

# TOT Subdivision

DEDICATION

KNOW ALL MEN THESE PRESENTS:

That TOT, LLC, a Colorado limited liability company, is the owner of that real property as recorded in Book 3104 at Pages 583-585 in the Mesa County Clerk & Recorder's Office.

Said real property being described as follows:

A portion of Lot 1, Block 2 of the Replat of FORESIGHT PARK FOR INDUSTRY, FILING NO. 1, recorded in Plat Book No. 11 at Page 90 in the Mesa County Clerk & Recorder's Office, located in a part 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 Southwest Corner of said Section 3; thence North 89°57'20" East along the South line of the SW1/4 of said Section 3 a distance of 1520.11 feet; thence North 00°00'10" West 30.00 feet; thence South 89°57'20" West 50.00 feet; thence North 00°00'10" West 20.00 feet to the True Point of Beginning; thence South 89°57'20" West 150.63 feet; thence North 00°00'10" West 648.96 feet; thence North 90°00'00" East 200.63 feet; thence South 00°00'10" East 533.80 feet; thence South 89°57'20" West 50.00 feet; thence South 00°00'10" East 115.00 feet to the True Point of Beginning, Mesa County, Colorado.

That said owner has caused that real property to be laid out and platted as TOT Subdivision.

That said owner does 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 Multipurpose 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 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.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 6<sup>th</sup> day of August A.D., 2003.

By: Rick Taggart, legal representative for TOT, LLC, a Colorado limited liability company

STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by Rick Taggart, legal representative for TOT, LLC, a Colorado limited liability company, on this 6<sup>th</sup> day of August A.D., 2003.  
My commission expires: 4-19-2005  
Rose A. Linton, Notary Public, My Commission Expires 04/19/2005

LIENHOLDERS RATIFICATION OF PLAT  
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3230, Page 1 of the public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its board of directors, this 7<sup>th</sup> day of August A.D., 2003.

By: Tom Benton, (Title) Vice President for Wells Fargo  
STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August A.D., 2003.  
My commission expires: 4-19-2005  
Rose A. Linton, Notary Public, My Commission Expires 04/19/2005

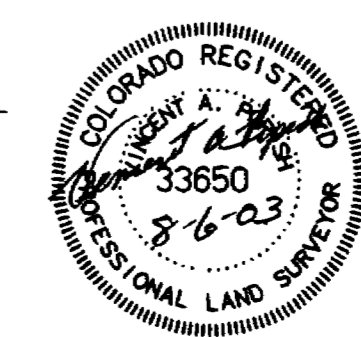
CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 3:02 o'clock P.M. this 26<sup>th</sup> day of August A.D., 2003 and is duly recorded in Plat Book No. 19, Page 373.  
Clerk and Recorder: Reception 2144603  
Deputy:

CITY OF GRAND JUNCTION APPROVAL  
This plat of TOT SUBDIVISION, A Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 22<sup>nd</sup> day of August A.D., 2003.  
City Manager: [Signature]  
President of City Council: [Signature]

### SURVEYOR'S CERTIFICATE

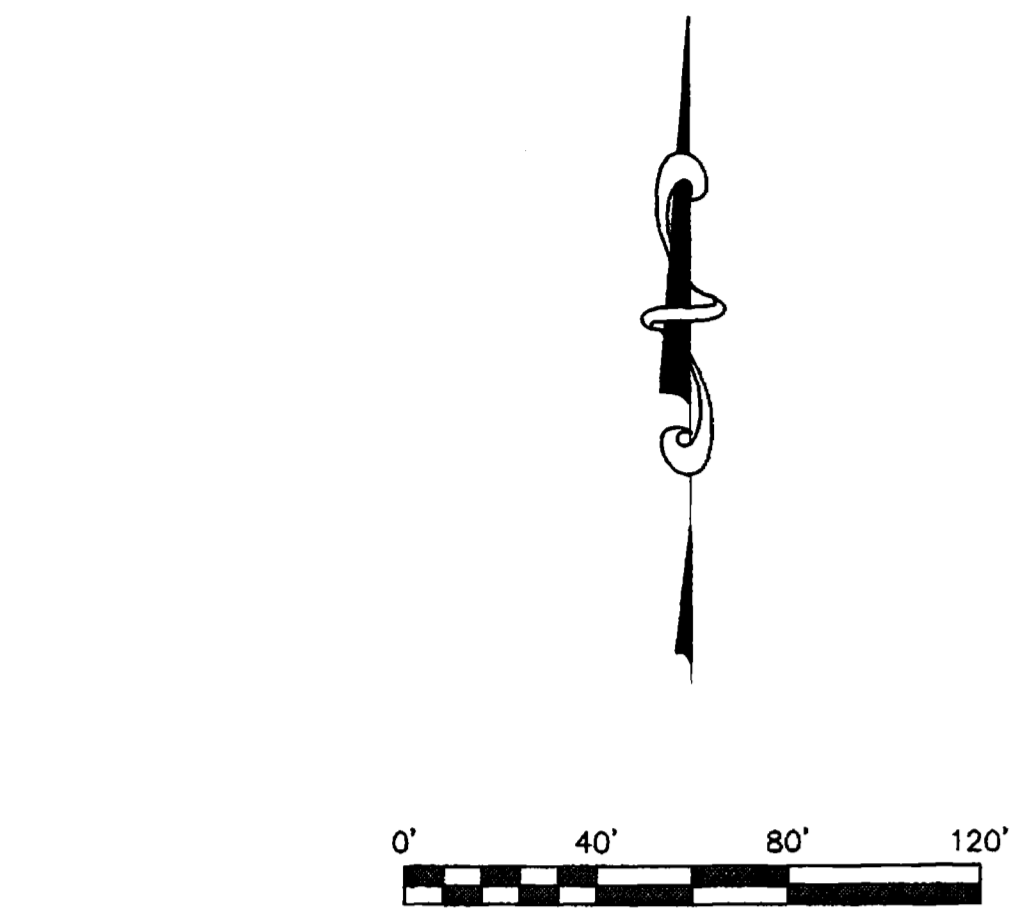
I, Vincent A. Popish, do hereby certify that the accompanying plat of TOT SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Vincent A. Popish, P.L.S. No. 33650  
Independent Survey, Inc.



### TOT Subdivision

FINAL PLAT	
SITUATED IN THE SW1/4 OF SECTION 3, T1S, R1W OF THE UTE MERIDIAN	
Client:	John Turner
Date:	08/04/2003
Scale:	1" = 40'
Drawn by:	VAP DJS
Checked by:	VAP
File No.:	202226
File Name:	TOTfinal



### LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- ⊕ RECOVERED INDEPENDENT SURVEY MARKER L.S. 33560
- FOUND SURVEY MARKER AS DESCRIBED
- SET NO. 5 REBAR/CAP L.S. 33650

NOTE: ALL SUBDIVISION PERIMETER MARKERS SET IN CONCRETE

Area Summary			
LOTS	2.84 ACRES	99%	
R.O.W.	0.02 ACRE	1%	
TOTAL	2.86 ACRES	100%	

### BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON TWO (2) FOUND DH SURVEY MONUMENTS AS SHOWN ON THIS PLAT. SAID MONUMENTS DEFINE THE EAST LINE OF THE REPLAT OF FORESIGHT FOR INDUSTRY FILING NO. ONE AND THE WEST LINE OF FORESIGHT FOR INDUSTRY FILING NO. TWO. SAID LINE BEARS SOUTH 00°00'10" EAST.

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

