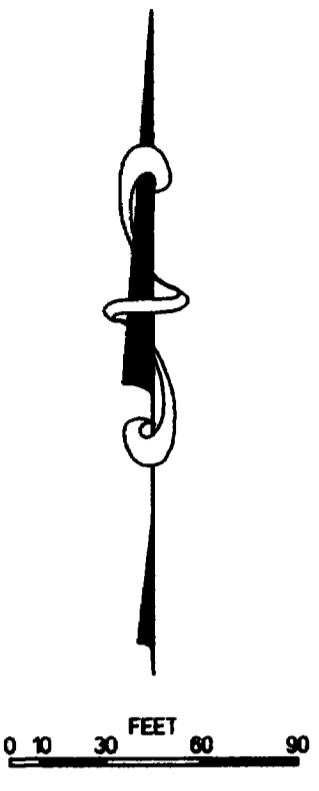


LOT SUMMARY		
LOTS	5.27 ACRES	99%
ROW	0.05 ACRES	1%
TOTAL	5.32 ACRES	100%



- LEGEND**
- FOUND MONUMENT AS DESCRIBED
  - SET NO. 5 REBAR W/CAP LS 33650 EXTERIOR IN CONCRETE
  - ◆ FOUND ALIQUOT CORNERS AS DESCRIBED
  - ◇ SET ALIQUOT CORNERS AS DESCRIBED

NOTE:  
THE RIGHT-OF-WAY FOR FORESIGHT CIRCLE SOUTH & EAST  
WAS DEDICATED ON THE FORESIGHT FOR INDUSTRY FILING ONE.

25' UTILITY & IRRIGATION EASEMENT  
DEDICATED ON FORESIGHT FOR INDUSTRY FIL. NO. 1

SW CORNER  
SEC. 3, T1S, R1W  
UTE MERIDIAN  
MCSM #3-1

50.0' ROW  
B1043 P573

50.0' ROW GRAND VALLEY IRRIGATION COMPANY  
DEDICATED WESTGATE PARK No. 2 SUBDIVISION

FORESIGHT CIRCLE S.

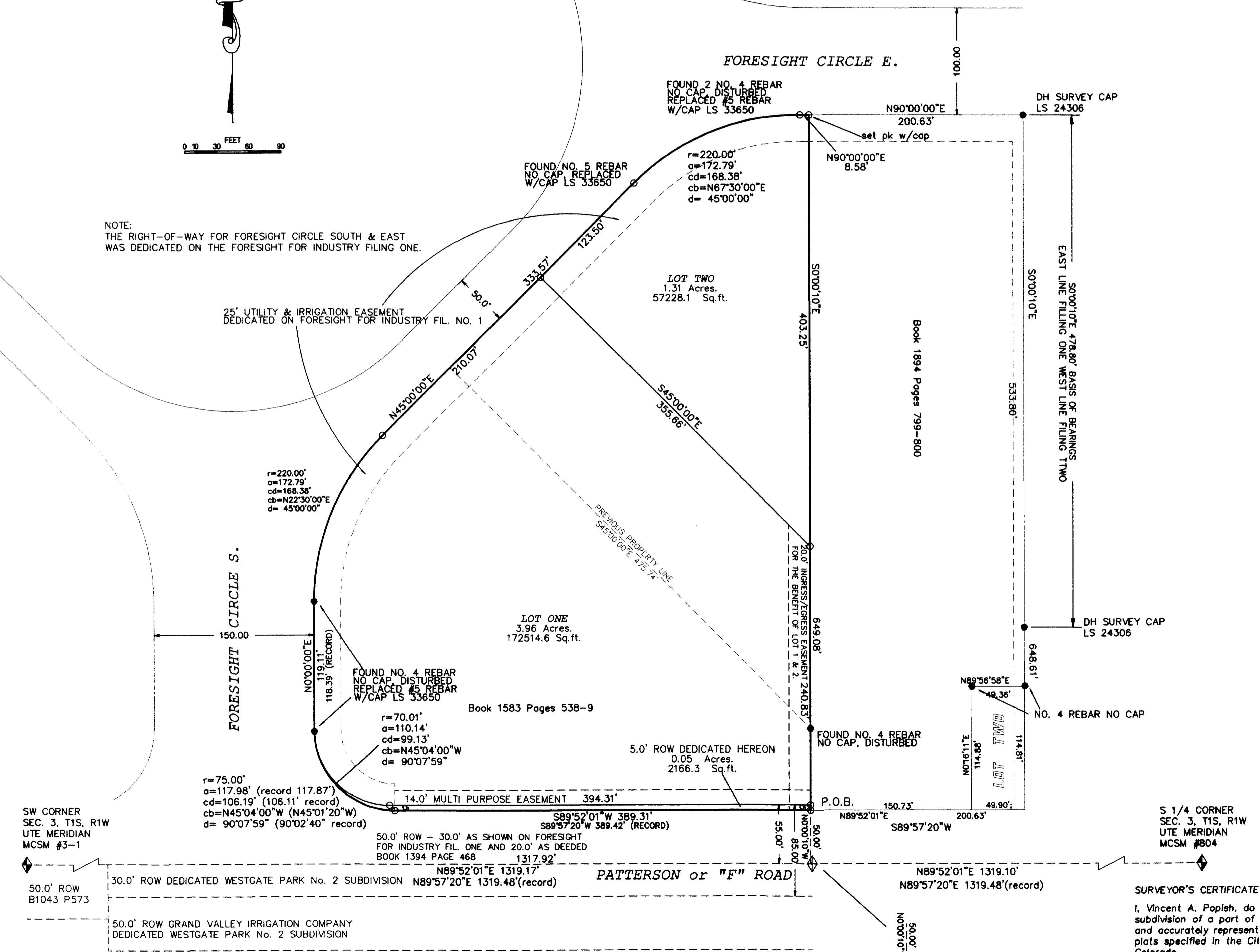
FORESIGHT CIRCLE E.

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 HEREON.

**Basis of Bearings Statement:**  
Bearing are based on two found DH Survey Monuments as shown on  
this plat, this line is the East line of the Replat of Filing 1 and the  
West line of Filing 2 of the Foresight for Industry Plots as shown on their  
respective official plats. The Bearing given was S00°00'10"E.

1317.92' 1.25'  
N89°52'01"E 1319.17' N89°52'01"E 1319.10'  
SET, USED 1988 BLM NOTES TO ESTABLISH POSITION.

W 1/16 CORNER S LINE  
SEC. 3, T1S, R1W  
UTE MERIDIAN  
SET 2" ALUM CAP ON #6  
REBAR LS #33650



**DEDICATION:**

KNOW ALL MEN THESE PRESENTS:  
That Thermo Elemental Corp., formerly Eberline Instrument Corp., is the Owner of that real property as recorded in  
Book 1583 at Pages 538-9 in the Mesa County Clerk and recorder's Office.

Said real property being described as follows:

A parcel of land located in part of the SW1/4 of the SW1/4 of Section 3, Township 1 South,  
Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the SW corner of the SW1/4 of said Section 3, thence N89°52'01"E along  
the South line of the SW1/4 of said Section 3, 1317.92 feet; thence N00°00'10"W 50.00 feet;  
to the True Point of Beginning; thence S89°52'01"W 389.31 feet; thence along the arc of a circular  
curve to the right whose radius is 75.00 feet and whose long chord bears N45°04'00"W 106.19 feet;  
thence N00°00'00"E 119.11 feet; thence along the arc of a circular curve to the right whose radius is  
220.00 feet and whose long chord bears N22°30'00"E 168.38 feet; thence N45°00'00"E 333.57 feet; thence  
along the arc of a circular curve to the right whose radius is 220.00 feet and whose long chord bears  
N67°30'00"E 168.38 feet; thence N90°00'00"E 8.58 feet; thence S00°00'10"E 649.08 feet to the True  
Point of Beginning, and being a part of Lot 1, Block 2, Replat of Foresight Park for Industry Filing 1,  
Mesa County, Colorado.

That said owner's have caused that real property to be laid out and platted as BOBLAND SUBDIVISION.  
That said owners do hereby dedicate and set apart real property as shown and labeled on the  
accompanying Plat as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for  
the use of the public forever,

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities  
and public providers 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, and also for the  
installation and maintenance of traffic control facilities, street lighting, landscaping, trees and  
grade structures.

All Ingress/Egress Easements to the owners of Lots specifically identified on the plat as perpetual  
easements for ingress and egress purposes for the use of said Lot owners, their guests, and  
invitees, and also for use by public providers and utilities, including but not limited to, postal  
service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance  
recorded at Book 2867, Page 502, subject to further conditions and restrictions as may be set  
forth in that instrument.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and  
across by the beneficiaries, their successors, or assigns, together with the right to trim or remove  
interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right  
to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable  
and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not  
burden or overburden said easements by erecting or placing any improvements thereon which may  
prevent reasonable ingress and egress to and from the easement.

That said owners do hereby state that there are no Lien holders at this time.

IN WITNESS said OWNER has caused its name to be hereunto subscribed  
this 24 day of MAY A.D. 2001.

*Robert Fiesthumel*  
Thermo Elemental Corp., formerly Eberline Instrument Corp., By: Robert Fiesthumel, G.M.

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me by Robert Fiesthumel of  
Thermo Elemental Corp., formerly Eberline Instrument Corp., this 24th day of May  
AD 2001.

My commission expires 12/27/01  
*Patricia Price* *Comie J. Kaiser*  
Notary Public

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) SS

I hereby certify that this instrument was filed in my office at 5:23 o'clock P.M.  
this 29th day of June A.D. 2001.

3k:18 pg:190 REC# 20013507  
Clerk and Recorder Deputy  
Drawer No. JN-145 Fees

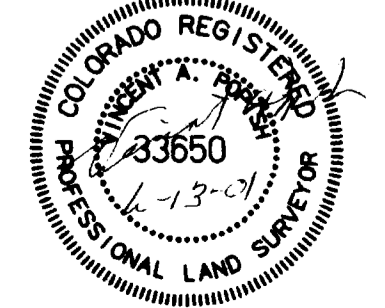
**CITY OF GRAND JUNCTION APPROVAL**

This plat of BOBLAND SUBDIVISION, A Subdivision in the City of Grand Junction,  
was approved this 28th day of JUNE A.D. 2001.  
*Cindy Enos-Martin*  
City Manager President of City Council

**SURVEYOR'S CERTIFICATE**

I, Vincent A. Popish, do hereby certify that the accompanying plat of BOBLAND SUBDIVISION, a  
subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision  
and accurately represents a field survey of the 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.

*Vincent A. Popish* 6-13-01  
Vincent A. Popish, P.L.S. No. 33650 date  
Independent Survey



**BOBLAND SUBDIVISION**  
**FINAL PLAT**  
SITUATED IN SW 1/4 SECTION 3, T1S, R1W, UTE MERIDIAN

**INDEPENDENT SURVEY**

Client: Thermo Assembly  
Date: 05/24/2001  
Scale: 1" = 60'  
Drawn by: vap  
Checked by: PWC  
File No.: 201024  
File Name: For\_ind

133 N. 8th Street Ph. (970)257-7552 Fax (970)257-1263  
Grand Junction, Colorado 81501 Call (970)261-1409