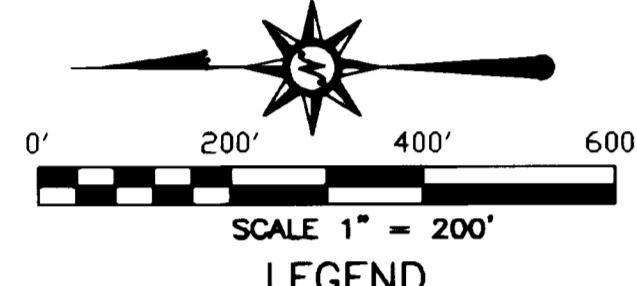


NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

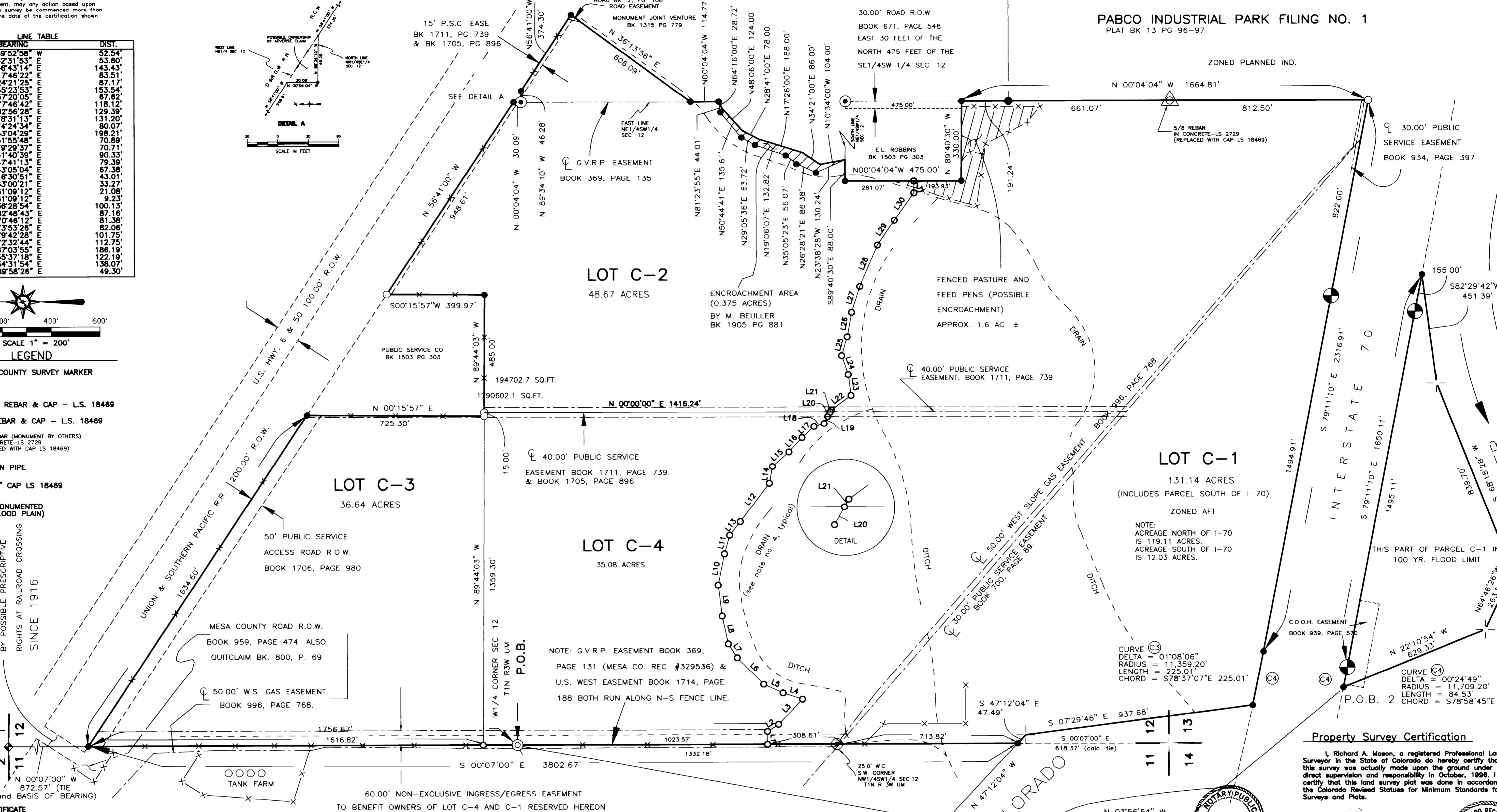
L. NO.	BEARING	DIST.
L1	S 89°52'58" W	52.54'
L2	S 32°31'53" W	53.80'
L3	N 48°31'45" E	143.43'
L4	N 17°46'22" E	83.51'
L5	N 24°21'25" E	87.17'
L6	N 45°23'53" E	153.54'
L7	N 57°20'05" E	87.82'
L8	N 77°48'42" E	118.12'
L9	N 82°56'28" E	129.39'
L10	N 78°31'13" E	131.20'
L11	N 74°24'54" E	80.07'
L12	N 50°04'04" W	108.21'
L13	N 51°55'48" E	70.89'
L14	N 79°29'37" E	70.71'
L15	N 41°40'39" E	90.33'
L16	N 47°41'13" E	79.39'
L17	N 43°05'14" E	87.38'
L18	N 18°30'51" E	43.01'
L19	N 63°00'21" E	33.27'
L20	N 61°09'12" E	21.08'
L21	N 61°09'12" E	9.23'
L22	N 38°08'54" E	100.13'
L23	N 82°48'43" E	87.16'
L24	N 70°48'12" E	81.38'
L25	N 75°53'26" E	82.06'
L26	N 74°42'28" E	101.75'
L27	N 72°32'44" E	112.75'
L28	N 67°03'55" E	186.19'
L29	N 55°37'18" E	122.19'
L30	N 43°11'54" E	138.07'
L31	N 89°58'26" E	49.30'



- LEGEND**
- ◆ - MESA COUNTY SURVEY MARKER
  - - CDOT
  - - FOUND REBAR & CAP - L.S. 18469
  - - SET REBAR & CAP - L.S. 18469
  - △ - 5/8 REBAR (MONUMENT BY OTHERS) IN CONCRETE - L.S. 2729 (REPLACED WITH CAP L.S. 18469)
  - ⊙ - 3" IRON PIPE
  - ⊙ - 2 1/2" CAP L.S. 18469
  - ⊕ - NOT MONUMENTED (IN FLOOD PLAN)

# TRACT C SUBDIVISION

PABCO INDUSTRIAL PARK FILING NO. 1  
PLAT BK 13 PG 96-97



**OWNERSHIP CERTIFICATE**

Know all men by these presents: That United Companies of Mesa County, Inc., is the owner of that certain part of Section 12 and the west one-half of Section 13 in Township One North, Range Three West of the Ute Meridian in Mesa County, Colorado, described in Book 2147 at Page 834-835, said parcel being more particularly described as follows:

A parcel of land separated by U.S. Interstate Highway I-70 and situate in Section 12 and in the west one-half of Section 13 in Township One North, Range Three West of the Ute Meridian in Mesa County, Colorado, said parcel being more particularly described by the following:

Beginning at a three-inch pipe for the West 1/4 Corner of said Section 12, from whence a Mesa County Survey Marker for the N.W. Corner of said Section 12 bears N00°07'00"W 2829.24 feet; thence S00°07'00"E 1332.18 feet to the S.W. Corner of the NW1/4SW1/4 of said Section 12; thence S00°07'00"E 713.82 feet to the northerly bank of the Colorado River; thence leaving the west line of said Section 12 S47°12'04"E along said bank 47.49 feet; thence S07°29'46"E 937.68 feet to the northerly right-of-way line of said Highway I-70; thence leaving said northerly bank of the river 225.01 feet along the arc of an 11,359.20 foot radius curve to the left (the central angle of which is 01°08'06" and the chord of which bears S78°37'07"E 225.01 feet); thence S79°11'10"E 1494.91 feet to a highway right-of-way monument; thence S79°11'10"E 822.00 feet to the east line of the SW1/4 of said Section 13; thence leaving said right-of-way line N00°04'04"W along the west line of Pabco Industrial Park Subdivision 812.50 feet; thence N00°04'04"W 861.07 feet to the N.W. Corner of said subdivision; thence N00°04'04"W on the east line of the SW1/4 of said Section 12 191.24 feet; thence leaving the east line of the SW1/4 of said Section 12 N89°40'30"W 330.00 feet; thence N00°04'04"W 475.00 feet to the south line of the NE1/4SW1/4 of said Section 12; thence S89°40'30"E on said line 88.00 feet; thence leaving said line N03°41'00"W 104.00 feet; thence N34°21'00"E 88.00 feet; thence N17°26'00"E 188.00 feet; thence N28°41'00"E 78.00 feet; thence N48°06'00"E 124.00 feet; thence N48°06'00"E 124.00 feet to the east line of said NE1/4SW1/4 of Section 12; thence N00°04'04"W 114.77 feet; thence leaving said east line of the NE1/4SW1/4 Section 12 N36°13'56"E 806.09 feet to the southerly right-of-way line of the Union and Southern Pacific Railroad; thence on said railroad right-of-way line N56°41'00"W 374.30 feet to the north line of the NW1/4SE1/4 of said

Section 12; thence leaving said right-of-way line N89°34'10"W 48.28 feet to the west line of the NE1/4 of said Section 12; thence N00°04'04"W 30.09 feet to said southerly railroad right-of-way line; thence N56°41'00"W 848.81 feet; thence leaving said railroad right-of-way line S00°07'00"E 599.97 feet; thence N89°44'03"W 500.00 feet; thence N00°15'57"E 723.30 feet to said southerly railroad right-of-way line; thence N56°41'00"W on said right-of-way line 1834.80 feet to the west line of said Section 12; thence leaving said right-of-way line S00°07'00"E 1756.87 feet to the beginning; AND ALSO beginning at a point on the southerly right-of-way line of said Highway I-70 from whence said West 1/4 Corner of Section 12 bears N03°58'54"W 3388.01 feet; thence 84.53 feet on the arc of an 11,709.20 foot radius curve to the left (the central angle of which is 00°24'49" and the chord of which bears S78°58'45"E 84.53 feet); thence continuing on said highway right-of-way line S79°11'10"E 155.00 feet to the northerly bank of said Colorado River; thence leaving said Highway and continuing on said northerly bank of the river the following four courses: S82°29'42"W 451.39 feet; S85°18'28"W 838.70 feet; N84°48'28"W 283.55 feet; N22°10'54"W 829.33 feet to said southerly right-of-way line and the beginning.

That said owner has caused said tract to be laid out and surveyed as TRACT C SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That there are no leinholders of record.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 2nd day of April, A.D. 1999.

Ken W. Nesbitt, President United Companies of Mesa County, Inc.

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 2nd day of April, A.D. 1999.  
My commission expires: April 4, 2003  
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public  
Genevieve M. Blacha

**CLERK AND RECORDERS CERTIFICATE**

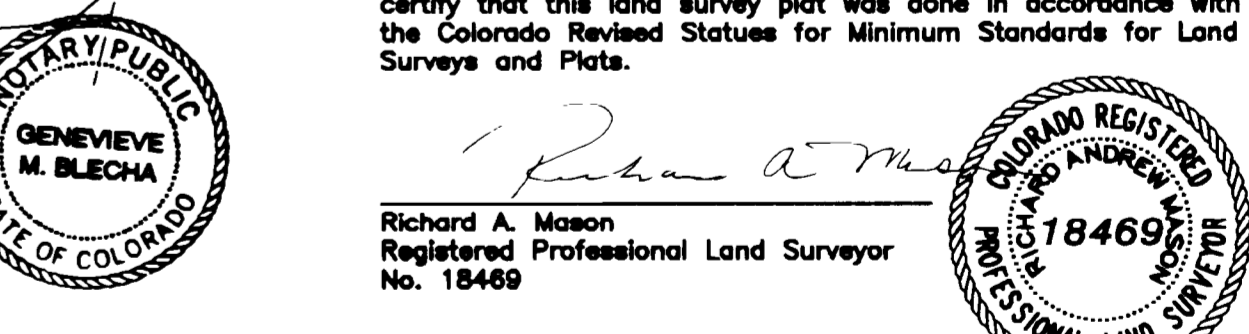
STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:25 o'clock P.M. this 2nd day of April, A.D. 1999 and is duly recorded in Plat Book 17, Page 36, Reception No. 189675, Drawer No. 6617.

Mona-Jane Clerk and Recorder  
Cassidy Deputy  
Fees

**Property Survey Certification**

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this survey was actually made upon the ground under my direct supervision and responsibility in October, 1998. I further certify that this land survey plat was done in accordance with the Colorado Revised Statutes for Minimum Standards for Land Surveys and Plats.

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



- GENERAL NOTES**
1. Basis of bearings derived from Boundary adjustment LS Deposit No. 10118-94
  2. Field survey completed 10/1998, plot not recorded at that time.
  3. Title information from Mesa County records and from Transamerica Title Ins. Co. Policy No. 209-057188, effective date 5/30/1993.
  4. All drain ditches shown are subject to reserved rights-of-way by original patents.

REVISION DATE: 02/02/1999	
File Name: FILE: E:\WORK\UNITED\TR-C SUBDIVISION	
<b>TRACT C SUBDIVISION</b>	
in SEC. 12 & NW1/4 OF SEC. 13 T 2 N R 3 W U.M.	
LOTS 35 ACRES OR LARGER MESA COUNTY, COLORADO	
Designed	Checked
Drawn	Date
Proj#	Rev.
9023	10/15/98
Sheet	Of
1	1

ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300