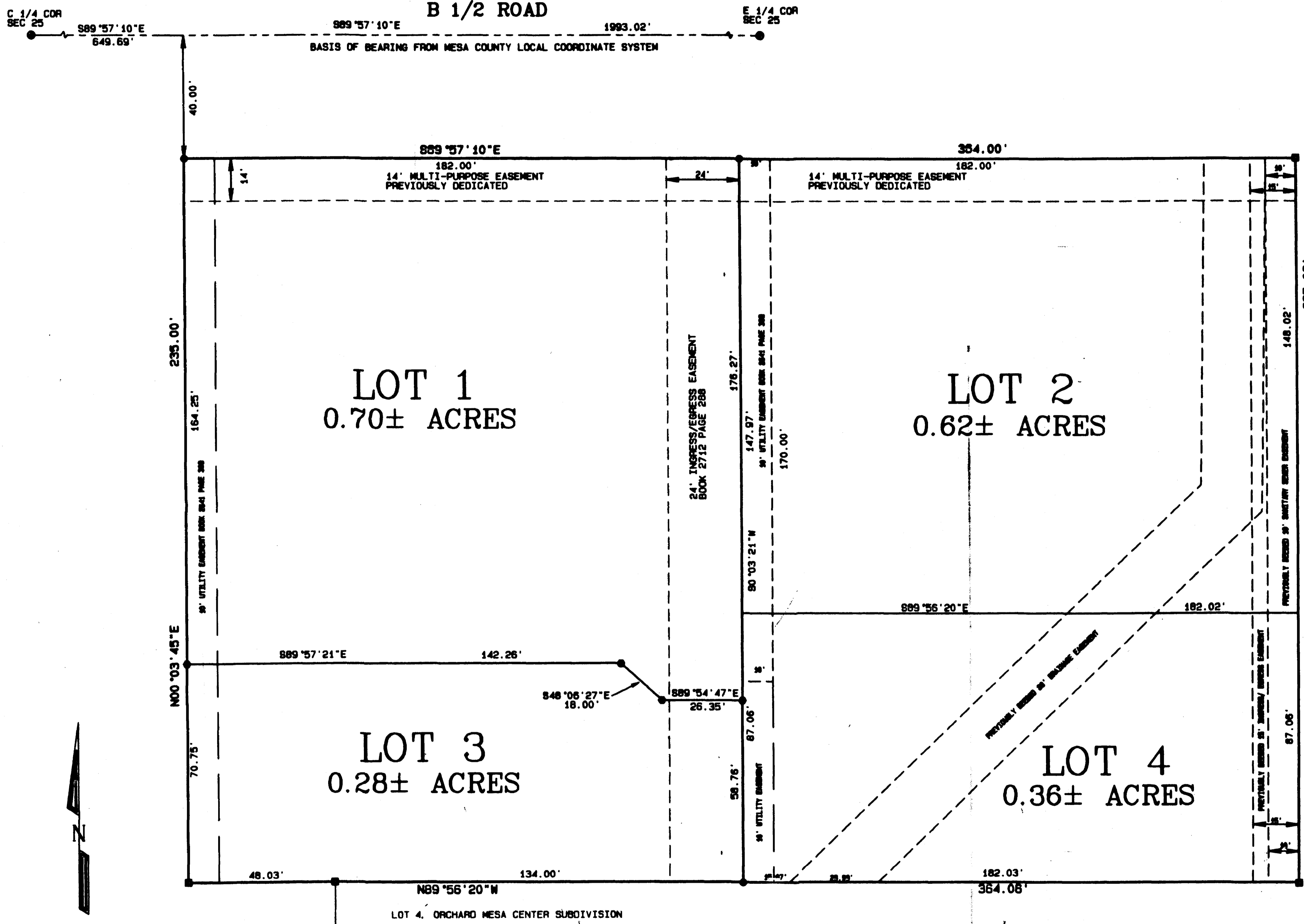


TBIF MINOR SUBDIVISION

A RE-PLAT OF LOT 1 AND LOT 2 STEVENSON MINOR SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, TBIF INC. and Rick Stevenson are the owners of that real property as described in Book 2552 at Page 826 and Book 2552 at Page 88 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Lot 1 and Lot 2, Stevenson Minor Subdivision, Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as TBIF MINOR SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

All Utility Easements to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public and appurtenant facilities.

All easements include the right of ingress and egress on, along, over, under, and through and across by beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention / Retention easements, the right to dredge; provide, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tract 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 have caused their names to be hereunto subscribed this 6 day of December, 2000.

TBIF INC.
Jeffrey A. Taets

Rick Stevenson

Lienholder: Russ Spitzer
Old Kent Bank

Lienholder: John Stevenson
Grand Valley National Bank V.P.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 6th day of December, 2000, by Jeffrey A. Taets.
My commission expires 1-20-02
Witness my hand and official seal _____
Notary Public
Address _____

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 6th day of December, 2000, by Russ Spitzer.
My commission expires 12/4/2001
Witness my hand and official seal _____
Notary Public
Address Stirling, UT

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 3rd day of November, 2000, by Rick Stevenson, John Stevenson.
My commission expires 1-20-02
Witness my hand and official seal _____
Notary Public
Address 2 S Main Heber UT 84452

STATE OF COLORADO }
COUNTY OF MESA } ss

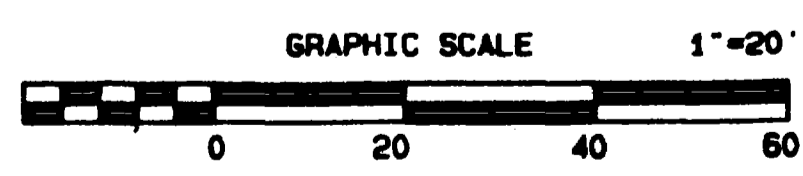
The foregoing instrument was acknowledged before me this _____ day of _____, 2000, by John Stevenson Rick Stevenson.
My commission expires _____
Witness my hand and official seal _____
Notary Public
Address _____

SURVEYOR'S STATEMENT

I, Michael N. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



8-17-00
Date



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FD. #5 REBAR
 - FD #5 REBAR W/ 2" ALUM CAP STAMPED DH SURVEYS LS 20677
 - SET #5 REBAR W/ 2" ALUM CAP STAMPED DH SURVEYS LS 20677
 - EXTERIOR CORNERS SET IN CONCRETE

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 the certification shown hereon.

AREA SUMMARY
LOT 1 THRU 4 = 1.96 AC. / 100%

NOTE: Any proposed signage on the back lots (Lots 2 & 4) will require BOA approval, due to the lack of street frontage.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:53 o'clock P.M. this 13 day of December, A.D., 2000, and is duly recorded in Plat Book No. 19, Page 165 Fees 10.00 Drawer No. 09-45
Reception No. 1976678

CITY APPROVAL

This plat of TBIF MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 2000.

City Manager

City Mayor

TBIF MINOR SUBDIVISION
LOCATED IN THE
NW 1/4 SE 1/4, SEC. 25, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	A. Y.P.	Checked By	M. N. D.	Job No.	447-00-05
Drawn By	TMOEL	Date	AUGUST 2000	Sheet	1 OF 1