

GILMOR SUBDIVISION

WEST 1/4 CORNER
SECTION 3, T1S, R1W, U.M.
M.C.S.M. #155-1
BENCHMARK: HAVD Elev. 4586.39

$D=89^{\circ}57'00''$
 $R=25.00'$
 $A=39.25'$
 $T=24.98'$
 $Brg=N 44^{\circ}58'30'' E$
 $Ch=35.34'$

25 ROAD R.O.W.

Basis of Bearings
1. $00^{\circ}00'00'' E$ 1302.11'

SW CORNER T1W1/4, SW1/4,
SECTION 3, T1S, R1W, U.M.
M.C.S.M. #549-1

AREAS	
Lot 1 = 1.039 ACRES	48.94%
Lot 2 = 1.084 ACRES	51.06%
Total = 2.123 ACRES	100.00%

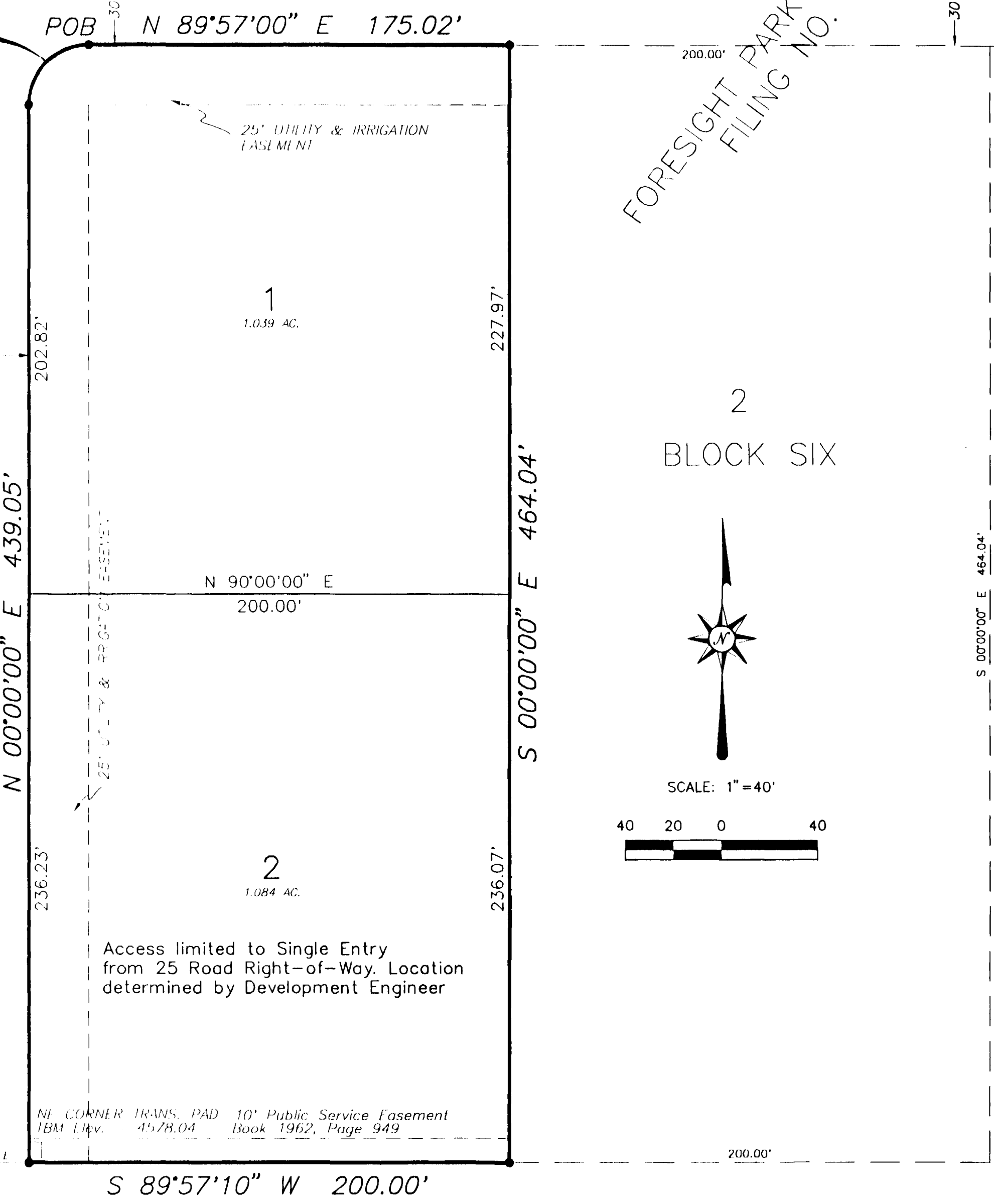
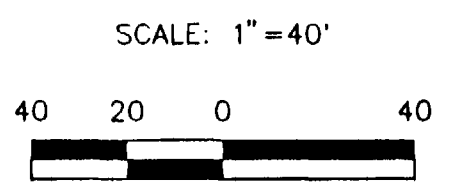
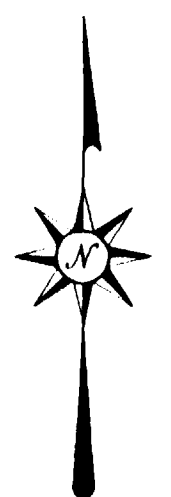
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREIN.

BLOCK ELEVEN

BLICHMAN AVENUE R.O.W.

FORESIGHT PARK FOR INDUSTRY
FILING NO. THREE

BLOCK SIX



BLOCK FIVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Foresight Executive Suites, LLC, a Colorado Limited Liability Company is the owner of that real property located in Foresight Park for Industry, Filing No. Three, being more particularly described as follows: (Original Plat Book 87, Page 406 & 407. Warranty Deed Book 2078 Page 534.)

Lot 1, Block 6, Foresight Park for Industry, Filing No. Three.

That said owners have caused the real property to be laid out and platted as GILMOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of GILMOR SUBDIVISION as follows:

All Multi-Purpose Easements to the City of Grand Junction for the use of the 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, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Utility Easements to the City of Grand Junction 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, water lines, and telephone lines.

All Irrigation Easements as set forth on this plat to the City of Grand Junction, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, Foresight Executive Suites LLC, has caused their names to be hereunto subscribed this 7th day of MARCH, A.D. 1996.

Thomas W. Gilmore

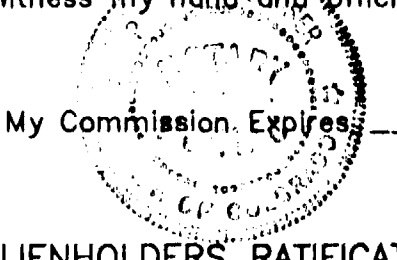
by: THOMAS W. GILMORE, MANAGER by:

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by THOMAS W. GILMORE this 7th day of MARCH, A.D., 1996.

Witness my hand and official seal:



My Commission Expires 11-15-98

Pamela K. Sasser
Notary Public

LIENHOLDERS' RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Gilmor Subdivision. Signed this 7th day of MARCH, 1996.

by: *Stephen O. Love*
Bank of Colorado - Western Slope

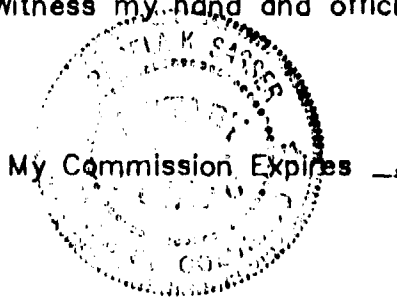
VICE PRESIDENT
Title:

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by STEPHEN O. LOVE this 7th day of MARCH, A.D., 1996.

Witness my hand and official seal:



My Commission Expires 11-15-98

Pamela K. Sasser
Notary Public

The Declaration of Covenants and Restrictions recorded in Book 2078, Pages 535 through 561, Mesa County Records.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:17 o'clock P. M., July 1, A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 105, Drawer No. CC 25. Reception No. 17621656

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Gilmor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of June, A.D., 1996.

David Johnson
City Manager

Janice Egan
Mayor

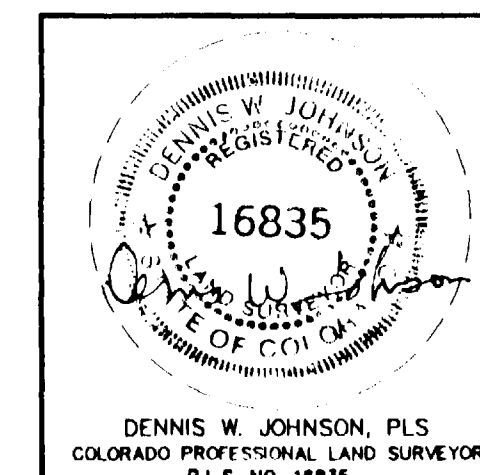
LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 at All Lot Corners

SURVEYOR'S CERTIFICATION

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF Gilmor Subdivision, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Date certified June 27 1996



GILMOR SUBDIVISION A REPLAT OF LOT 1, BLOCK SIX FORESIGHT PARK FOR INDUSTRY, FILING NO. THREE GRAND JUNCTION, MESA COUNTY, COLORADO	
Professional Surveying Services P.O. BOX 4506, Grand Jct., CO 81502 970-241-3841	
SUR. BY: <u>RM/GF</u>	DRAWN BY: <u>RSK</u>
JOB NO. <u>95136PLT</u>	SHEET <u>1</u> OF <u>1</u>