

TOMKINS SUBDIVISION

A REPLAT OF LOT 1, HI-FASHION FABRICS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Kathleen D. Tomkins is the owner of that real property located in part of the Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed: Book 1856, Page 212.)

LOT 1, HI-FASHION FABRICS SUBDIVISION, City of Grand Junction, Mesa County, Colorado

That said owners have caused the real property to be laid out and platted as TOMKINS 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 on the accompanying plat of TOMKINS SUBDIVISION as follows:

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual non-exclusive 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 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.

All Ingress/Egress Easements and rights-of-way to the City of Grand Junction as perpetual easements for ingress and egress use by the general public;

IN WITNESS WHEREOF, said owner, Kathleen D. Tomkins, has caused her name to be hereunto subscribed this 31 day of MAY, A.D., 1995.

Kathleen D. Tomkins
by: Kathleen D. Tomkins

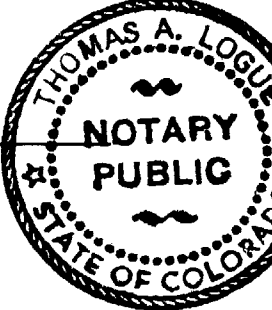
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Kathleen D. Tomkins and this 31 day of May, A.D., 1995.

Witness my hand and official seal:

My Commission Expires 11/26/97

Thomas A. Logue
Notary Public


CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA } Reception # 1720302
I hereby certify that this instrument was filed in my office at 10:33 o'clock A.M., June 15, A.D., 1995, and was duly recorded in Plat Book No. 14 Page 392.

Shawna B. B. 34
Fee \$10.00

Monika Todd by Joanne Martin
Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of TOMKINS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13th day of June, A.D., 1995.

Debra Dehen
City Manager

Ron Maurer
President of City Council

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 Tomkins Subdivision. Signed this 1st day of June, 1995.

by: *Dennis W. Johnson* by: *Norman A. Cooper Senior V.P.*

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Norman A. Cooper this 1st day of June, A.D., 1995.
Witness my hand and official seal:


John Clark
Notary Public
My Commission Expires Sept 23, 1995

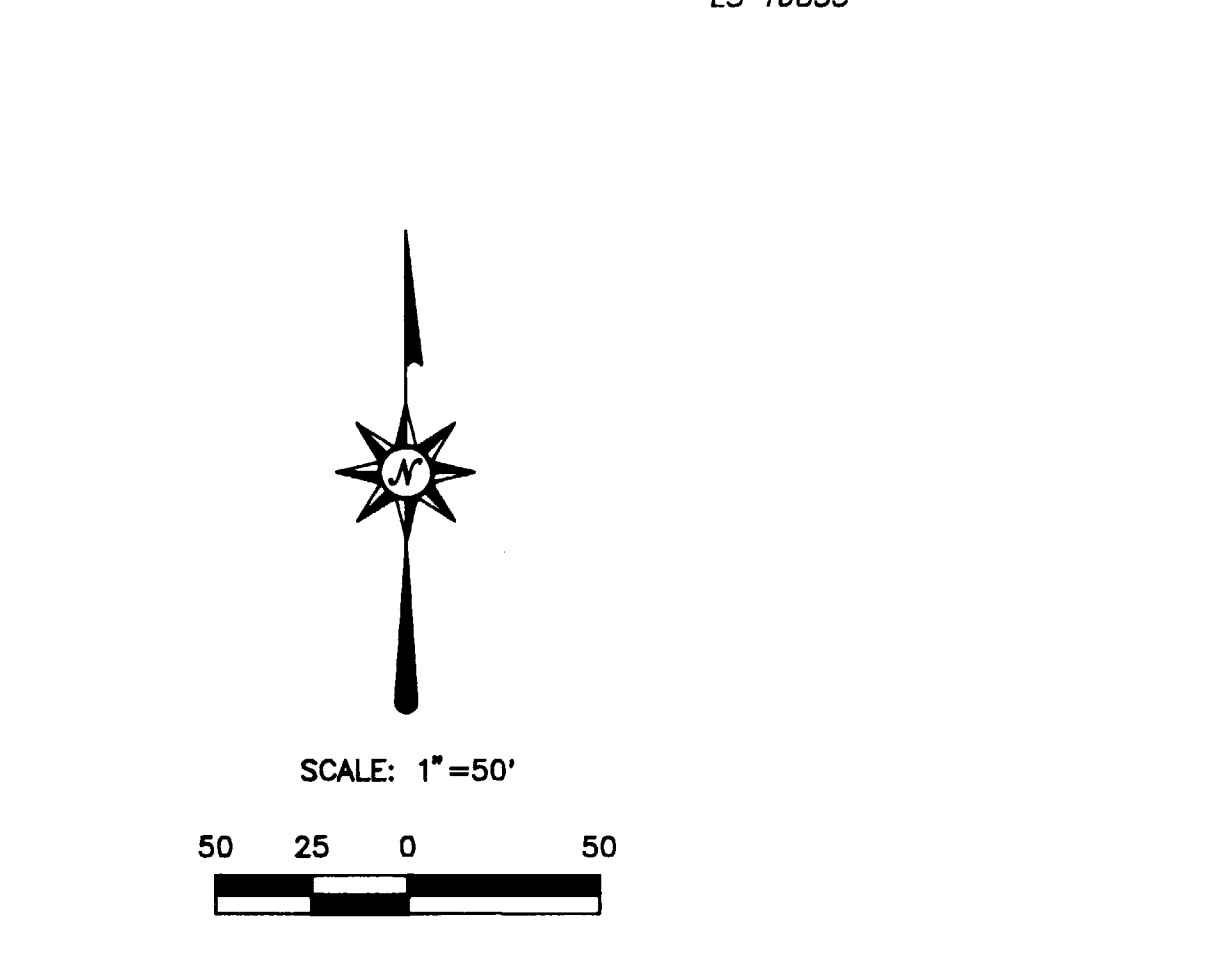
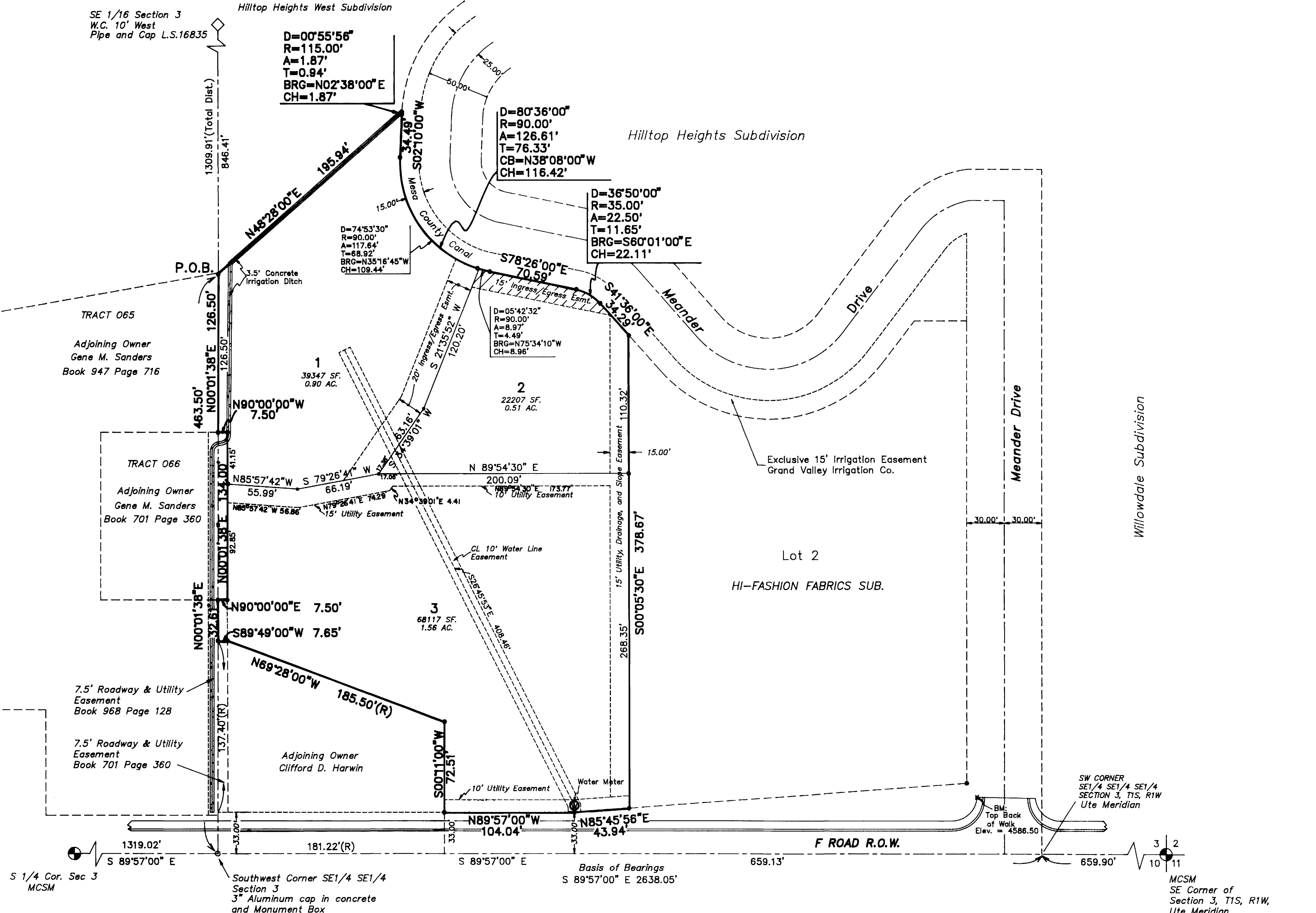
SURVEYOR'S CERTIFICATION

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF TOMKINS 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 May 31, 1995

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 CERTIFICATION SHOWN HEREON.

	TOMKINS SUBDIVISION	
	LOCATED IN SE1/4 SE1/4 SECTION 3 T.1S., R.1W., UTE MERIDIAN MESA COUNTY, COLORADO	
Professional Surveying Services P.O. BOX 4506, Grand Jct., CO 81502 303-241-3841		
DATE	DRAWN BY:	SHEET
6/14/94	DWJ/RSK	1 OF 1
JOB NO.	DATE	SHEET
94059	6/14/94	1 OF 1



- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
 - FOUND MONUMENT, AS NOTED
 - SET No. 5 REBAR AND 1 1/2" ALUM CAP IN CONCRETE L.S. 16835
 - (R) RECORD MEASUREMENT
 - ◇ WITNESS CORNER AS NOTED
 - SET No. 5 REBAR AND ALUMINUM CAP AT ALL LOT CORNERS

Basis of bearings assume the South line of the SE1/4 of Section 3 to bear S 89°57'00" E, a distance of 2638.05 feet, as shown on the subdivision plat of Hi-Fashion Fabrics Subdivision, as recorded in Plat Book 14, Page 67, of the Mesa County Clerk and Recorders Records. Both monuments on this line are Mesa County survey markers.

SE 1/16 Section 3
W.C. 10' West
Pipe and Cap L.S. 16835

Hilltop Heights West Subdivision

Hilltop Heights Subdivision

Lot 2
HI-FASHION FABRICS SUB.

Willowdale Subdivision

MCSM
SE Corner of
Section 3, T1S, R1W,
Ute Meridian