

FINAL PLAT
LOGGAINS SUBDIVISION

A REPLAT OF A PART OF BLOCK TWO, RAILROAD INDUSTRIAL PARK AS AMENDED
AS RECORDED IN PLAT BOOK 13 PAGES 34 & 35 - RECEPTION NO. 1291564 MESA COUNTY CLERK AND RECORDERS OFFICE
SITUATED IN THE NW 1/4 SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FD. MCSM #292-1
N1/4 Corner
SECTION 6
T1S, R1W, U.M.

MONUMENT NOT RECOVERED
SW CORNER
SECTION 31
T1N, R1W, U.M.

MONUMENT NOT RECOVERED
NW CORNER
SECTION 6
T1S, R1W, U.M.

CONOCOPHILLIPS CO. PROP. TAXCONOCO INC.
2701-313-10-004
BOOK 2334 PAGES 901-902
2200 RAILROAD AVENUE

Record Point
of Commencing

MONUMENT NOT RECOVERED
SW CORNER
SECTION 31
T1N, R1W, U.M.

MONUMENT NOT RECOVERED
NW CORNER
SECTION 6
T1S, R1W, U.M.

NOTES:
1. Deeds were provided by client.
2. A Title search was provided by client (STEWART TITLE, File #05010245C). A Title Search was not performed by me.

TITLE CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA

We, STEWART TITLE OF GRAND JUNCTION, INC., 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 JANET L. LOGGAINS; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: August 23, 2005

BY: *Ann E. Harris*
Title Officer
Stewart Title of Grand Junction, Inc.

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - SET NO.5 REBAR W/CAP L.S. 30111 (PERIMETER SET IN CONCRETE)
 - DENOTES ALIQUOT LINES FOR SECTION 6
 - - - - - EXISTING FENCE LINE
 - +++++ INDICATES EXISTING RAILROAD SPUR
 - ▨ INDICATES EXISTING ASPHALT

LIST OF ABBREVIATIONS

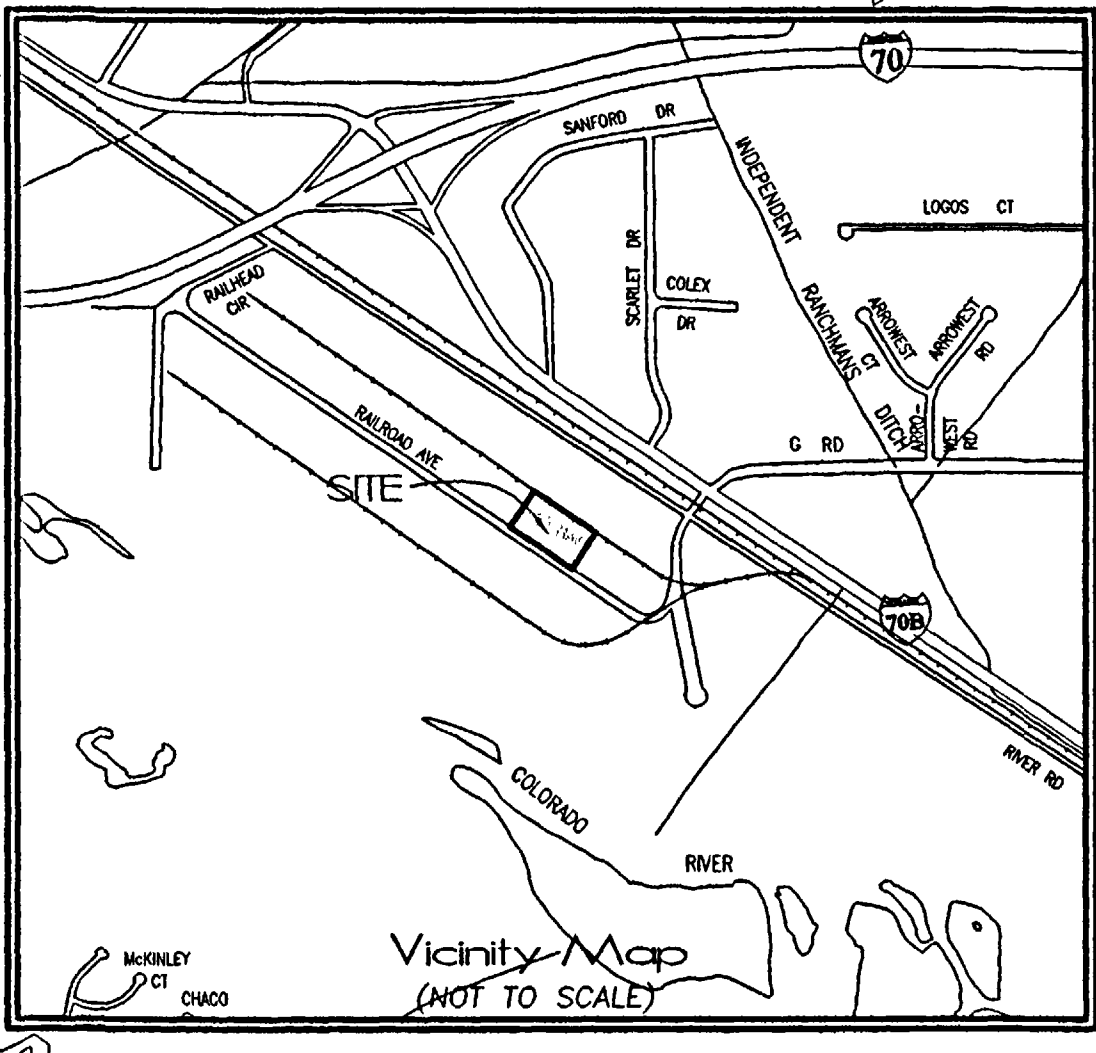
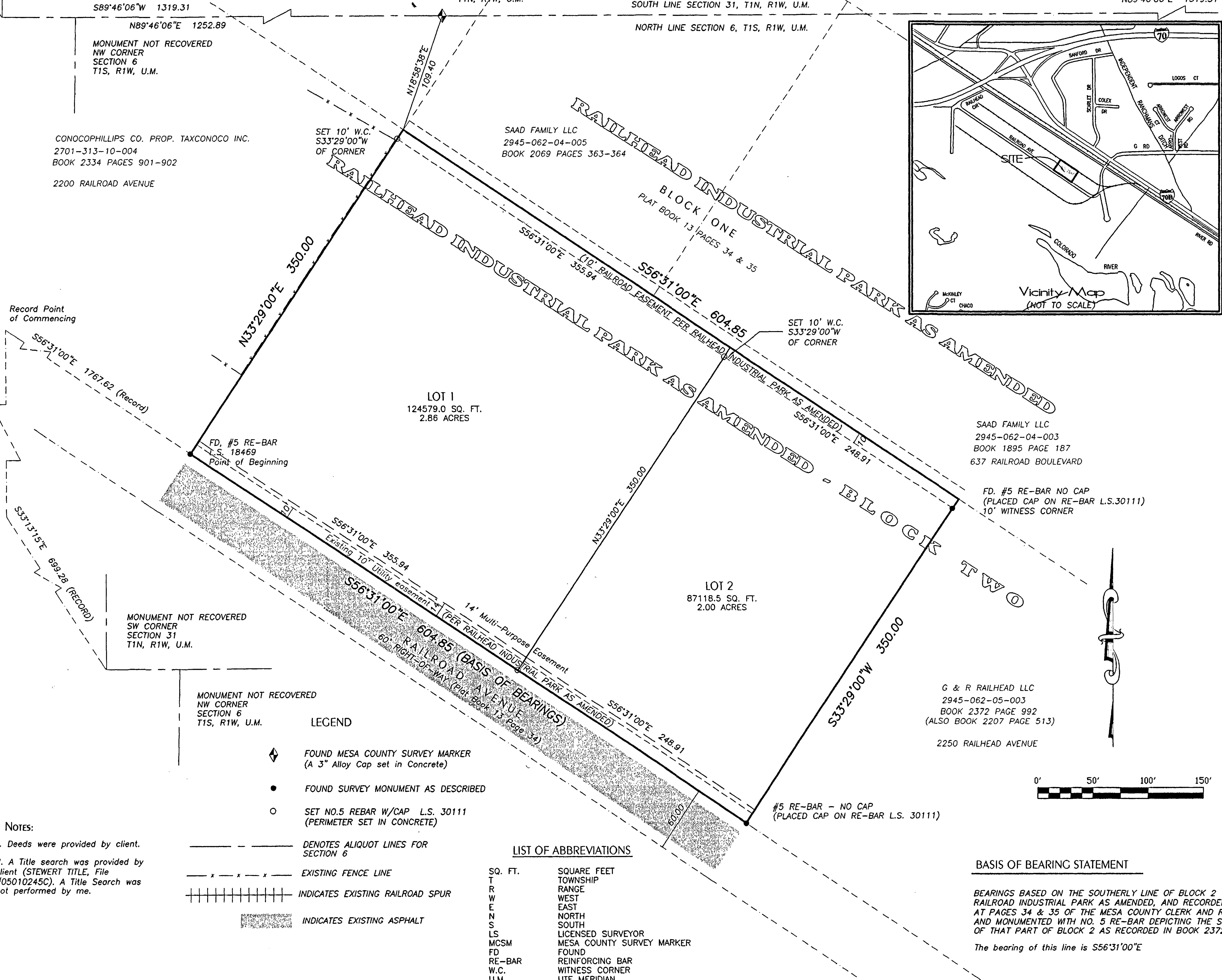
SQ. FT.	SQUARE FEET
T	TOWNSHIP
R	RANGE
W	WEST
E	EAST
N	NORTH
S	SOUTH
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
FD	FOUND
RE-BAR	REINFORCING BAR
W.C.	WITNESS CORNER
U.M.	UTE MERIDIAN
R.O.W.	RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE
I, David Max Morris, certify that the accompanying plat of LOGGAINS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



David Max Morris, O.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

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.



KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, JANET L. LOGGAINS is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 2372 at Page 978 of the Mesa County Clerk and Recorder's Office, and being situated in Section 6, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

That part of Block Two of Railroad Industrial Park as amended, lying in the NW 1/4 of Section 6, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the Southeast Corner of that part of said Block Two now or formerly owned by Ralph Seeley, from whence the Southwest Corner of Section 31, Township 1 North, Range 1 West, Ute Meridian, bears South 33°13'15" East 699.28 feet, thence South 56°31'00" East on the southerly line of said Block Two 1767.92 feet to the point of beginning, thence leaving said southerly line North 33°29'00" East on the easterly line of the Conoco Tract, 350.00 feet to the Southwesterly Corner of that part of Block One now or formerly owned by the Saad Family LLC, thence South 56°31'00" East on the northerly line of said Block Two 604.85 feet, thence leaving said northerly line South 33°29'00" West on the westerly line of that tract described in Book 2207 at Page 513 of the Mesa County real property records, for a distance of 350.00 feet to the southerly line of said Block Two, thence North 56°31'00" West 604.85 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as LOGGAINS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby state that there are no lien holders against the property.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- 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 Easements include the right of ingress and egress on, along, over, under, and 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 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.

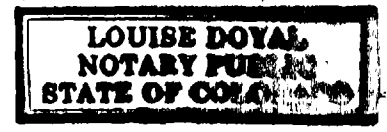
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 23rd day of August A.D., 2005.

Janet L. Loggains
JANET L. LOGGAINS

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 23rd day of August A.D., 2005, by *Janet L. Loggains*

10-27-06
My commission expires:



Louise Doyle
Notary Public
Address: 1015 N 7th St.
Grand Junction, CO 81501

CITY APPROVAL

This plat of LOGGAINS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of August A.D. 2005.

[Signature]
City Manager

[Signature]
President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 10:30 AM'clock A.M. this 29th day of August A.D., 2005, and is duly recorded in Book No. 3977, Page 790

Reception No. 2272204 Drawer No. RB-25 Fees: \$ 11.00

BASIS OF BEARING STATEMENT

BEARINGS BASED ON THE SOUTHERLY LINE OF BLOCK 2 RAILROAD INDUSTRIAL PARK AS AMENDED, AND RECORDED IN PLAT BOOK 13 AT PAGES 34 & 35 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE AND MONUMENTED WITH NO. 5 RE-BAR DEPICTING THE SW AND SE CORNER OF THAT PART OF BLOCK 2 AS RECORDED IN BOOK 2372 AT PAGE 978.
The bearing of this line is S56°31'00"E

SURVEYOR'S CERTIFICATE

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CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

FOR: LOGGAINS		SURVEYED BY: SB
ACAD ID: RailheadmsFIN		DRAWN BY: MEM
SCALE: 1" = 50'		CHECKED BY: DMM
DATE: 8/19/05		SHEET NO. 1 OF 1
		FILE: 2005-159.2