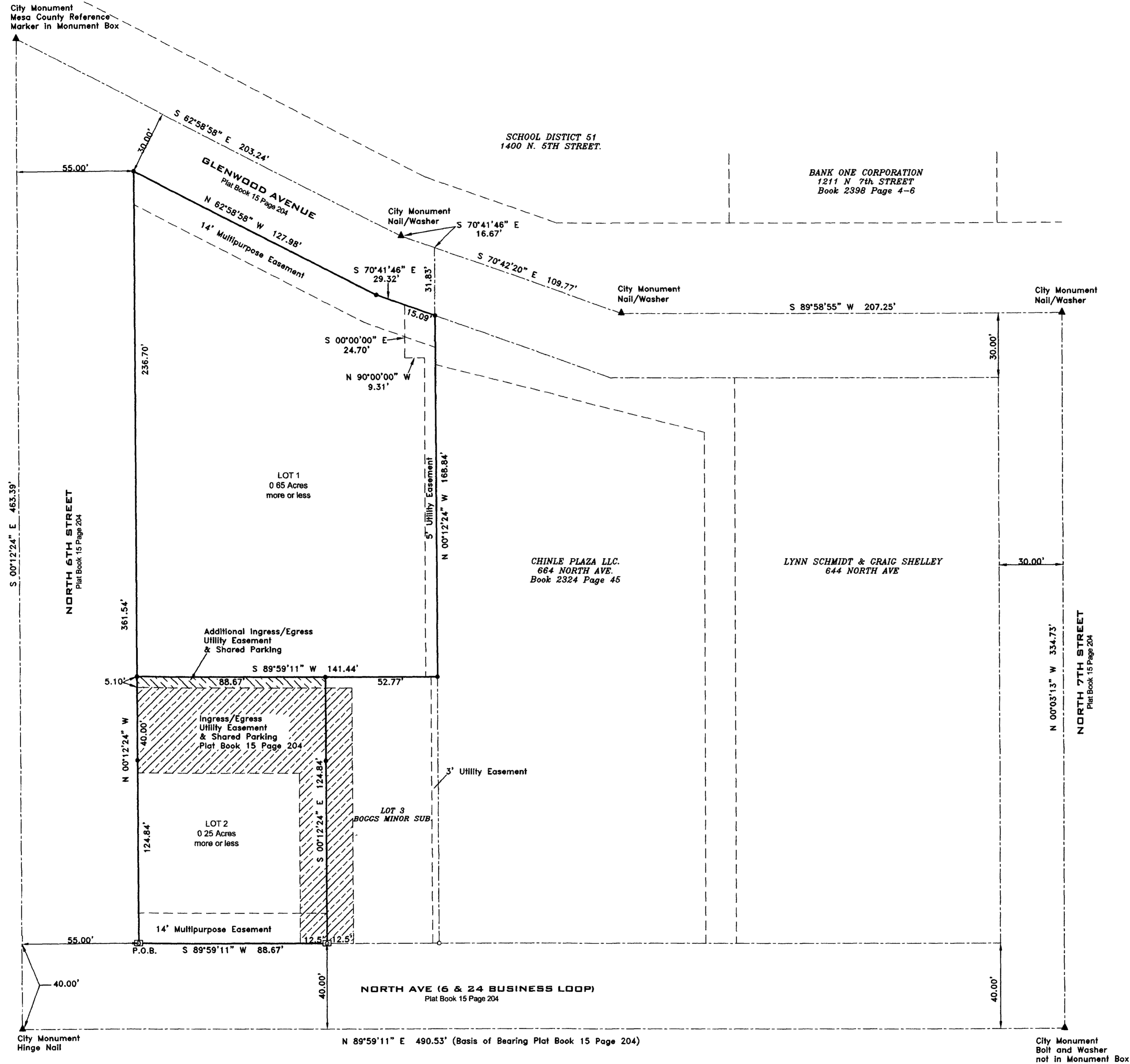


# BABY BOGGS SUBDIVISION

## A Replat of Lots 1 & 2 of BOGGS MINOR SUBDIVISION



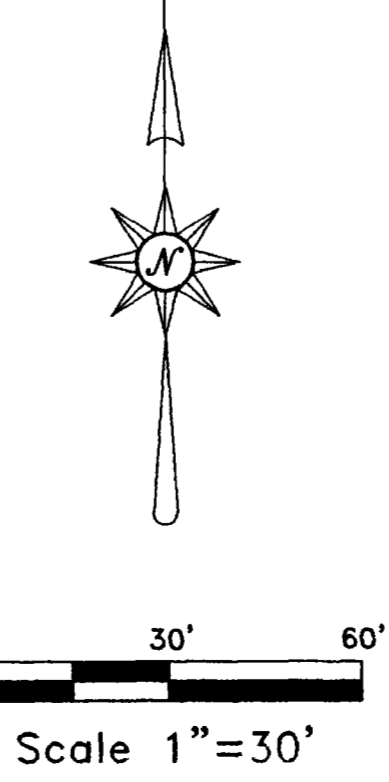
**LEGEND**  
 ▲ = Found City Monument as noted  
 ● = Found No. 5 Rebar Set by P.L.S 16835 In concrete  
 ○ = Set No. 5 Rebar & Cap Monument P.L.S. 24943  
 □ = Set Monument In Concrete

**AREA SUMMARY**  
 Lots 0.90 acres = 100%  
 Streets 0.0 acres = 0%  
 Total 0.90 acres = 100%

**SURVEYORS CERTIFICATION**  
 I Cecil D. Caster, do hereby certify that the accompanying plat of BABY BOGGS SUBDIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. No. 24943

Basis of Bearing: Bearings based on the west line of recorded plat of Boggs Minor Subdivision (Plat Book 15, Page 204) as N 0°12'24" W.  
 Both ends are No. 5 Rebar and Caps labeled P.L.S 16835.



KNOW ALL MEN THESE PRESENTS:  
 The undersigned Terrence Ian Boggs is the owner of that real property located in the City of Grand Junction, County of Mesa and State of Colorado and being further described as follows: (Original Warranty Deed Book 1695 Page 728)

Beginning at the Southwest corner of Lot 2 in Boggs Minor Subdivision as recorded in Plat Book 15 at Page 204 in the Mesa County Clerk and Recorder's Office and whose West line is recorded as bearing N00°12'24"W and all bearings contained herein to be relative thereto; thence N00°12'24"W 361.54 feet to the Northwest corner of Lot 1 in said Boggs Minor Subdivision, thence S62°58'58"E 127.98 feet; thence S70°41'46"E 29.32 feet to the Northeast corner of said Lot 1; thence S00°12'24"E 168.84 feet to the Southeast corner of said Lot 1; thence S89°59'11"W 52.77 feet to the Northeast corner of said Lot 2 Boggs Minor Subdivision; thence S00°12'24"E 124.84 feet to the Southeast corner of said Lot 2, thence S89°59'11"W 88.67 feet to the point of beginning.

Said owner has caused the described real property to be subdivided and to be publicly known as BABY BOGGS SUBDIVISION

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 ingress/egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles and the City of Grand Junction

All shared parking easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles and the City of Grand Junction.

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 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.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon

Said owner does subscribe his name hereunder this 18th day of January, 2002

*Terrence Ian Boggs*

Terrence Ian Boggs  
 NOTARY STATEMENT  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 This plat was acknowledged before me by Terrence Ian Boggs on this 18 day of January, 2002.  
 My commission expires 12/20/04

Witness My hand and seal  
  
*John Schmidt*  
 Notary Public

My Commission Expires 12/20/04

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I certify that this instrument was filed in my office at 12:19 o'clock P. M. on the 18th day of January, 2002 A.D. and was recorded in Plat Book 15, Page No. 204  
 Reception No. 2041175, Drawer No. LL-105, Fees 46.00

By: \_\_\_\_\_  
 Clerk and Recorder Deputy  
 CITY OF GRAND JUNCTION APPROVAL  
 This Plat of BABY BOGGS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado is approved and accepted this 25 JANUARY day of 2002A.D.  
*David Vandey* City Manager  
*Cindy Evans Martz* 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 Baby Boggs Subdivision  
 Signed this 18th day of January, 2002  
*Scott K. Withman* Manager  
 By Alpine Bank

NOTARY STATEMENT  
 STATE OF Colorado )  
 COUNTY OF mesa ) ss  
 This plat was acknowledged before me by Scott K. Withman  
 On this 18 day of January, 2002. My Commission expires: 12/20/04

Witness My hand and seal  
  
*John Schmidt*  
 Notary Public

My Commission Expires 12/20/04

**Monument Surveying Co.**  
 741 Rood Ave.  
 Grand Junction, CO 81501  
 (970) 245-4189 Fax (970) 245-4674

**BABY BOGGS SUBDIVISION**  
 A Replat of Lots 1 & 2 of BOGGS MINOR SUBDIVISION  
 Located in the SW1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian.

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
 DRAWN RM TECHNICAL APPROVAL \_\_\_\_\_  
 CHECKED CDC APPROVED 1/16/02  
 PREPARED FOR Terry Boggs

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.