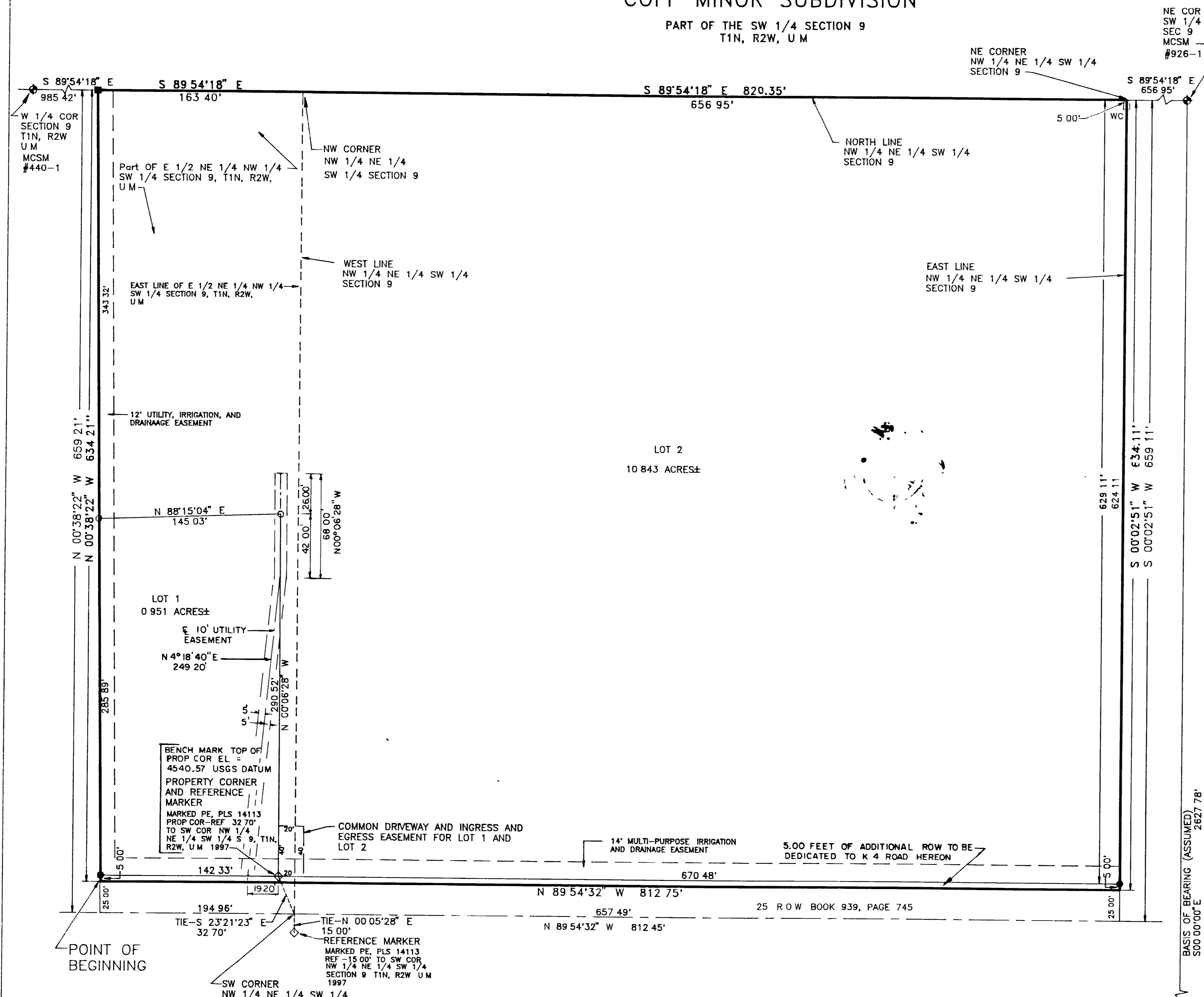


# COFF MINOR SUBDIVISION

PART OF THE SW 1/4 SECTION 9  
T1N, R2W, U M



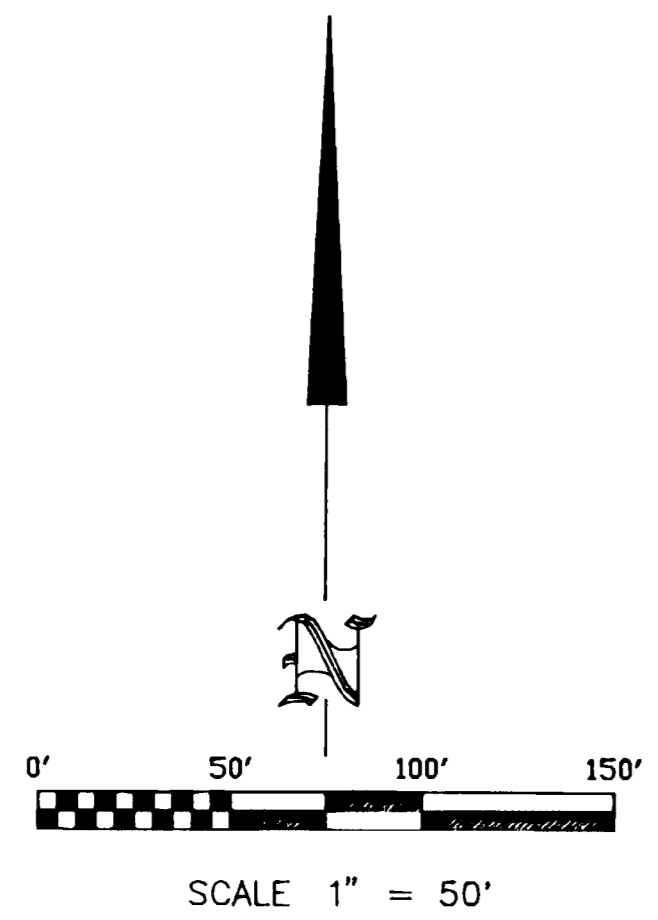
### LAND USE SUMMARY

AREA IN LOTS	11 794 AC	99%
AREA IN STREET	093 AC	1%
TOTAL	11 887 AC	100%
DENSITY	2 LOTS/11 887 AC = 1 LOT/5 94 AC	

THE PROPERTY OWNER HAS STATED THAT THERE ARE NO LIENHOLDERS FOR THIS PROPERTY

### LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- 5/8 INCH REBAR WITH CAP SET IN CONCRETE MARKED PE, PLS 14113
- SET 5/8 INCH REBAR WITH CAP PROPERTY CORNER MARKED PE, PLS 14113
- ◇ SET 2 INCH ALUMINUM CAP SET IN CONC MARKED AS SHOWN ON PLAT
- SET WITNESS CORNER-5/8 INCH REBAR WITH CAP IN CONCRETE MARKED WC PE, PLS 14113
- FOUND AND ACCEPTED 5/8" REBAR PLACED CAP MARKED PE, PLS 14113 AND CONCRETED CORNER



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property being situate in the East Half of the Northeast Quarter Northwest Quarter Southwest Quarter and the Northwest Quarter Northeast Quarter, Township 1 North, Range 2 West of the Ute Meridian in Mesa County, Colorado as described in Book 1653 of Pages 658 and 659, and more specifically described as follows:

Beginning at a point which bears N89°54'32"W 154.96 feet and N00°38'22"W 25.00 feet from the Southwest corner of the NW 1/4 NE 1/4 SW 1/4 of said Section 9, T1N, R2W, U M, thence N00°38'22"W 634.21 feet to a point on the North line of the E 1/2 NE 1/4 NW 1/4 SW 1/4 of said Section 9, thence following said line S89°54'18"E 163.40 feet to the NW corner of the NW 1/4 NE 1/4 SW 1/4 of said Section 9, thence S89°54'18"E 656.95 feet along the North line of the NW 1/4 NE 1/4 SW 1/4 of said Section 9 to the Northeast corner of the NW 1/4 NE 1/4 SW 1/4 of said Section 9, thence S00°02'51"W 634.11 feet along the East line of the NW 1/4 NE 1/4 SW 1/4 of said Section 9, thence N89°54'32"W 812.75 feet along the North line of K 4 Road to the point of beginning containing 11 887 acres, more or less.

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

That 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 dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 24th day of April, A.D. 1997.

*Wayne H Lizer*  
HARRY E COFF, SR.  
*Marilyn F Coff*  
MARILYN F COFF

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 24th day of April, A.D. 1997.  
Harry E Coff, Sr and Marilyn F Coff

My commission expires 04/30/99  
Witness my hand and official seal Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 8:45 o'clock AM this 24th day of May, A.D. 1997, and is duly recorded in Plat Book No. 15, Page 308, Reception No. 1798084.

*Monika Toth* Clerk and Recorder  
*Rafaela West* Deputy  
Fees \$ 10.00 + 100.00  
Drawer DD46

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of May, A.D. 1997, County Planning Commission of the County of Mesa

*Alan Hood*  
Chairman

### BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 5th day of May, A.D. 1997, Board of County Commissioners of the County of Mesa

*Donald B. Genova*  
Chairman

### SURVEYOR'S CERTIFICATE

I, Wayne H Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of COFF MINOR SUBDIVISION, a subdivision of the County of Mesa, was prepared from notes taken in the field under my direct supervision during January, 1992 and August, 1995, and that this subdivision plat represents said survey.

*Wayne H Lizer* 4/21/97  
Wayne H Lizer  
Professional Land Surveyor  
PE, PLS No 14113

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.



### COFF MINOR SUBDIVISION

PART OF THE SW 1/4 SECTION 9  
T1N, R2W, U M  
MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES  
ENGINEERING CONSULTING AND LAND SURVEYING  
576 25 ROAD-UNIT 8  
GRAND JUNCTION, COLORADO

DATE	PROJ NO	SCALE	FILE NAME	DRAWN BY	CHECK BY
4/21/97	953173-7	1" = 50'	COFF3	WHL	WHL