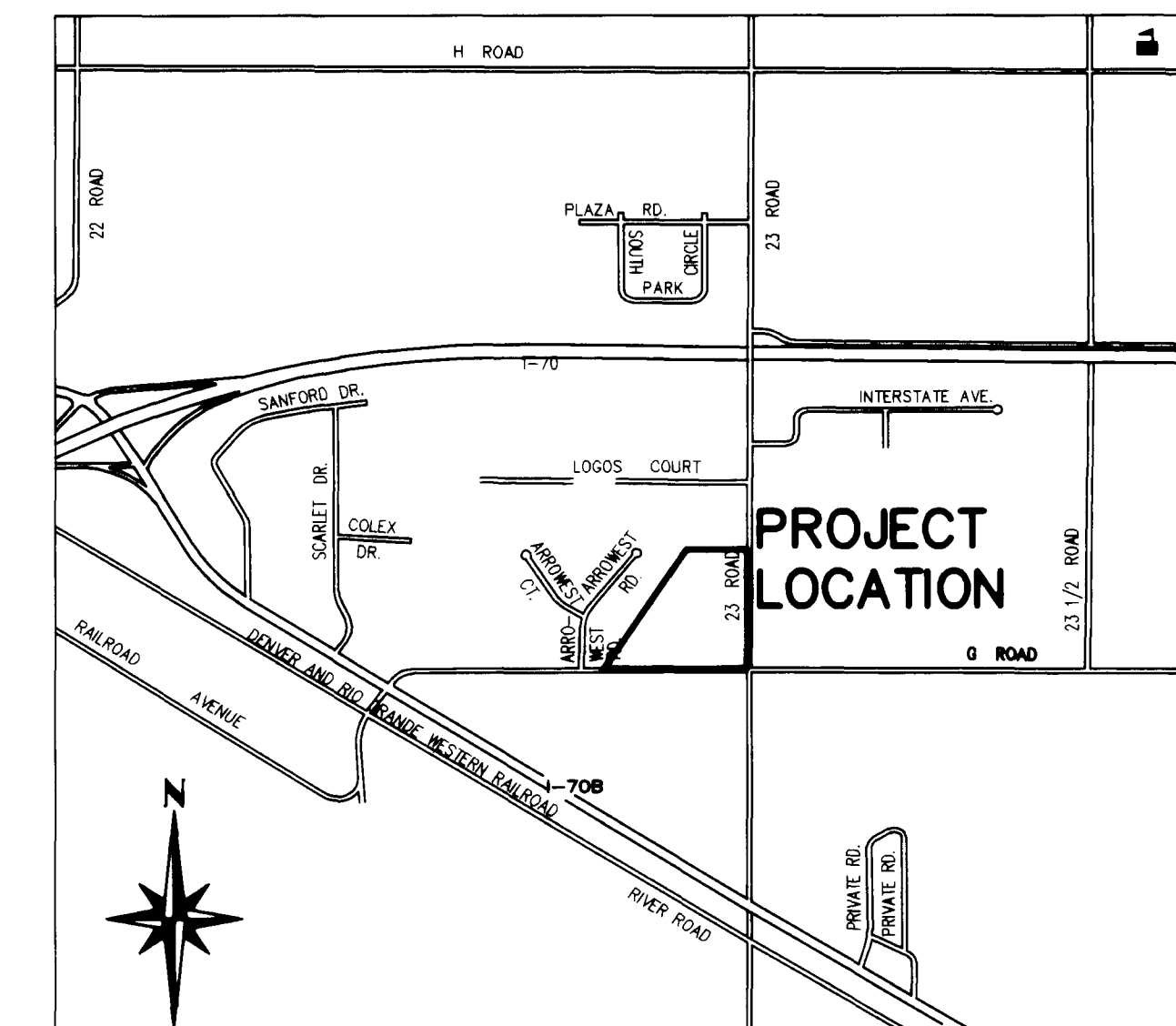


FINAL PLAT T-FOUR SUBDIVISION

A REPLAT LOT 2 OF THE ELWYN G J INDUSTRIAL PARK
AS RECORDED IN PLAT BOOK 14 AT PAGE 190
SITUATE IN THE SE¼ SE¼ SECTION 31, T1N, R1W, UTE P.M.
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS: That, T-4, LLC, a Colorado limited liability company is the owner of that real property located in the SE¼ of the SE¼ of Section 31, Township 1 North, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado and being LOT 2 OF THE ELWYN G J INDUSTRIAL PARK as shown in Plat Book 14 at Page 190 of the Mesa County Clerk and Recorder's Office. Said parcel being more particularly described as follows:

BEGINNING AT A POINT WHICH BEARS NORTH 0°03'20" EAST 40.00' ALONG THE EAST LINE OF THE SE¼ SE¼, SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN AND NORTH 89°55'40" WEST 30.00' FROM THE SE CORNER OF SAID SECTION 31;
THENCE NORTH 0°03'20" EAST 927.39';
THENCE NORTH 89°57'49" WEST 509.79';
THENCE SOUTH 38°18'04" WEST 1180.16';
THENCE SOUTH 89°55'40" EAST 1240.35' TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 18.62 ACRES AS DESCRIBED.

Said Owner states that there are no lien holders of record.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as T-FOUR SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

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 shown hereon are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable tv lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 4th day of JUNE, A.D. 2009.

by: [Signature]
Member of T-4, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO: :ss
COUNTY OF MESA :
The foregoing instrument was acknowledged before me this 4th day of JUNE, A.D. 2009.
Member of T-4, LLC
Witness my hand and official seal
My Commission Expires 10/4/2012

[Signature]
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
COUNTY OF MESA :
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:25 o'clock A.m., on this 15th day of JUNE 2009 and was recorded at Reception No. #2493441 Book 4872 and Page 299+300.
Drawer No. lw-144, and Fees 20+1.

[Signature] Clerk and Recorder
[Signature] Deputy

NOTES:

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NUMBER 911-HO176736-097-NMC.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SE¼ SE¼ SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN. FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT THE BOTH ENDS OF SAID LINE. THE VALUE USED, N 0°03'20" E WAS CALCULATED USING THE PUBLISHED DATA FROM THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING GPS ID No. T0739 AT THE NORTH END AND GPS ID No. P097 AT THE SOUTH END OF SAID LINE.
- THE BEARINGS SHOWN HEREON REPRESENT THE BEARINGS SHOWN ON ELWYN G J INDUSTRIAL PARK SUBDIVISION AS RECORDED AT PLAT BOOK 14 PAGE 190 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE ROTATED TO THE MESA COUNTY LOCAL COORDINATE SYSTEM.
- BLANKET EASEMENT AND EXCEPTION INFORMATION:
A. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS AS DISCLOSED ON PLAT OF ELWYN G J INDUSTRIAL PARK SUBDIVISION RECORDED ON FEBRUARY 25, 1994 AT RECEPTION NUMBER 1672282 IN BOOK 14 AT PAGE 190.
B. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, AND RESTRICTIONS OF THAT CERTAIN AGREEMENT RECORDED ON FEBRUARY 25, 1994 AT RECEPTION NUMBER 1672281 IN BOOK 2050 AT PAGE 624.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- ALL RIGHTS OF VEHICULAR ACCESS TO AND FROM LOT 2 VIA G ROAD HAVE BEEN AND ARE WAIVED AND SURRENDERED PURSUANT TO THAT INSTRUMENT RECORDED AT PAGES 624 THROUGH 626 OF BOOK 2050 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.

LIENHOLDER RATIFICATION

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 4548 AT PAGE 597 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 SIGNED BY ITS SVP WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF JUNE.
TITLE Senior Vice President FOR: [Signature]
Academy Bank, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss
The foregoing instrument was acknowledged before me by J. Tom England this 4th day of JUNE, A.D. 2009.
Witness my hand and official seal
Notary Public: [Signature]
My Commission Expires 10/16/2012



CITY APPROVAL

This plat of T-FOUR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 9 day of JUNE 2009.

[Signature] City Manager
[Signature] President of Council

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }ss
WE, FIRST AMERICAN HERITAGE TITLE COMPANY OF MESA COUNTY 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 VESTED TO THE T-4, LLC; THAT THE CURRENT TAXES HAVE NOT ~~BEEN~~ 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.

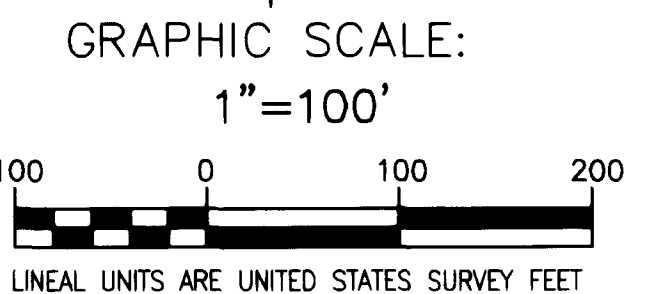
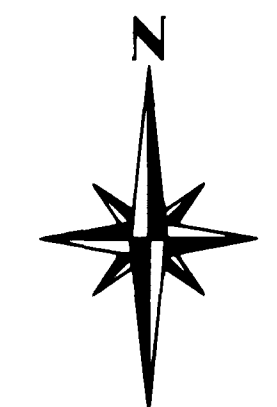
DATE: 6-5-2009 BY: [Signature] Examiner
NAME AND TITLE
FIRST AMERICAN HERITAGE TITLE COMPANY
OF MESA COUNTY INC.

FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type

LAND USE SUMMARY

LOTS	18.30 ACRES	98%
DEDICATED ROW	0.33 ACRES	2%
TOTAL	18.63 ACRES	100%



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER
- RECOVERED No. 5 REBAR WITH ALUMINUM CAP PLS 37904
- FOUND No. 5 REBAR
- SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- # NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION

SURVEYOR'S CERTIFICATION

I, PATRICK W. CLICK, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT, REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.



[Signature]
PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR No. 37904

JUNE 5, 2009 DATE

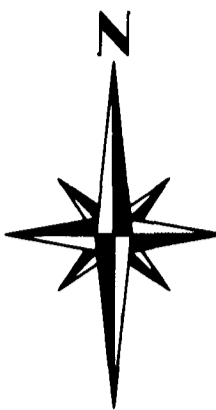
**FINAL PLAT
T-FOUR SUBDIVISION**
SITUATE IN THE SE¼ SE¼ OF SECTION 31
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2007079 FIELD WORK: AB-PC
DATE: 06/1/09 DRAWING NAME: T4PLAT DRAWN BY: TW

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
695 36 ROAD
PALISADE, CO 81526
PHONE (970)986-0522
FAX (970)464-7569

FINAL PLAT T-FOUR SUBDIVISION

SITUATED IN THE SE¼ SE¼ OF SECTION 31
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



GRAPHIC SCALE:

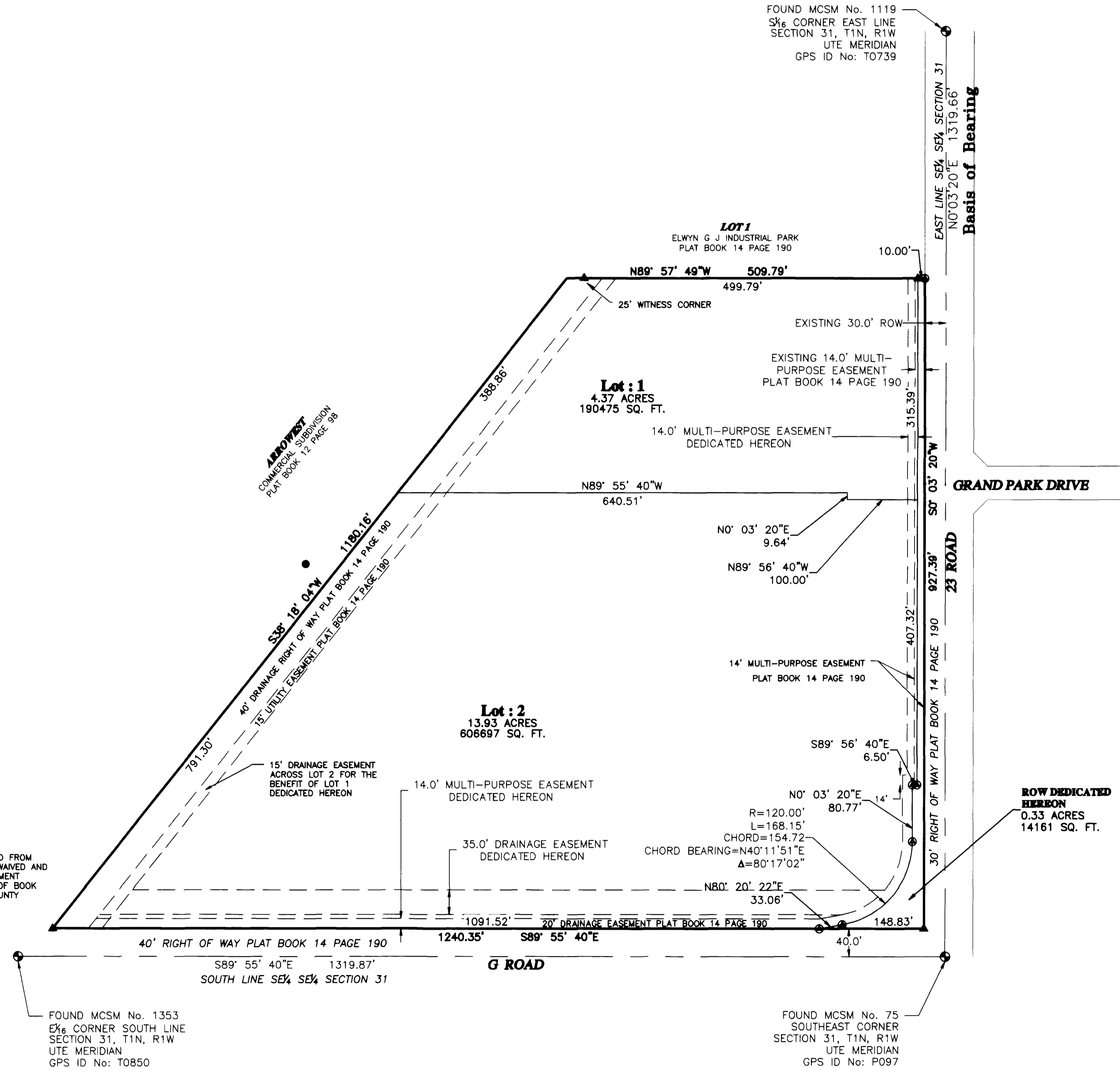
1"=100'



LINEAL UNITS ARE UNITED STATES SURVEY FEET

LEGEND:

- FOUND MESA COUNTY SURVEY MARKER ⊙
- RECOVERED No. 5 REBAR WITH ALUMINUM CAP PLS 37904 ▲
- FOUND No. 5 REBAR ●
- SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904 ⊙



ALL RIGHTS OF VEHICULAR ACCESS TO AND FROM LOT 2 VIA G ROAD HAVE BEEN AND ARE WAIVED AND SURRENDERED PURSUANT TO THAT INSTRUMENT RECORDED AT PAGES 624 THROUGH 628 OF BOOK 2050 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.



**FINAL PLAT
T-FOUR SUBDIVISION**

SITUATED IN THE SE¼ SE¼ OF SECTION 31
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2007079 FIELD WORK: AB-EG
DATE: 06/1/09 DRAWING NAME: T4PLAT DRAWN BY: TW

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