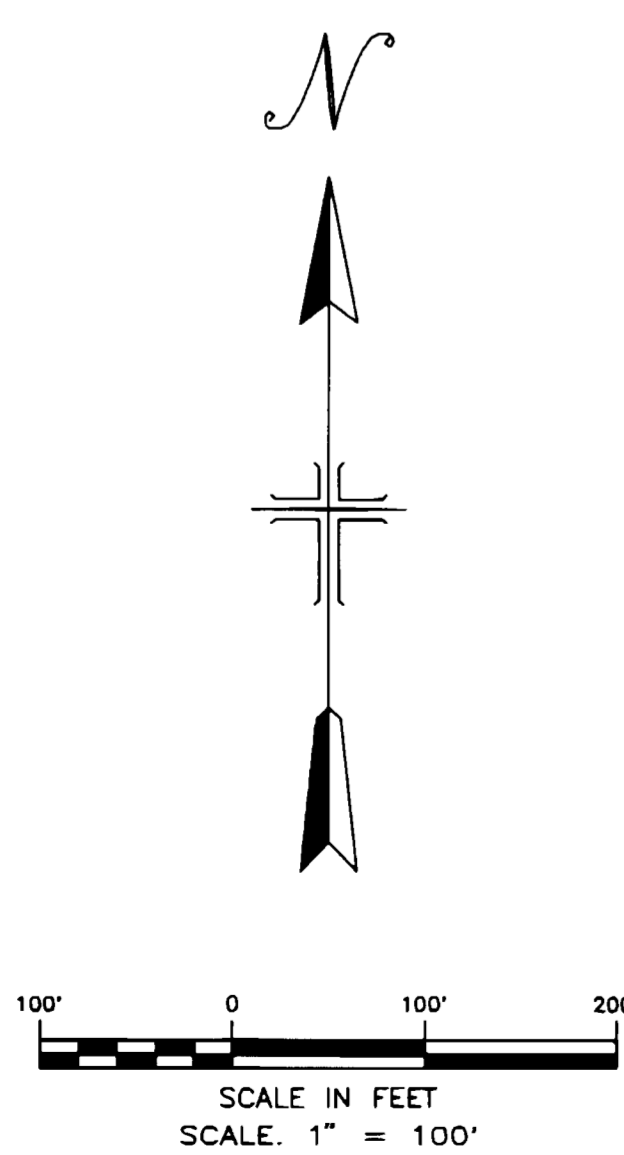
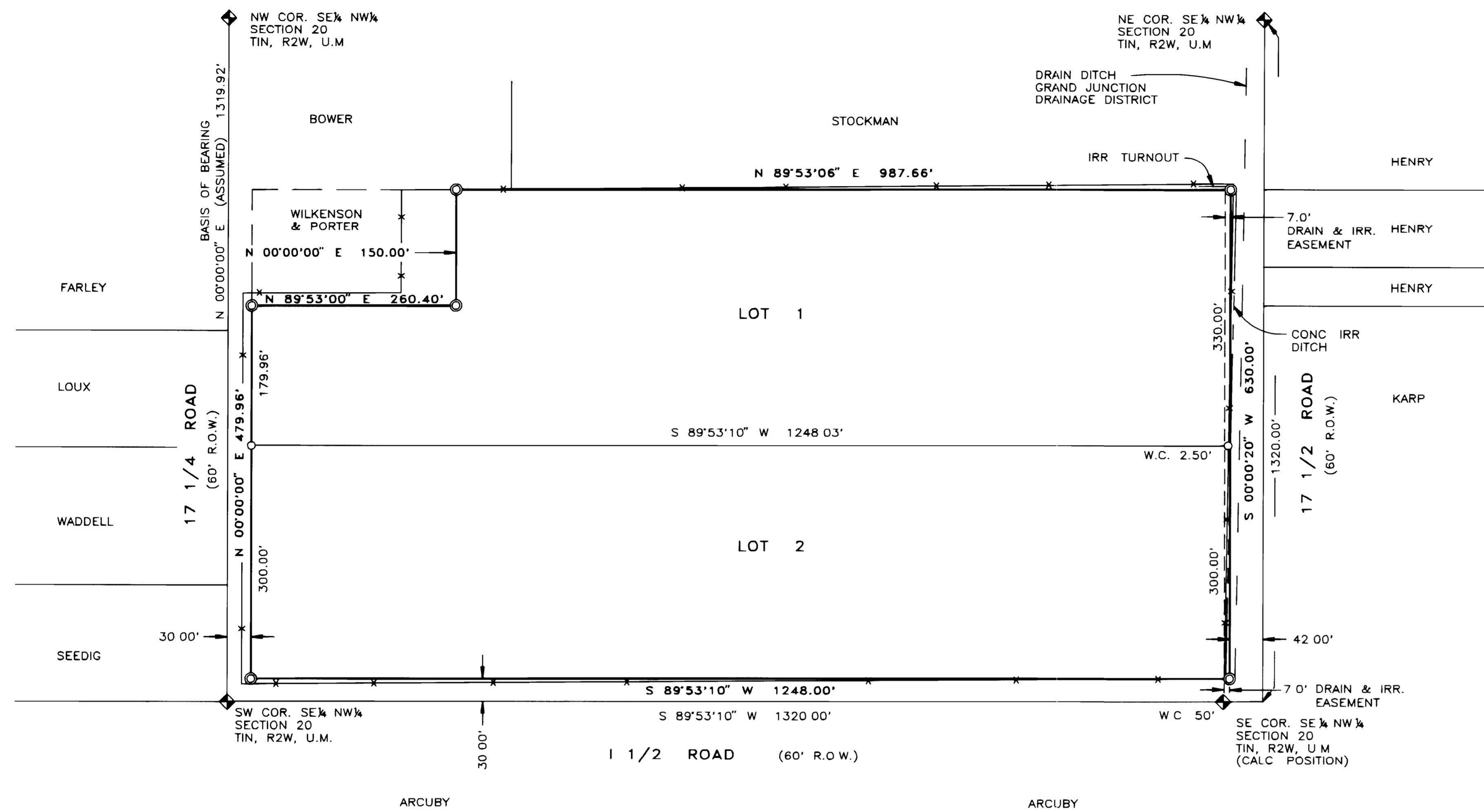


# BOWER MINOR SUBDIVISION



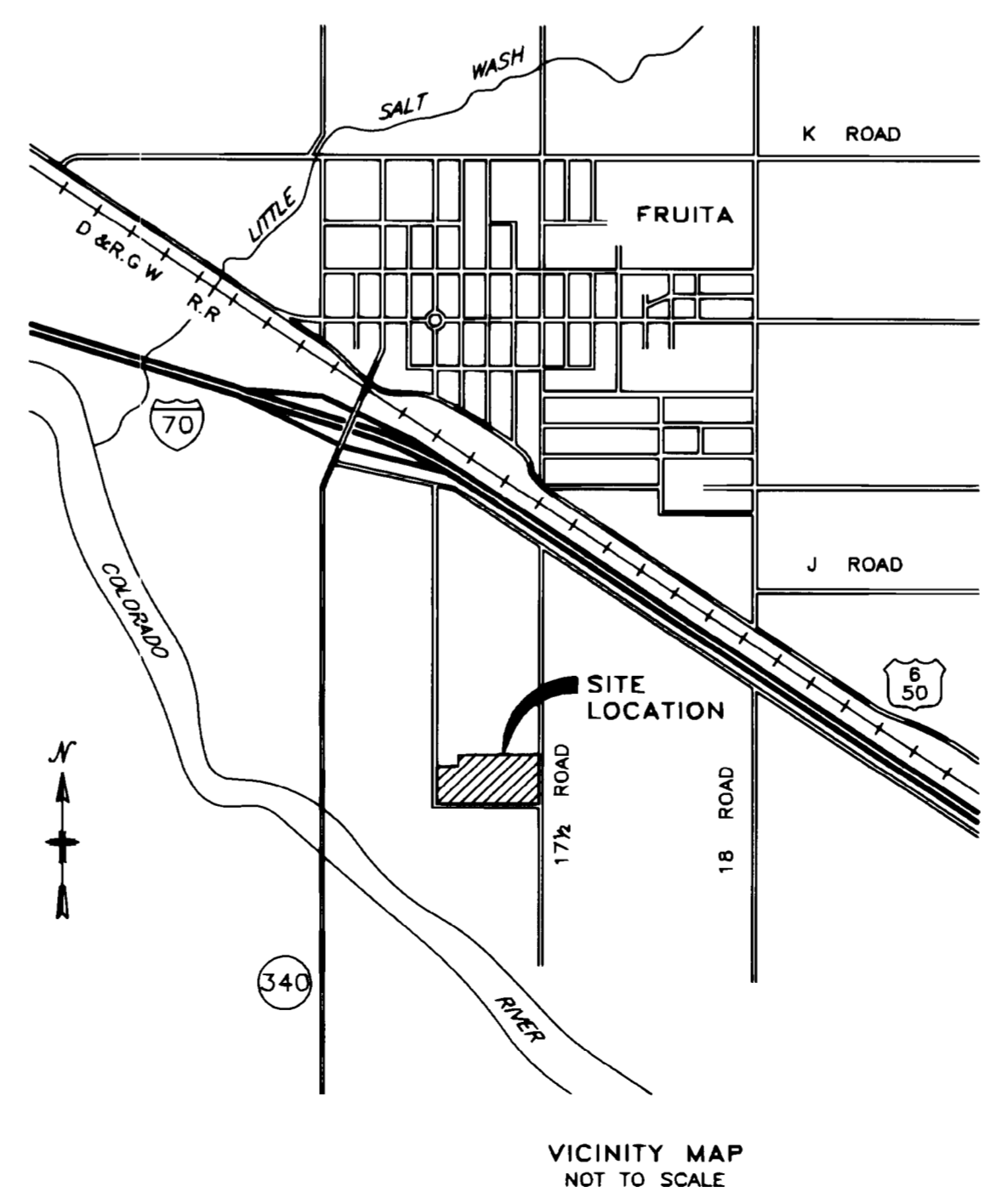
- LEGEND:**
- ◆ Mesa County Survey Monument
  - Set #5 Rebar w/cap LS18469
  - ◎ Set #5 Rebar w/cap in concrete LS18469

**AREA SUMMARY**

LOT 1	8.47 ACRES
LOT 2	8.52 ACRES
TOTAL	16.99 ACRES

This subdivision is an agricultural area. It is hereby recognized that agricultural uses may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.

NOTE:  
TITLE INFORMATION PROVIDED BY CLIENT  
DEED OF TRUST BOOK 946, PAGE 220



DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Conrad C and Margie M Bower are the owners of that real property situated in the County of Mesa, State of Colorado, and that being part of the S½ SE¼ NW¼ Sec 20, T1N, R2W, U.M. which is described in book 946, page 220, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows.

The S½ SE¼ NW¼ Section 20, Township 1 North, Range 2 West of the Ute Principal Meridian EXCEPT the North 150 feet of the West 290.4 feet of said S½ SE¼ NW¼ Section 20. Except West 30 feet, South 30 feet and East 42 feet for road right-of-way.

That said owner has caused the said real property to be laid out and surveyed as Bower Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that part of 17½ Road, 1½ Road and 17¼ Road, as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owner, Conrad C and Margie M Bower have caused their names to be hereunto subscribed this 9<sup>th</sup> day of November A.D., 1989

Conrad C Bower  
Conrad C Bower

Margie M Bower  
Margie M. Bower

(STATE OF COLORADO )  
( COUNTY OF MESA ) §

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November A.D., 1989, by Conrad C. and Margie M. Bower.

My Commission expires 1/1/91

Witness by hand and official Seal

Suzanne L. Peck  
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO )  
( COUNTY OF MESA ) §

I hereby certify that this instrument was filed in my office at 9:31 o'clock A.M., this 15 day of December A.D., 1989, and is duly recorded in plat Book No. 13 Page 454, Reception No. 1531957

Fee \$ 10.00

Errol Sawyer  
Deputy Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of December A.D., 1989. County Planning Commission of the County of Mesa, Colorado.

[Signature]  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15 day of December A.D., 1989. Board of County Commissioners of the County of Mesa, Colorado.

[Signature]  
Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 13<sup>th</sup> day of DECEMBER A.D., 1989. Utilities Coordinating Committee of the County of Mesa, Colorado.

[Signature]  
Chairman

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Bower Minor Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Richard A. Mason 11/9/89  
Richard A. Mason Date  
Colorado Reg No. 18469

18469

REGISTERED PROFESSIONAL SURVEYOR  
STATE OF COLORADO

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.

**WESTERN CONSULTING ENGINEERS / LAND SURVEYORS**  
ENGINEERS, INC. 1100 Hwy 6 & 26, Grand Junction, CO 81505-2002

PLAT OF  
**BOWER MINOR SUBDIVISION**  
Section 20, T1N, R2W, of the  
Ute Principal Meridian  
MESA COUNTY, COLORADO

SURVEYED R.A.M.	DRAWN G.L.L.	CHECKED R.A.M.
DATE 10-18-89	WEI DWG. NO. 2534-1109-01	