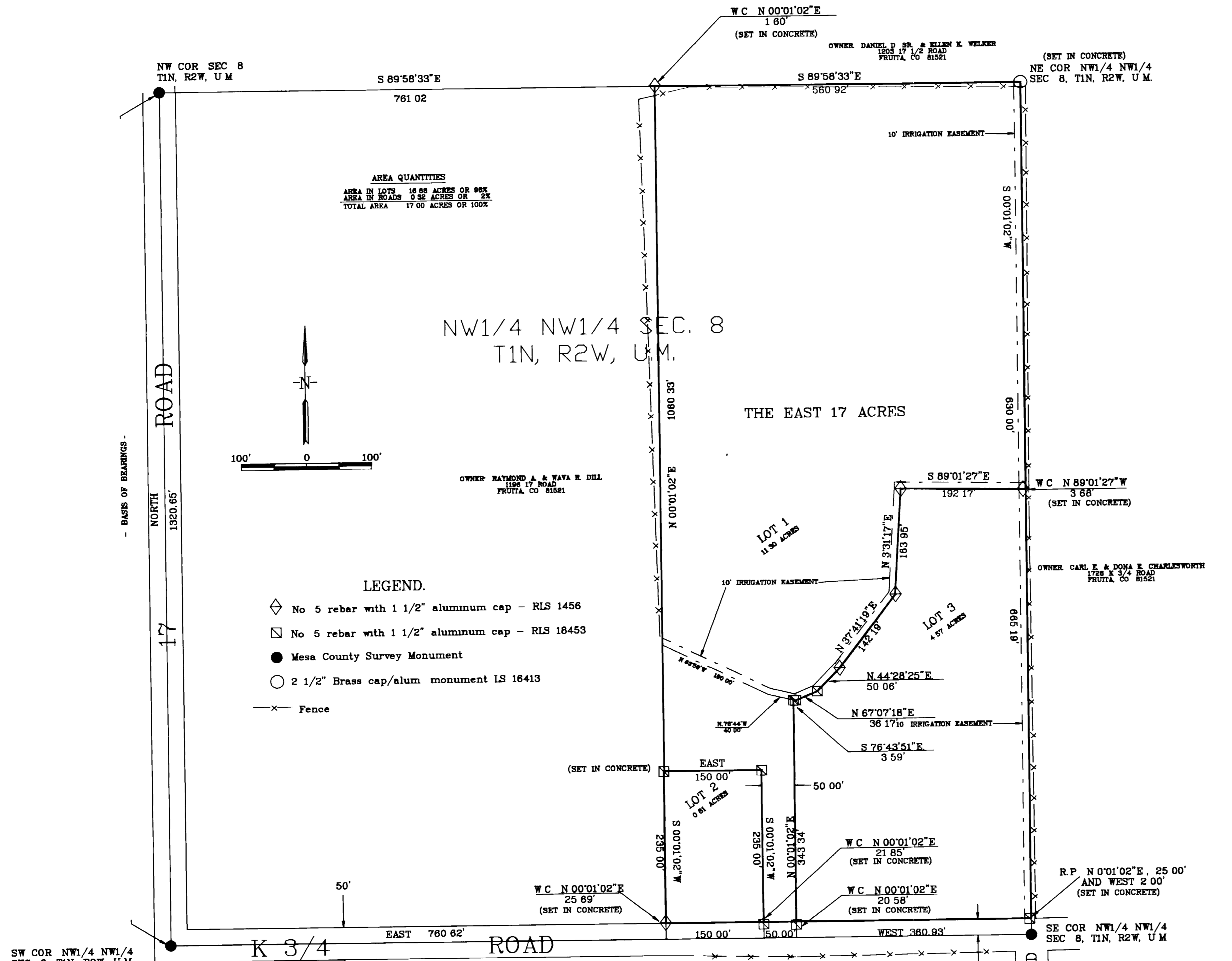
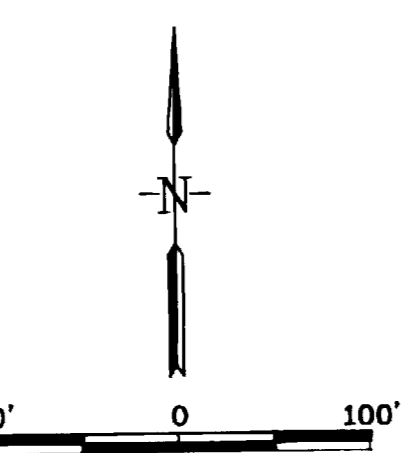


BEYELER MINOR SUBDIVISION

PART OF THE NW1/4 NW1/4 SEC. 8, T1N, R2W, U.M. MESA COUNTY, COLORADO



AREA QUANTITIES
 AREA IN LOTS 16.88 ACRES OR 98%
 AREA IN ROADS 0.32 ACRES OR 2%
 TOTAL AREA 17.00 ACRES OR 100%



- LEGEND.**
- ◆ No 5 rebar with 1 1/2" aluminum cap - RLS 1456
 - ◻ No 5 rebar with 1 1/2" aluminum cap - RLS 18453
 - Mesa County Survey Monument
 - 2 1/2" Brass cap/alum monument LS 16413
 - x- Fence

LOT 1
 A tract of land located in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of said NW1/4 NW1/4, considering the West line of the said NW1/4 NW1/4 to bear North and all other bearings relative thereto, and running the following courses and distances:
 Thence S 0°01'02" W, 830.00 feet on the said subdivision line,
 Thence N 89°01'27" E, 192.17 feet,
 Thence S 3°31'17" W, 163.95 feet,
 Thence S 37°41'19" W, 142.16 feet,
 Thence S 44°28'25" W, 50.06 feet,
 Thence S 87°07'18" E, 36.17 feet,
 Thence N 76°43'51" W, 3.59 feet,
 Thence S 0°01'02" W, 343.34 feet to a point on the North line of the right-of-way for "K 3/4" Road,
 Thence West, 50.00 feet on the said North right-of-way line (50 foot right-of-way),
 Thence N 0°01'02" E, 235.00 feet,
 Thence West, 150.00 feet,
 Thence N 0°01'02" E, 1060.33 feet to a point on the North line of the said NW1/4 NW1/4,
 Thence S 89°58'33" E, 560.92 feet more or less to the point of beginning, and containing 11.90 acres, more or less.

LOT 2
 A tract of land located in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Principal Meridian, bounded and described as follows: Beginning at a point on the North line of the right-of-way for "K 3/4" Road (50 foot right-of-way) from which the Southeast corner of the said NW1/4 NW1/4 bears East 410.93 feet and S 0°01'02" W, 25.00 feet, and considering the West line of the said NW1/4 NW1/4 to bear North and all other bearings relative thereto, and running the following courses and distances:
 Thence West on the said North right-of-way line for "K 3/4" Road, 150.00 feet,
 Thence N 0°01'02" E, 235.00 feet,
 Thence East, 150.00 feet,
 Thence S 0°01'02" W, 235.00 feet more or less to the point of beginning, and containing 0.81 acres, more or less.

LOT 3
 A tract of land located in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Principal Meridian, bounded and described as follows: Beginning at a point on the North line of the right-of-way for "K 3/4" Road (50 foot right-of-way) from which the Southeast corner of the said NW1/4 NW1/4 bears S 0°01'02" W, 25.00 feet, and considering the West line of the said NW1/4 NW1/4 to bear North and all other bearings relative thereto, and running the following courses and distances:
 Thence West, 360.93 feet on the said North right-of-way line,
 Thence N 0°01'02" E, 343.34 feet,
 Thence S 76°43'51" E, 3.59 feet,
 Thence N 87°07'18" E, 36.17 feet,
 Thence N 44°28'25" E, 50.06 feet,
 Thence N 37°41'19" E, 142.16 feet,
 Thence N 3°31'17" E, 163.95 feet,
 Thence S 89°01'27" E, 192.17 feet to the East line of the said NW1/4 NW1/4,
 Thence S 0°01'02" W, 830.00 feet more or less to the point of beginning, and containing 4.57 acres, more or less.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS That the undersigned, Fred R. Beyeler and Clara E. Beyeler and Bertha M. Beyeler are the owners of that real property situated in the County of Mesa, State of Colorado, and being described as follows:
 The East Seventeen (17) acres of the Northwest Quarter of the Northwest Quarter of Section Eight (8), Township One (1) North, Range Two (2) West of the Ute Meridian.
 That said owners have caused the said real property to be laid out and surveyed as BEYELER MINOR SUBDIVISION
 That the said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described utility easements
 That all expenses for the improvements shall be financed by the seller or purchaser, and not the County of Mesa
 IN WITNESS WHEREOF, Fred R. Beyeler, Clara E. Beyeler and Bertha M. Beyeler have caused their names to be hereunto subscribed this 25th day of September, A.D. 1991
 Fred R. Beyeler Clara E. Beyeler Bertha M. Beyeler
 STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 25th day of September, A.D. 1991
 by Fred R. Beyeler, Clara E. Beyeler and Bertha M. Beyeler
 My Commission Expires March 6, 1994
 Witness my hand and official seal Jerry S. Keenan
 Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 2nd day of October, A.D. 1991 by the County Planning Commission of the County of Mesa, Colorado
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 29th day of October, A.D. 1991 by the BOARD OF COUNTY COMMISSIONERS of the County of Mesa, Colorado
 Chairman

UTILITIES COORDINATING COMMITTEE CERTIFICATE
 Approved this 16th day of OCT, A.D. 1991 by the UTILITIES COORDINATING COMMITTEE of the County of Mesa, Colorado
 Chairman

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 11:35 o'clock A.M. October 31 A.D. 1991 and is duly recorded in plat Book No. 14 Page No. 20
 Clerk and Recorder
 Deputy
 Fees \$ 10.00
 Receipt # 1585086

SURVEYOR'S CERTIFICATE
 I, Norman R. Every, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of the BEYELER MINOR SUBDIVISION within the County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of same
 Dated this 24th day of SEPTEMBER, A.D. 1991
 Norman R. Every
 Registered Professional Land Surveyor

NOTE: Landowners are reminded that Lots 1, 2 and 3 are located in an agricultural area. Normal agricultural activities will continue unabated in the surrounding area, and the Owner shall have no recourse except in cases of proven gross negligence (Reference CRS 35-35-101)

NOTICE 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 CERTIFICATION SHOWN HEREON

LAND SURVEY DEPOSITS
 MESA COUNTY SURVEYOR'S OFFICE
 DATE _____
 BOOK _____ PAGE _____
 DEPOSIT NUMBER _____

BEYELER MINOR SUBDIVISION		
PART OF THE NW1/4 NW1/4 SEC. 8, T1N, R2W, U.M.		
DATE	SCALE	ENGINEERING/DRAWING BY
07-17-91	1"=100'	NORMAN R. EVERY
DATE REV. - REV. NO.	ACAD. DRAWING NO.	
09-24-91 - 1	FRUITA.DWG	PLS 18453