

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1909110 06/29/99 0219PM
MONIKA TODD CLK® MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 17 PAGE 105

DRAWER NO GG 175

FEE \$ *18 12254

NAME OF PLAT

Borgman minor Sub

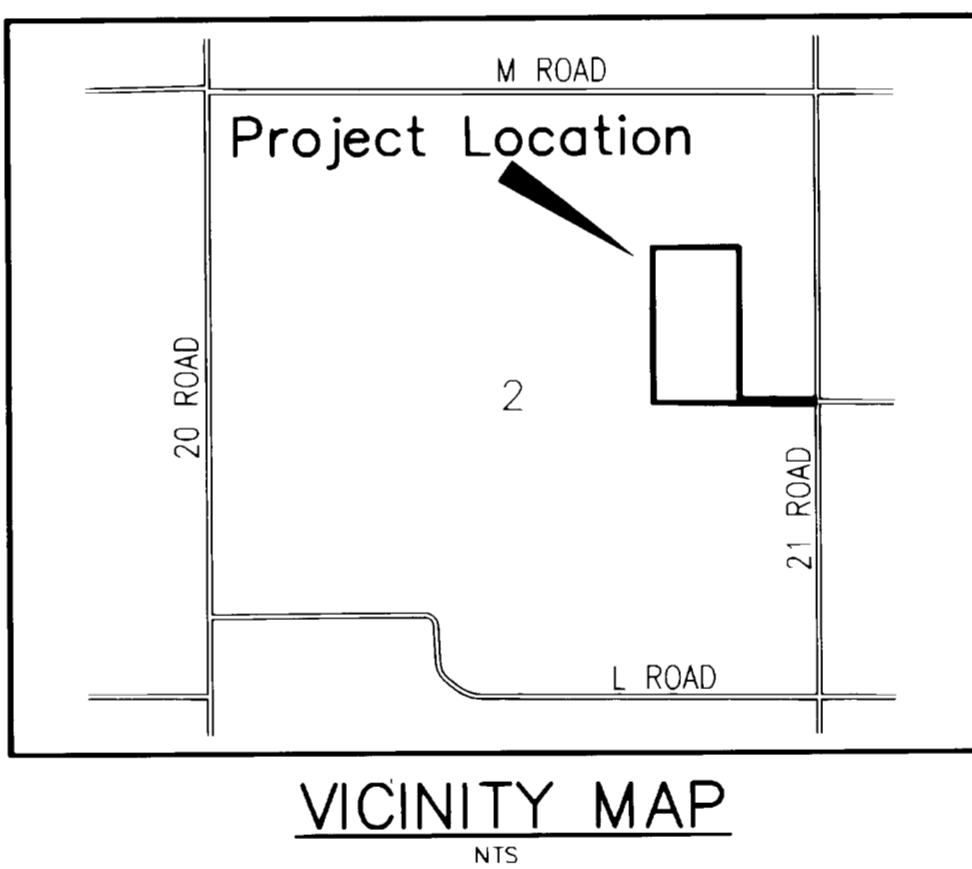
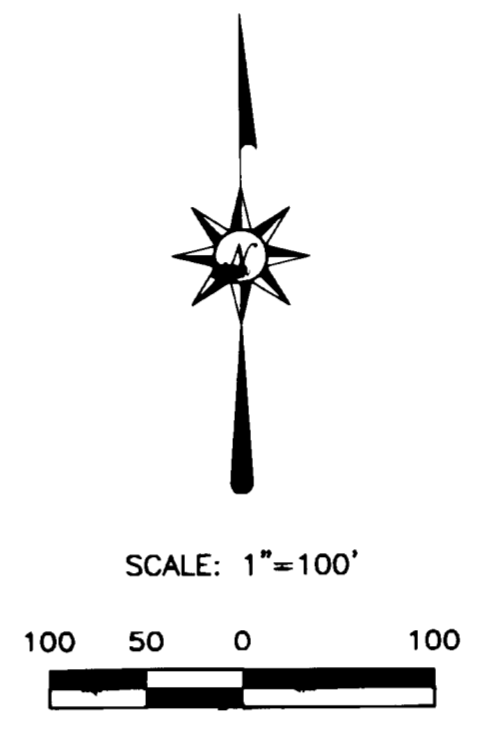
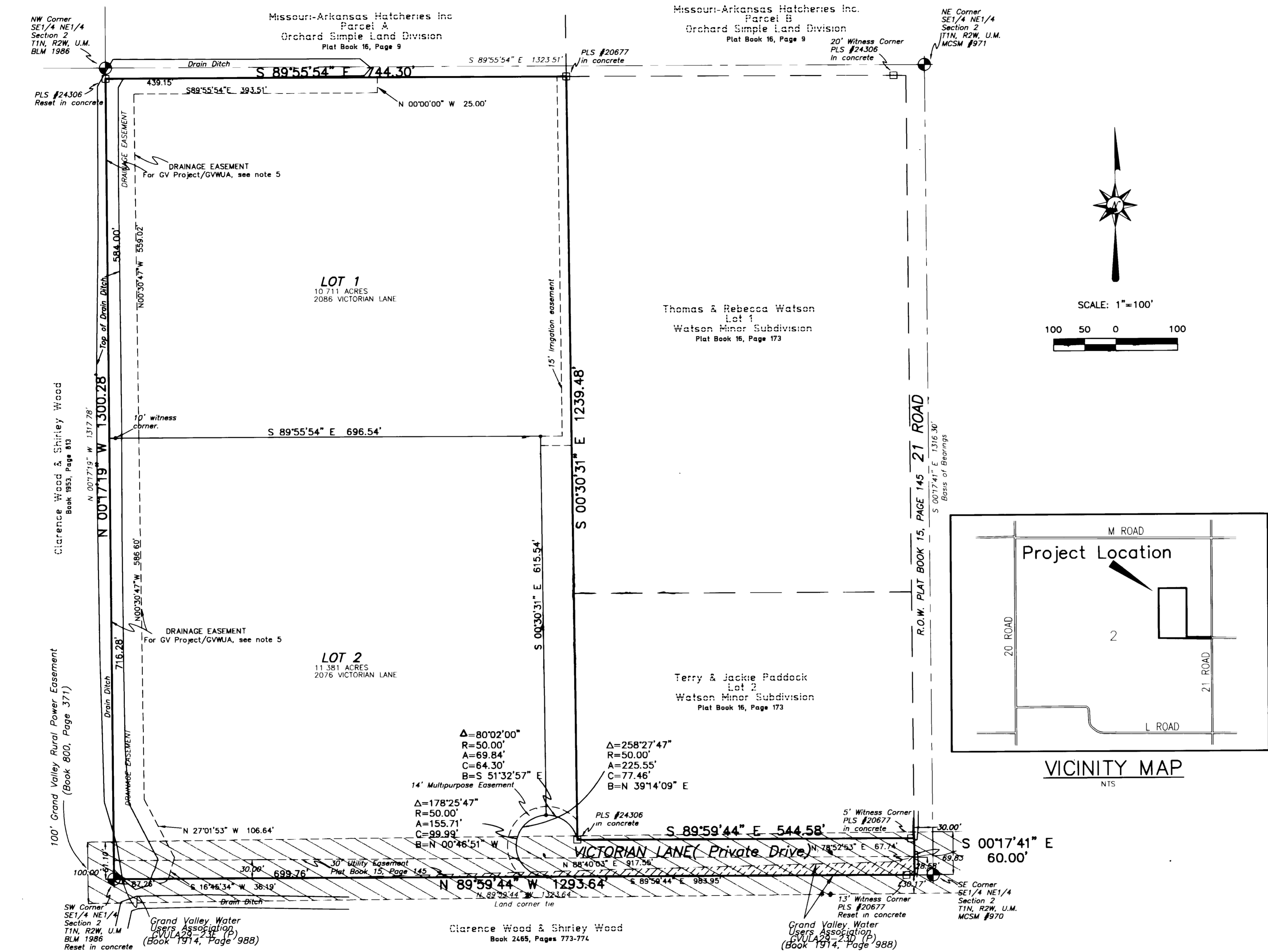
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Donald J Borgman
Ann J Borgman.

BORGMAN MINOR SUBDIVISION

A REPLAT OF PARCEL A, SMITHFIELD SIMPLE LAND DIVISION

Clairence Wood & Shirley Wood
Book 1953, Page 813



AREA SUMMARY

LOT 1	10.711 Acres	46.50%
LOT 2	11.381 Acres	49.41%
PRIVATE DRIVE	0.092 Acres	4.09%
TOTAL	23.034 Acres	100.00%

- LEGEND**
- ALIQUOT SURVEY MARKER
 - FOUND #5 REBAR, AS NOTED
 - SET #5 REBAR 30110

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 CERTIFICATION SHOWN HEREON.

GENERAL NOTES:

- This survey does not constitute a title search by the Surveyor. All information regarding record easements, rights-of-way, and other documents that might affect the quality of title of the tract shown hereon was gained from the Title Insurance Policy as prepared by First American Title Company of Grand Junction, CO, Policy Number J 377087, Dated November 4, 1996 at 10:43 A.M. and as per the plat of Smithfield Simple Land Division as recorded in Plat Book 15, Page 145.
- Basis of bearings is the East line of the Southeast Quarter of the Northeast Quarter of Section 2, which bears South 00°17'41" East, a distance of 1316.30 feet, as shown on the plat of Smithfield Simple Land Division (Plat Book 15, Page 145). Both monuments on this line are Mesa County Survey Markers, as shown.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".
- Developer shall provide for the services of a Professional Land Surveyor to establish lot corner monuments prior to the sale of any lots, to comply with CRS 38-51-105. Developer shall also retain a Professional Land Surveyor to establish street centerline monuments at all intersections, points of curvature, points of tangency, angle points and radius points, within six months after completion of street improvements, to comply with Mesa County Land Development Code 7.3.2.U(3).

- This Drainage Easement, along the North and West property lines, formalizes the general easement for the drainage ditch as recorded in Book 130, Page 115, Mesa County records.
- The Private Drive and 14 foot Multipurpose easement, created by this plat, are subject to existing easements created by Book 130, Page 115, Book 1914, Pages 988-994, and Book 800, Pages 371, Mesa County records.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of BORGMAN MINOR SUBDIVISION and the survey thereof were 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, and are correct to the best of my knowledge.

Certified this 17th day of June, 1999

DEDICATION

That the undersigned Donald Borgman and Ann Borgman, are the owners of that real property situated in the Southeast Quarter of the Northeast Quarter of Section 2, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Parcel A, Smithfield Simple Land Division (Plat Book 15, Page 145).

That said owners have caused the said real property to be laid out and surveyed as BORGMAN MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the private roads as shown on the accompanying plat to the use of the owners of Lots one and two, Borgman Minor Subdivision, as private roads to be maintained by said owners forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose and 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 also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Said Owners hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 17 day of JUNE, A.D., 1999.

Donald Borgman
Donald Borgman

Ann D. Borgman
Ann Borgman

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Donald Borgman and Ann Borgman this 17th day of June, A.D., 1999.

Witness my hand and official seal

Debra L. Cooper
Notary Public

My Commission Expires 8/27/2001

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 22nd day of June, A.D., 1999, by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman Sharon R. Beards

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 29th day of June, A.D., 1999, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman Kathryn Hall

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:19 o'clock P.M., June 29th, A.D., 1999, and was duly recorded in Plat Book 17, Page No. 105 Reception No. 190940 Drawer No. GG-175 Fees: *10.00 + *1.00 sc.

Monika Lee
Clerk and Recorder

By Carey Lind
Deputy

Located in the SE 1/4 NE 1/4, Section 2, T1N, R2W, UTE M

	BORGMAN MINOR SUBDIVISION A Replat of Parcel A Smithfield Simple Land Division Mesa County, CO
	LANDesign <small>ENGINEERS • SURVEYORS • PLANNERS</small> 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099
PROJECT NO. 98033 SURVEYED [] DRAWN [] CHECKED [] SHEET 1 OF 1 DATE: Jan, 1999 RM/SA RM	