuing S 56° 37' 00" E along said south right of way of the Denver and Rio Grande Western Railroad a distance of 964.97 feet to a point on the east line of the NW 1/4 of said Section 18; Thence S 00° 18' 13" E along said east line of the NW 1/4 of said Section 18 a distance of 1394.79 feet to a point on the north right of way of Interstate 70; Thence along said north right of way of Interstate 70 by the following two (2) courses and distances: (1) N 73° 32' 00" W 1350.44 feet; (2) N 67° 50' 00" W 201.00 feet to a point on the east bank of the Big Salt Wash; Thence along said east bank of the Big Salt Wash by the following nine (9) courses and distances: (1) N 20° 10' 15" E 299.30 feet; (2) N 74° 41' 00" E 179.10 feet; (3) S 62° 05' 00" E 137.10 feet; (4) N 84° 39' 00" E 130.85 feet; (5) N 41° 53' 00" E 207.60 feet; (6) N 12° 39' 00" E 322.80 feet; (7) N 35° 43' 00" E 133.00 feet; (8) N 03° 00' 00" E 384.98 feet; (9) N 29° 46' 00" W 307.26 feet to the TRUE POINT OF BEGINNING, containing 32.150 acres.

That said owner has caused the said real property to be laid out and surveyed as Sooner Industrial Park, a subdivision of a part of the County of Mesa, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused its name to be hereto subscribed this 21<sup>st</sup> day of June A.D., 1979.

Fruit State Bank

*A.M. Crow*  
A.M. Crow, Executive Vice-President

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June A.D., 1979 by A.M. Crow, Executive Vice-President of Fruit State Bank.

My commission expires: Aug. 20, 1981 Witness my hand and official seal. *Thomas A. Logie*  
Notary Public

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1203864

I hereby certify that this instrument was filed in my office at 2:15 o'clock P.M. this 25<sup>th</sup> day of September A.D., 1979 and is duly recorded in Plat Book No. 18, Page 206.

Approved this 17<sup>th</sup> day of June A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

*H.C. Talbott*  
Chairman

Approved this 10<sup>th</sup> day of July A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

*Marian Albers*  
Chairman

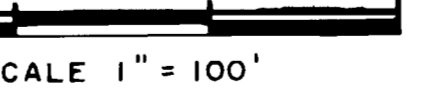
I, James T. Patty Jr., do hereby certify that the accompanying plat of Sooner Industrial Park, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: *Bill Bonason*  
Mesa County Road Department

**AREA QUANTITIES**

Total Acres in Parcels	28.052 or 87.25%
Total Acres in Roads	4.098 or 12.75%
Total Acres	32.150 or 100.00%



**SOONER INDUSTRIAL PARK**

