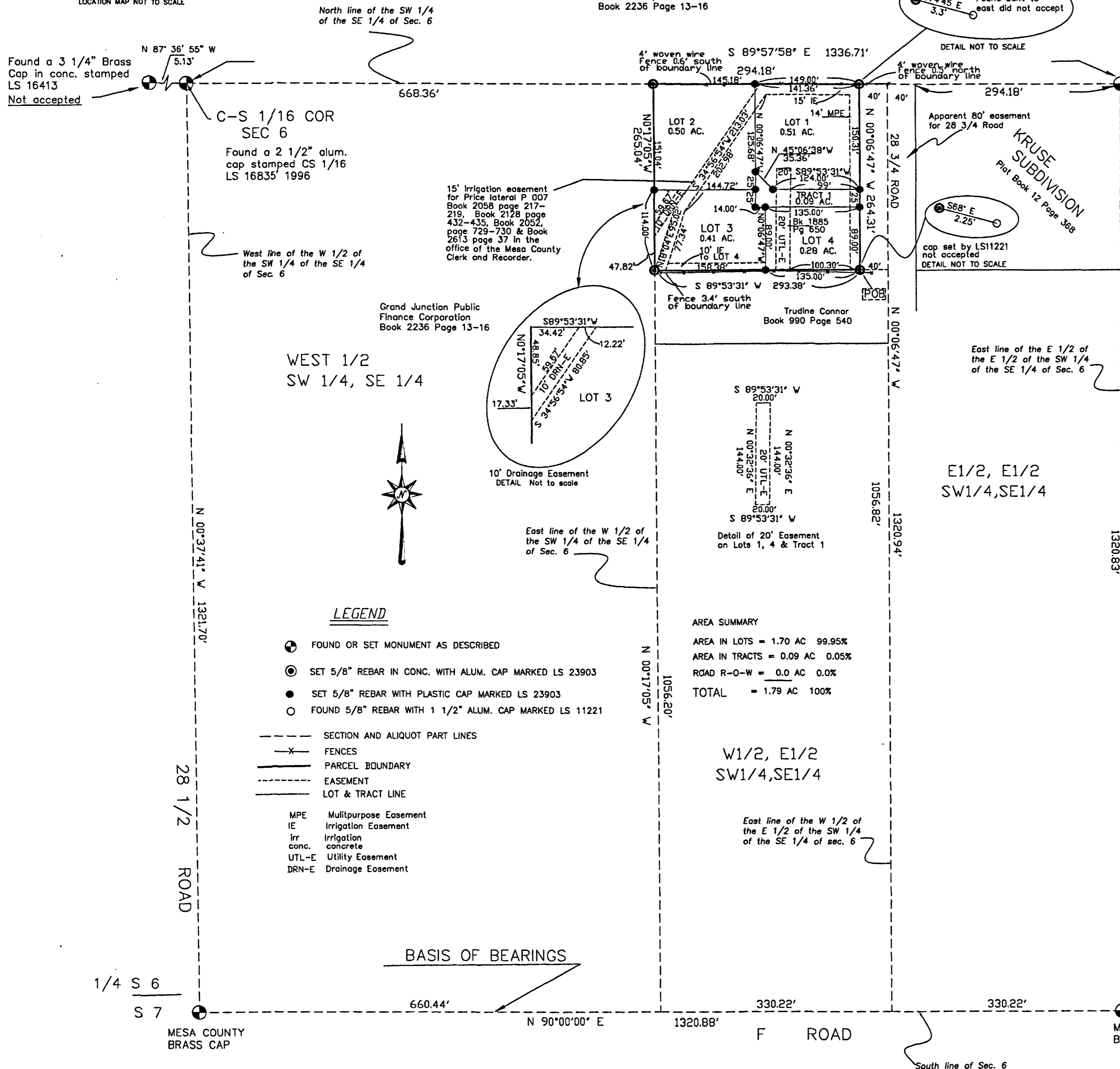
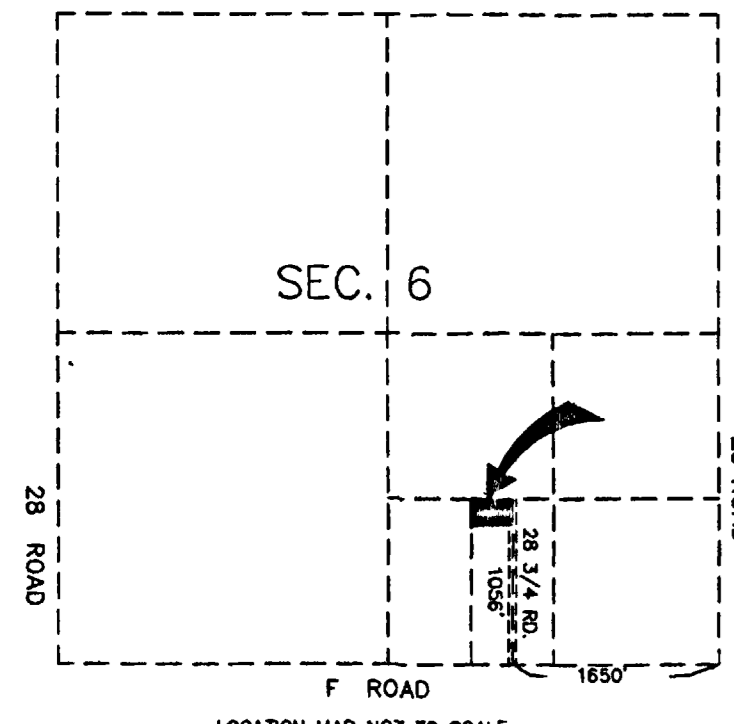
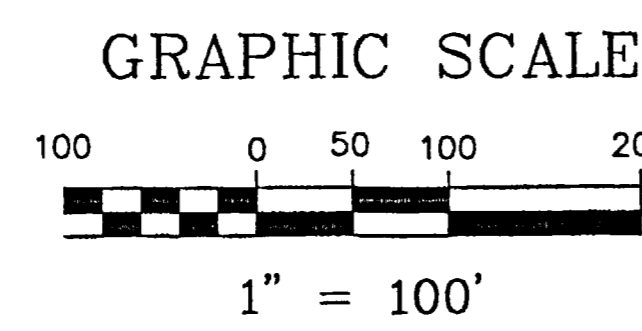
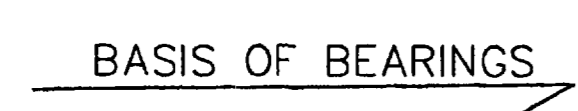


# TOMPKINS MINOR SUBDIVISION

IN THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 1S, RANGE 1E,  
UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY COLORADO.



- LEGEND**
- FOUND OR SET MONUMENT AS DESCRIBED
  - SET 5/8" REBAR IN CONC. WITH ALUM. CAP MARKED LS 23903
  - SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 23903
  - FOUND 5/8" REBAR WITH 1 1/2" ALUM. CAP MARKED LS 11221
  - SECTION AND ALIQUOT PART LINES
  - X- FENCES
  - PARCEL BOUNDARY
  - - - - EASEMENT
  - LOT & TRACT LINE
  - MPE Multipurpose Easement
  - IE Irrigation Easement
  - Ir Irrigation conc.
  - UTL-E Utility Easement
  - DRN-E Drainage Easement



**AREA SUMMARY**

AREA IN LOTS	= 1.70 AC 99.95%
AREA IN TRACTS	= 0.09 AC 0.05%
ROAD R-O-W	= 0.0 AC 0.0%
<b>TOTAL</b>	<b>= 1.79 AC 100%</b>

E1/2, E1/2 SW1/4, SE1/4

W1/2, E1/2 SW1/4, SE1/4

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Brad R. Tompkins and Kay L. Tompkins are the owners of that real property as described in Book 3226 page 506 & Book 1877 page 823 in the office of the Mesa County Clerk and Recorder being a parcel of land situated in a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section 6, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as shown on the accompanying plat thereof, said parcel being more particularly described as follows: Commencing at a Mesa County Brass Cap Monument set to mark the Southeast corner of the SW 1/4 of the SE 1/4 of said section 6 from whence a Brass cap monument at the South 1/4 corner of said section 6 bears N 90° 00' 00" W 1320.87' and all other bearings in this description are relative thereto; Thence N 90° 00' 00" W 332.22 feet along the South line of said section 6 to the East line of the W 1/2 of the SE 1/4 of the SE 1/4 of said section 6; Thence N 00° 06' 47" W 1056.82 feet along said East line; Thence S 89° 53' 31" W 40.00 feet to the Point of Beginning; Thence S 89° 53' 31" W 293.38 feet to the West line of West 1/2 of the East 1/2 of the SW 1/4 of the SE 1/4 of said section 6; Thence N 00° 17' 05" W 265.04 feet along said West line to the North line of the SW 1/4 of the SE 1/4 of said section 6; Thence S 89° 57' 58" E 294.18 feet along said North line; Thence S 00° 06' 47" E 264.31 feet to the Point of Beginning. Said parcel contains 1.79 acres.

That said owners have caused the said real property to be laid out and surveyed as TOMPKINS MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

Tract 1 to the Tompkins Subdivision Home Owners Association (HOA) Inc., as a perpetual easement for ingress and egress purposes for the use of said Tract owner(s), their guest(s), and invitee(s), 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. Said Tract to be maintained by said HOA. Deed of conveyance recorded in Book 3927, at page 266 in the office of the Mesa County Clerk and Recorder, subject to further conditions and restrictions as may be set forth in that instrument.

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 street lighting, landscaping, trees and grade structures.

A 10 foot drainage easement across the north west corner of lot 3 as a perpetual easement for the conveyance of run off water which originates within the area hereby platted, through natural or manmade facilities above or below ground. Said easement to be maintained by Tompkins Subdivision Home Owners Association Inc. Deed of conveyance recorded in Book 3927, at page 266 in the office of the Mesa County Clerk and Recorder, subject to further conditions and restrictions as may be set forth in that instrument.

An Irrigation easement across the south 10 feet of lot 3 for the benefit of lot 4 as a perpetual easement for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Said easement to be maintained by Tompkins Subdivision Home Owners Association Inc. Deed of conveyance recorded in Book 3927, at page 267 in the office of the Mesa County Clerk and Recorder, subject to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along over, under, through and across by the beneficiaries, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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.

**SURVEYOR'S CERTIFICATE**  
I, Gerald R. Reed, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of this subdivision was made under my supervision, and that the accompanying plat accurately and correctly shows said subdivision.



**CITY APPROVAL**  
This plat of the Tompkins Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21<sup>st</sup> day of June, A.D., 2005.

*Guy A. Palmer*  
Guy A. Palmer  
Mayor

**TITLE CERTIFICATION**  
STATE OF COLORADO  
COUNTY OF MESA  
We, First American Heritage Title Co., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Brad R. Tompkins and Kay L. Tompkins; That the current taxes have been 1/2 paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are as shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are as shown hereon. \*AKA BRAD REED TOMPKINS AND KAY LYNN TOMPKINS  
Date 5-10-05 By *Jamie Smith* Title Dept. Manager

Easements and Title Information provided by First American Heritage Title Company, Policy No. 00156912.

**SPECIAL NOTE:**  
A residential design has to be provided to a registered engineer to analyze and to provide the calculations to Ute Water District to prove the existing 2" water line will support a fire-sprinkler system for a residence before a building permit can be issued, or the 8" water line in F Road must be extended to within 450' of the proposed residence.  
*G.R. K.L. BRD.*

In WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11<sup>th</sup> day of May, A.D. 2005

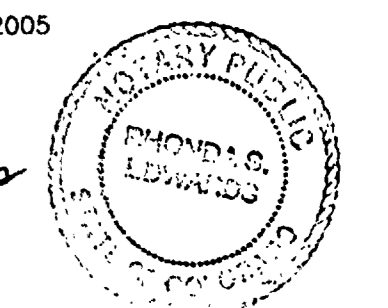
*Brad R. Tompkins*  
Brad R. Tompkins AKA  
BRAD REED TOMPKINS

*Kay Lynn Tompkins*  
Kay L. Tompkins AKA  
KAY LYNN TOMPKINS

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Brad R. Tompkins & Kay L. Tompkins this 11<sup>th</sup> day of May, A.D. 2005  
My commission Expires November 28, 2005

Witness my hand and official seal  
*Blonda S. Edwards*  
Blonda S. Edwards  
Notary Public



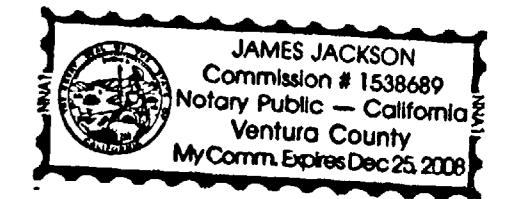
**LIENHOLDERS RATIFICATION OF PLAT**  
The Undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby ratify and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3609, 3227 Page 138, 334 & Page 200 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said lienholder or corporation has caused these presents to be signed by its VICE PRESIDENT, with the authority of its board of directors, this 4<sup>th</sup> day of MAY 4, 2005.  
By *TERRI STALLINGS*  
TERRI STALLINGS, VICE PRESIDENT  
Title

State of California } ss  
County of Merced  
*VENTURA*

This plat was acknowledged before me by, *TERRI STALLINGS* for Countrywide Home Loans, Inc. on this 4<sup>th</sup> day of MAY, A.D., 2005, for the aforementioned purposes.

My Commission Expires December 25, 2008  
My address is 1800 TARA CANYON RD SIMI VALLEY, CA 93063



**CLERK AND RECORDERS CERTIFICATE**  
STATE OF COLORADO } ss  
COUNTY OF MESA } ss  
Notary Public  
I hereby certify that this instrument was filed in my office at 3:29 o'clock P.M. this 24<sup>th</sup> day of June, A.D. 2005, and is duly recorded in Book 3927 Page 263 Reception # 2260902 Drawer # 24-125 Fees Paid 10.00 1.00  
Clerk and Recorder Deputy

Revised APRIL 21, 2005	
<b>TOMPKINS MINOR SUBDIVISION</b>	
IN THE SW1/4 OF THE SE 1/4, SEC. 6, T.1 S., R.1 E., UTE MERIDIAN	
Date: 4/21/05	GERALD REED
NO 20-724	L.S. 23903