

BRISTOL MINOR SUBDIVISION

Part of S1/2 NE1/4 NE1/4 & SE1/4 NE1/4 of Sec.9, T1N, R2W, Ute Meridian
Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned WANDA C BRISTOL is the owner of that real property being parts of the S 1/2 NE 1/4 NE 1/4 and SE 1/4 NE 1/4 of Section 9, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 2196 at Page 417. That portion of real property being part of this dedication is described as follows:

A parcel of land being the SE 1/4 NE 1/4 and that part of the S 1/2 NE 1/4 NE 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian lying South and East of the centerline of the Grand Valley Canal. The said parcel being more particularly described as follows:

Commencing at the Southeast corner (MCSM#152) of the NE 1/4 of said Section 9 from whence the Northeast corner (MCSM#1538) of said SE 1/4 NE 1/4 of Section 9 bears N 00°00'00" E, 1318.40 feet with all bearings herein being referenced thereto. Thence N 89°45'17" W, 30.00 feet to the TRUE POINT OF BEGINNING. Thence around the boundary of the parcel the following ten (10) courses:

- 1) N 89°45'17" W, 1283.39 feet along the South boundary of the SE 1/4 NE 1/4 of said Section 9 to the Southwest corner (MCSM#927) thereof,
- 2) N 00°04'28" E, 1318.52 feet along the West boundary of the SE 1/4 NE 1/4 of said Section 9 to the Northwest corner (LS 20632) thereof,
- 3) S 89°44'57" E, 732.67 feet to a point on the centerline of the Grand Valley Canal. Thence along said centerline through course nine (9),
- 4) N 21°41'43" E, 197.46 feet,
- 5) N 31°56'09" E, 127.17 feet,
- 6) 86.37 feet along a 185.04 foot radius curve to the right with a central angle of 26°44'38", the chord of which bears N 45°18'28" E, 85.59 feet,
- 7) N 58°40'47" E, 172.16 feet,
- 8) 124.27 feet along a 164.24 foot radius curve to the right with a central angle of 43°21'07", the chord of which bears N 80°21'20" E, 121.33 feet,
- 9) S 77°58'06" E, 83.04 feet to a point on the Westerly right-of-way line for 19 Road
- 10) S 00°00'00" E, 1764.96 feet along said right-of-way line to the point of beginning

The above parcel, as described, contains 43.26 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as BRISTOL MINOR SUBDIVISION, a subdivision of the County of Mesa and State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 31 day of January, A.D., 1996.

Wanda C Bristol
WANDA C BRISTOL

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 31ST day of January, A.D., 1996.

Witness my hand and official seal Josephine M. Reynolds
My commission expires 6-15-99 Notary Public

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:51 o'clock P.M. on this 13th day of February, A.D. 1996 and was recorded as reception number 1746486 in Plat Book 15 on Page 34 DRAWER BB96.
Monica J. Cole Mesa County Clerk and Recorder
Carolyn J. ... Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9 day of February, A.D., 1996
County Planning Commission of the County of Mesa, Colorado
Thomas A. ... Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of February, A.D., 1996
Board of County Commissioners of the County of Mesa, Colorado
Kathryn A. ... Chairman

SURVEYOR'S CERTIFICATE

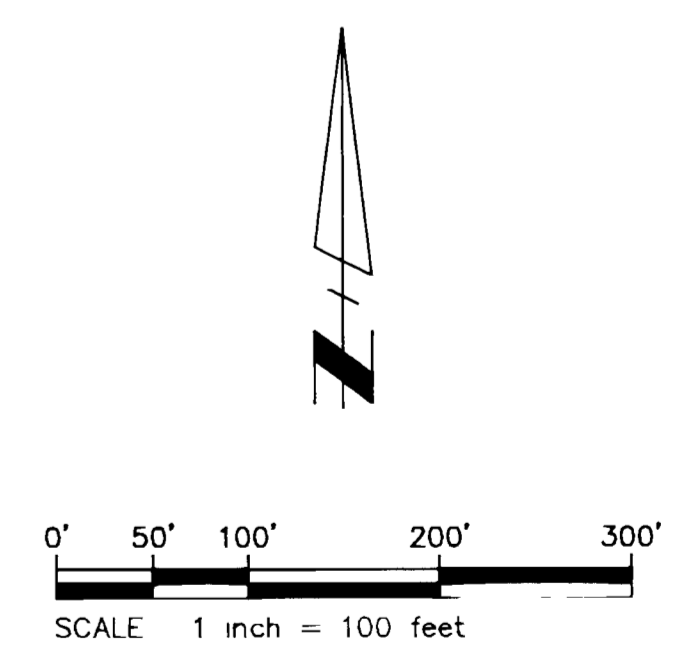
I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.



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.

January 18, 1996
Date of Certification

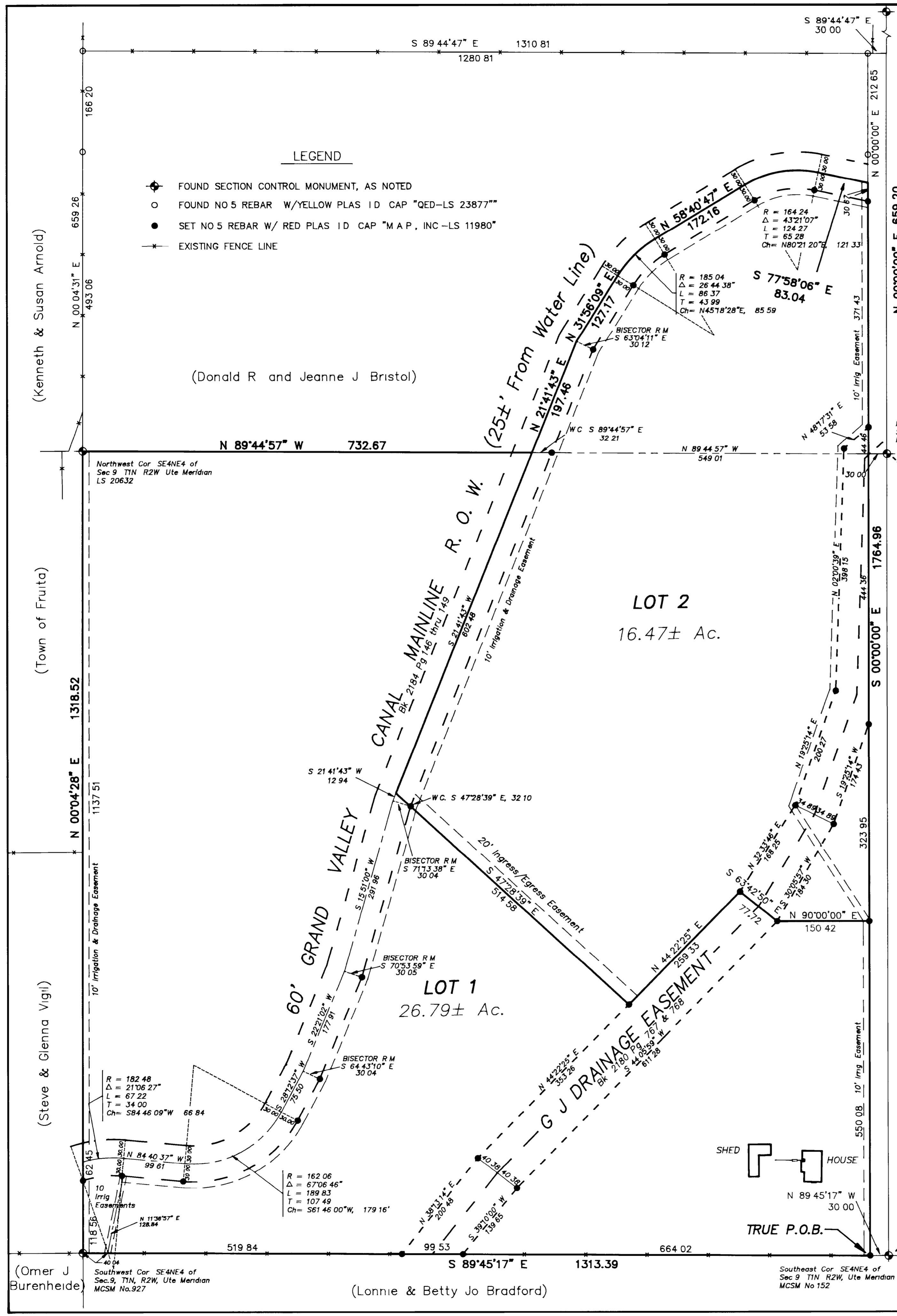
BASIS OF BEARING is assumed to be N00°00'00"E between MCSM No 152 for the E 1/4 Cor and MCSM No 1538 for the Northeast corner of the SE 1/4 NE 1/4 of Section 9, T1N, R2W, Ute M



FINAL PLAT

BRISTOL MINOR SUBDIVISION
E2NE4 Sec.9, T1N, R2W, Ute Meridian
DATE January 17, 1996 SCALE 1" = 100'

MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P O BOX 290, MESA, COLORADO 81643
(303)268-5851 FAX (303)268-5532



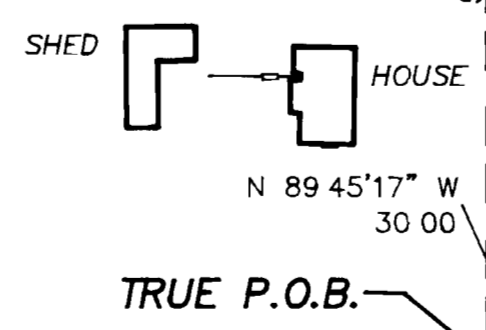
- ### LEGEND
- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
 - FOUND NO 5 REBAR W/YELLOW PLAS I D CAP "QED-LS 23877"
 - SET NO 5 REBAR W/ RED PLAS I D CAP "M.A.P., INC-LS 11980"
 - EXISTING FENCE LINE

(Kenneth & Susan Arnold)
(Town of Fruita)
(Steve & Glenna Vigil)
(Omer J Burenheide)

(Donald R and Jeanne J Bristol)

LOT 2
16.47± Ac.

LOT 1
26.79± Ac.



TRUE P.O.B.