

T J SUBDIVISION

A REPLAT OF LOT 1 & LOT 2, BLOCK 11

BENTON CANON'S FIRST SUBDIVISION AMENDED

PLAT BOOK 4 PAGE 39

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 4NR LLC is the owner of that real property situate in the SW 1/4 NE 1/4 Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being recorded in Book 3315 at Pages 747 and 748, of the records of said Mesa County, being more particularly described as follows:

Lot 1 and Lot 2, Block 11, Benton Canon's First Subdivision Amended as recorded in Plat Book 4 at Page 39, of the records of said Mesa County;
Said Lots contains 0.21 acres more or less.

Said owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as T J SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and hereby offer the following dedication.

All Multi-purpose Easements are dedicated 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 sewer, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Said owner does hereby acknowledge that all lienholders appear hereon on the above described property.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 11TH day of FEBRUARY AD 2008

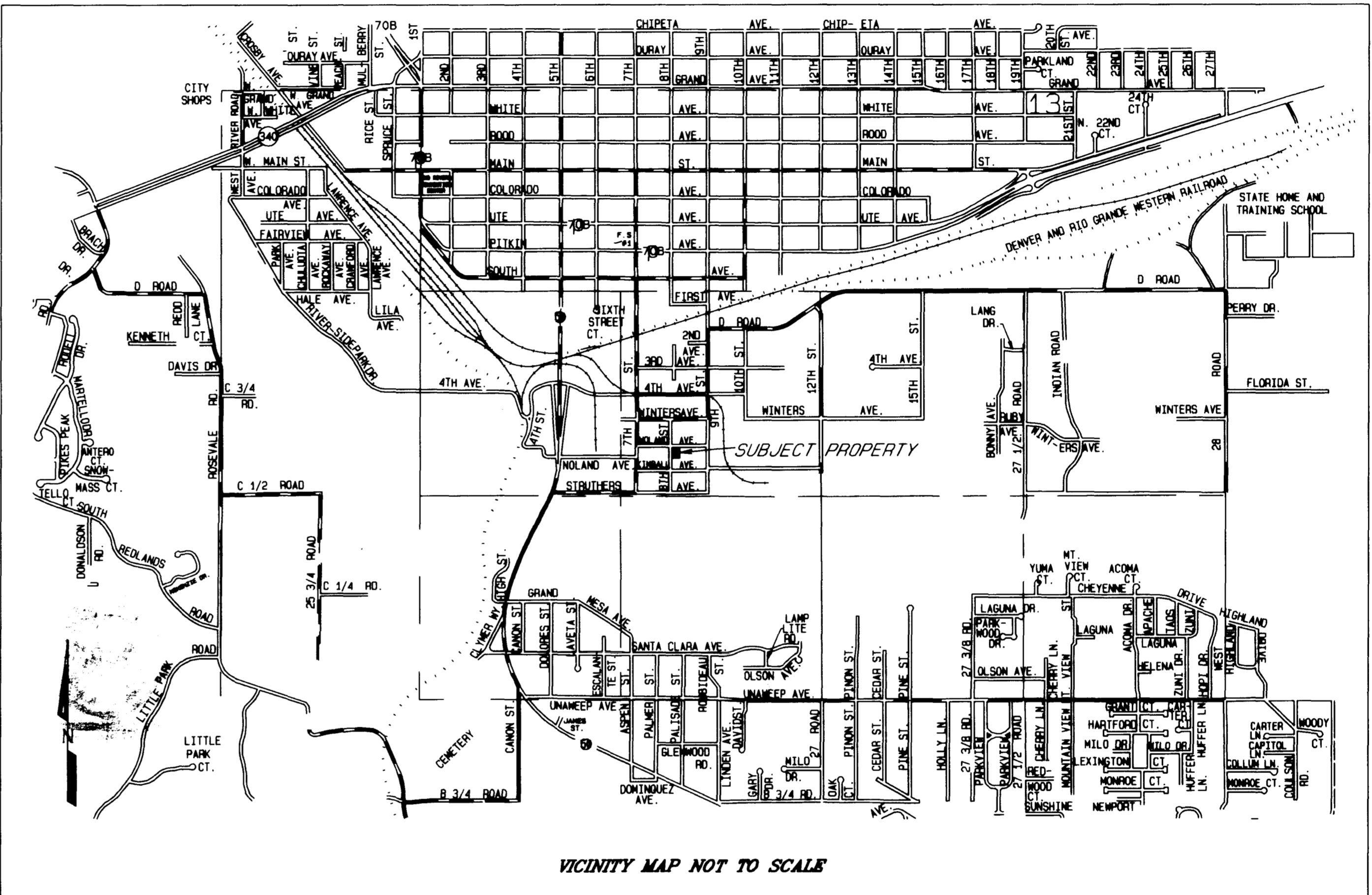

4NR LLC by Toby K. Axelsson, Manager

STATE OF COLORADO)
COUNTY OF MESA)SS

The foregoing instrument was acknowledged before me this 11TH day of FEBRUARY AD 2008.

My commission expires 1-14-2009

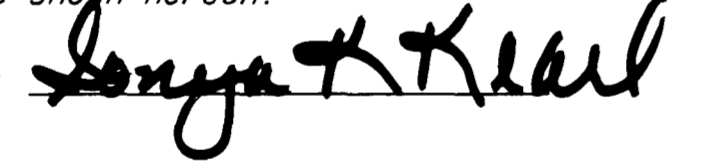

Notary Public



TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

We, Security Title Guaranty Co., a title insurance company, as duly licensed in the State of Colorado, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to 4NR LLC, 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: Feb. 21st, 2008 By: 


SURVEYOR'S CERTIFICATE

I, Alan R. VanPelt, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision and checking. That title research was supplied by Security Title Guaranty Co. under File No. 50217207.




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 3315 at Page 749 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: Spendrup & Associates, Inc.

STATE OF COLORADO)
COUNTY OF MESA)SS

The foregoing Lienholders Ratification was acknowledged before me this 11TH day of FEBRUARY A.D., 2008 by

Witness my hand and official seal 
Address: 685 HORIZON DR. GRAND JCT. CO 81506
My commission expires 1-14-2009



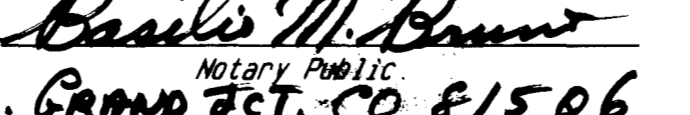
LIENHOLDERS RATIFICATION OF PLAT

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 4356 at Page 297 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: First National Bank of the Rockies

STATE OF COLORADO)
COUNTY OF MESA)SS

The foregoing Lienholders Ratification was acknowledged before me this 11TH day of FEBRUARY A.D., 2008 by

Witness my hand and official seal 
Address: 685 HORIZON DR. GRAND JCT. CO 81506
My commission expires 1-14-2009

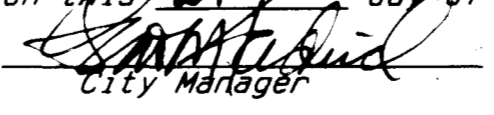
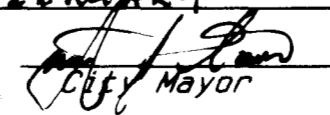


CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:19 o'clock P. M. this 8th day of AUGUST A.D., 2008 and is duly recorded as Reception Number 2452506 in Book No. 4711 at Page 151-153 Fee \$ 20⁰⁰ 1⁰⁰ Drawer No. WW-17

 Deputy
 Clerk and Recorder

CITY APPROVAL

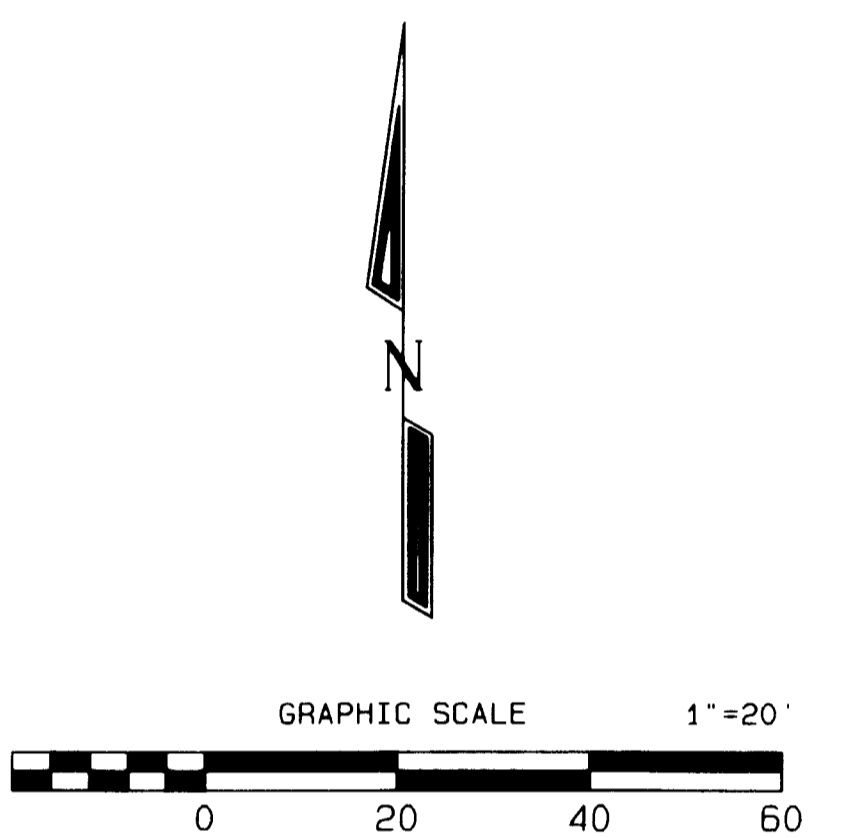
This plat of T J SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado was approved on this 29th day of FEBRUARY A.D., 2008.
 City Manager
 City Mayor

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

T J SUBDIVISION SW 1/4 NE 1/4 SEC. 23 T1S, R1W, U.M. CITY OF GRAND JUNCTION MESA COUNTY, COLORADO		
RHINO ENGINEERING INC. 1229 NORTH 23rd ST., SUITE 201 GRAND JUNCTION, CO. (970) 241-6027		
DESIGNED BY: A.VP.	CHECKED BY: J.E.K.	JOB NO. 27002.02
DRAWN BY: TERRAMODEL	DATE: FEBRUARY, 2008	SHEET 1 OF 2

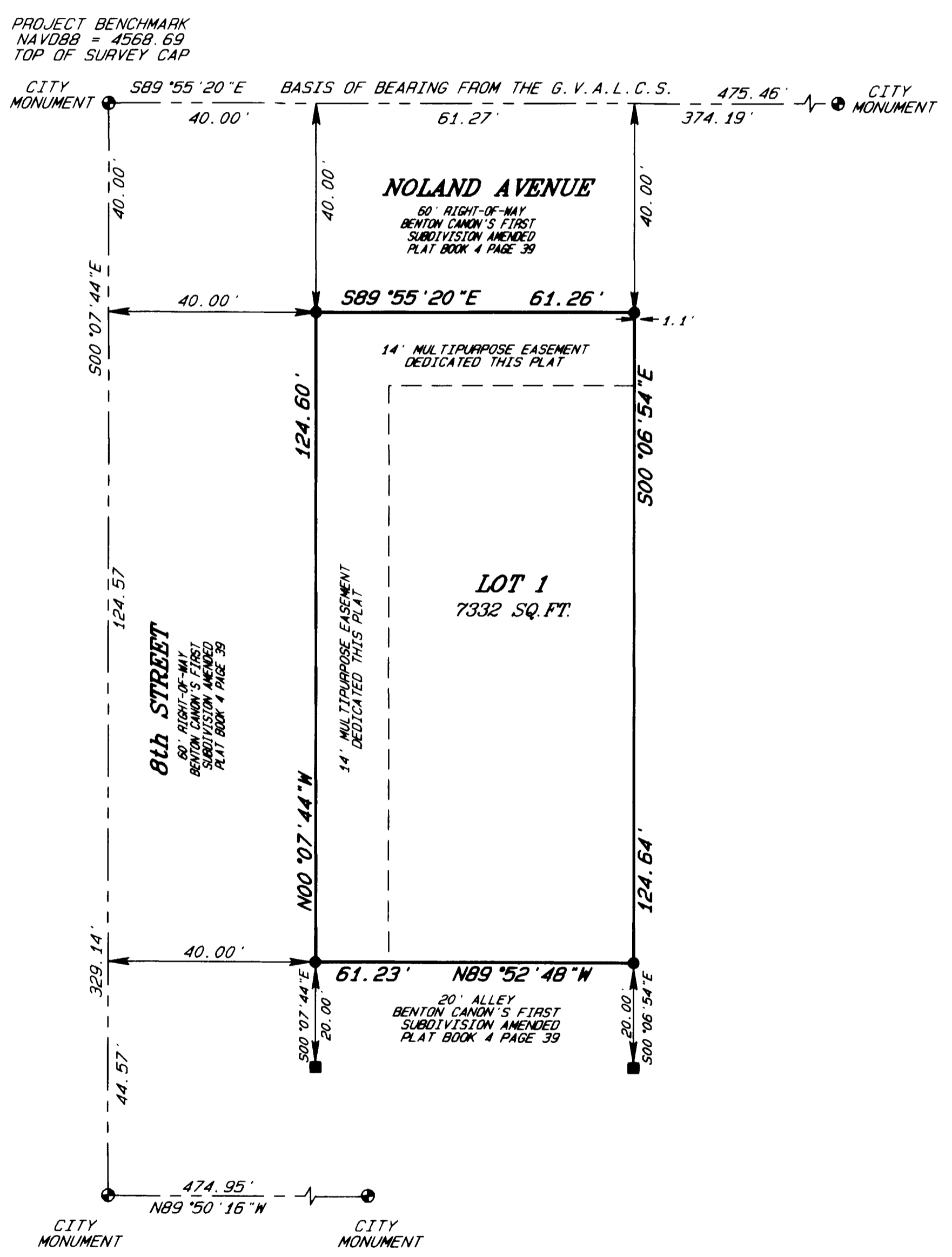
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LEGEND & ABBREVIATIONS

- FOUND CITY SURVEY MONUMENT
 - FOUND #5 REBAR W/ 1.5" PLASTIC CAP STAMPED LS 30111
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED LS 37049
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 SQ. FT. = SQUARE FEET
 NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
 EXTERIOR CORNERS EMBEDDED IN CONCRETE



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

BASIS OF BEARING BEING S89°55'20"E BETWEEN THE CITY MONUMENT AT THE INTERSECTION OF NOLAN AVENUE AND 8th STREET, BEING A FOUND 2" ALUMINUM CAP STAMPED LS 27279 AND THE CITY MONUMENT AT THE INTERSECTION OF NOLAN AVENUE AND 9th STREET, BEING ANOTHER FOUND 2" ALUMINUM CAP STAMPED LS 27279, BOTH IN MONUMENT BOXES.

AREA SUMMARY

LOT 1	= 0.18 ACRES / 100%
TOTAL	= 0.18 ACRES / 100%

T J SUBDIVISION
 SW 1/4 NE 1/4 SEC. 23 T1S, R1W, U.M.
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

RHINO ENGINEERING INC.
 1229 NORTH 23rd ST., SUITE 201
 GRAND JUNCTION, CO. (970) 241-6027

DESIGNED BY: A.V.P.	CHECKED BY: J.E.K.	JOB NO. 27002.02
DRAWN BY: TERRAMODEL	DATE: FEBRUARY, 2008	SHEET 2 OF 2