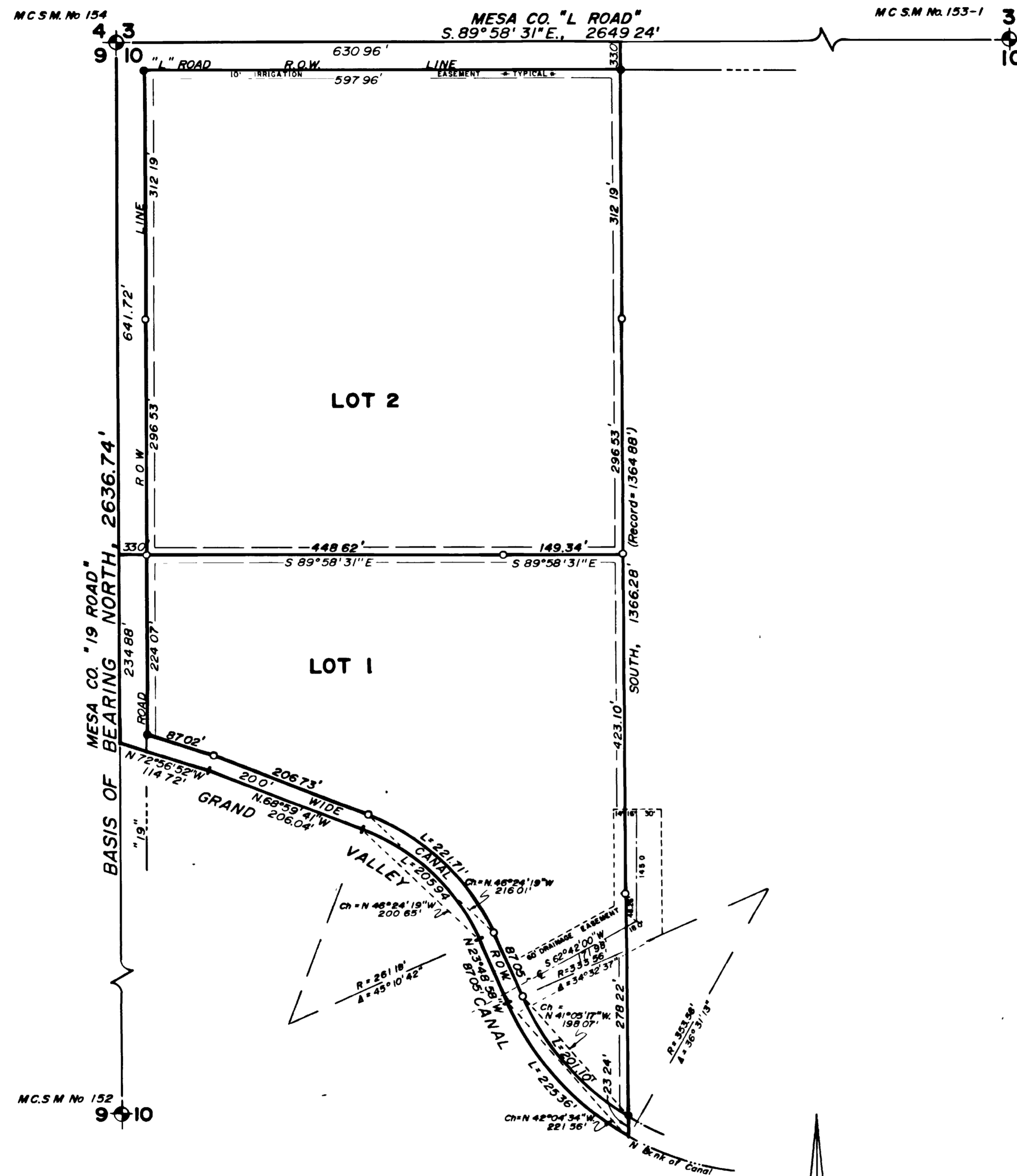


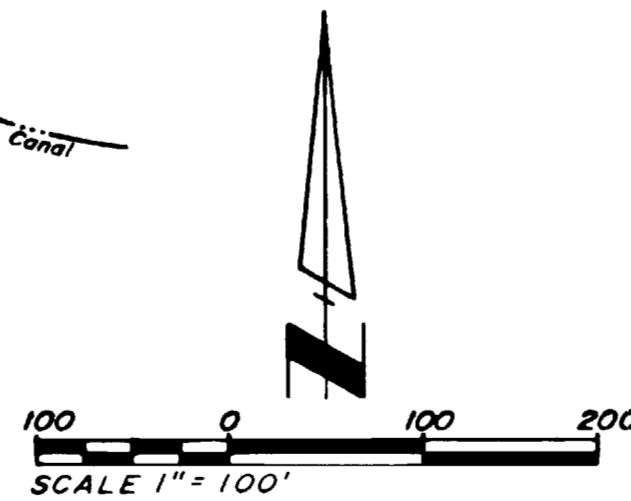
DYER MINOR SUBDIVISION

PART (15.3 ± ACRES) OF NW1/4NW1/4 OF SECTION 10, T. 1 N., R. 2 W., UTE M. MESA COUNTY, COLORADO



LEGEND

- ◆ MESA COUNTY BRASS CAP SURVEY MONUMENT
- SET No. 6 REBAR WITH 1/2" ALUM CAP (L.S. 11980) IN CONCRETE.
- SET No. 5 REBAR WITH RED PLAS CAP (L.S. 11980)
- └ CALCULATED SURVEY POSITION



SURVEYOR'S CERTIFICATE

I 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.

William Nelson Edrington
 Colo. Reg. Land Surveyor, No. 11980
 M.A.P., Inc.
 Date of Certification January 7, 1985

LAND USE SUMMARY

AREA (AC.)	USE	%
1.12	ROAD R.O.W.	7.32
0.37	CANAL R.O.W.	2.42
5.45	LOT 1	35.62
8.36	LOT 2	54.64
15.30	TOTAL	100.00



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

That the undersigned James K. Dyer and Joyce A. Aiken are the owners of that real property situated in the County of Mesa, State of Colorado, being part of Section 10, Township 1 North, Range 2 West, of the Ute Meridian as recorded in the Mesa County Clerk and Recorders office in Book 1387 at Page 257 and being shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Mesa County brass cap monument (No. 154) for the northwest corner of said Section 10 from whence the Mesa County brass cap monument (No. 152) for the west 1/4 corner of said Section 10 bears SOUTH, 2636.74 feet with all bearings contained herein being referenced thereto, Thence around the boundary of the said parcel the following eight (8) courses:

- 1.) S. 89° 58' 31" E., 670.96 feet along the centerline of Mesa County Road "L";
- 2.) SOUTH, 1366.28 feet to the north bank of the Main Line Grand Valley Canal;
- Continuing northwesterly along the said north bank of the Grand Valley Canal through course 7.)
- 3.) 225.36 feet along the arc of a 353.56 foot radius curve to the right with a central angle of 36° 31' 13". The chord of which bears N. 42° 04' 34" W., 221.56 feet.
- 4.) N. 23° 48' 58" W., 87.05 feet;
- 5.) 205.94 feet along the arc of a 261.18 foot radius curve to the left with a central angle of 45° 10' 42". The chord of which bears N. 46° 24' 19" W., 200.65 feet;
- 6.) N. 68° 59' 41" W., 206.04 feet;
- 7.) N. 72° 56' 52" W., 114.72 feet;
- 8.) NORTH, 876.60 feet along the centerline of Mesa County Road "19" to the point of beginning.

The parcel, as described, contains 15.3 acres, more or less.

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

That said owners do hereby dedicate and set apart all the road right-of-ways as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the proper Public Utilities those portions of real property which are labeled utility easements or rights-of-way on the accompanying plat for the installation and maintenance of utilities, irrigation and drainage facilities. 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 street paving or 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 12th day of March, A.D., 1985.

James K. Dyer
James K. Dyer
Joyce A. Aiken
Joyce A. Aiken

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of March, A.D., 1985 by James K. Dyer and Joyce A. Aiken.

Witness my hand and official seal, *Kathryn McKay*
 Notary Public

My commission expires: 4/2/88

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 9:54 o'clock A.M. on this 14th day of March, A.D. 1985 and was recorded as reception number 7385480 in Plat Book 13 on Page 3062309

Carl Sawyer 4-8
 Mesa County Clerk and Recorder
Richard Palmer
 Deputy Fees: \$20.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this _____ day of _____, A.D., 1985.
 Board of County Commissioners of the County of Mesa, Colorado.

Richard Palmer
 Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of MARCH, A.D., 1985.
 County Planning Commission of the County of Mesa, Colorado.

Paul W. Nelson
 Chairman

UTILITIES COORDINATING COMMITTEE

C.E. Stobbs 3/13/85
 Chairman Date

Dyer Minor Subdivision
 SECTION 10, T. 1 N., R. 2 W., UTE M.

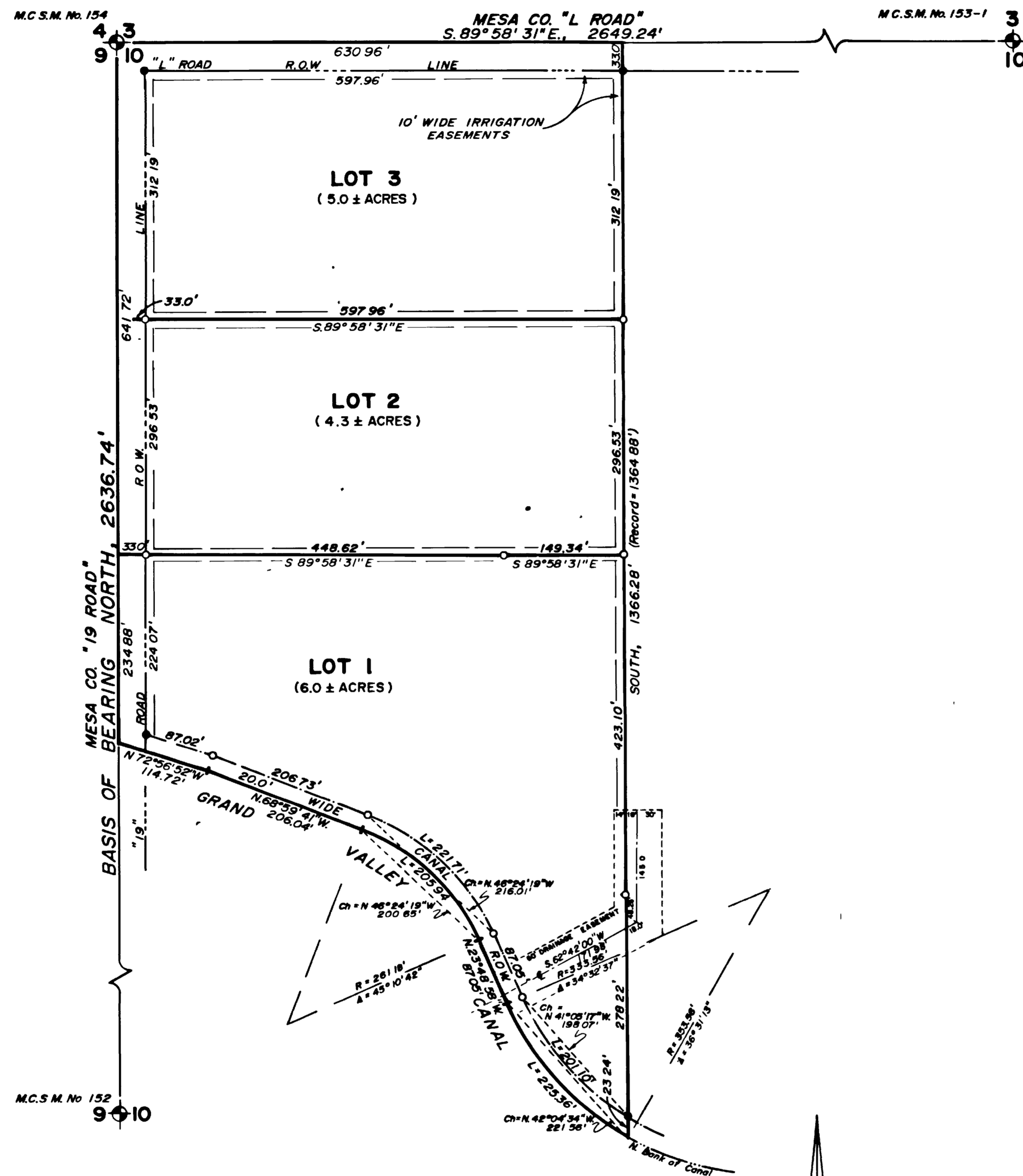
DATE January 7, 1985 SCALE: 1" = 100'

M.A.P., INC.
 MAPPING - PLANNING - SURVEYING

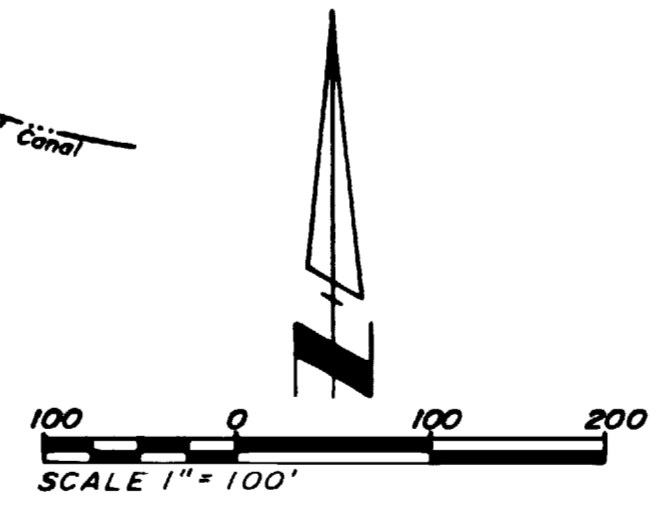
PO BOX 9335, GRAND JUNCTION, COLORADO, 81501
 (303)-243-5834

WD 8434

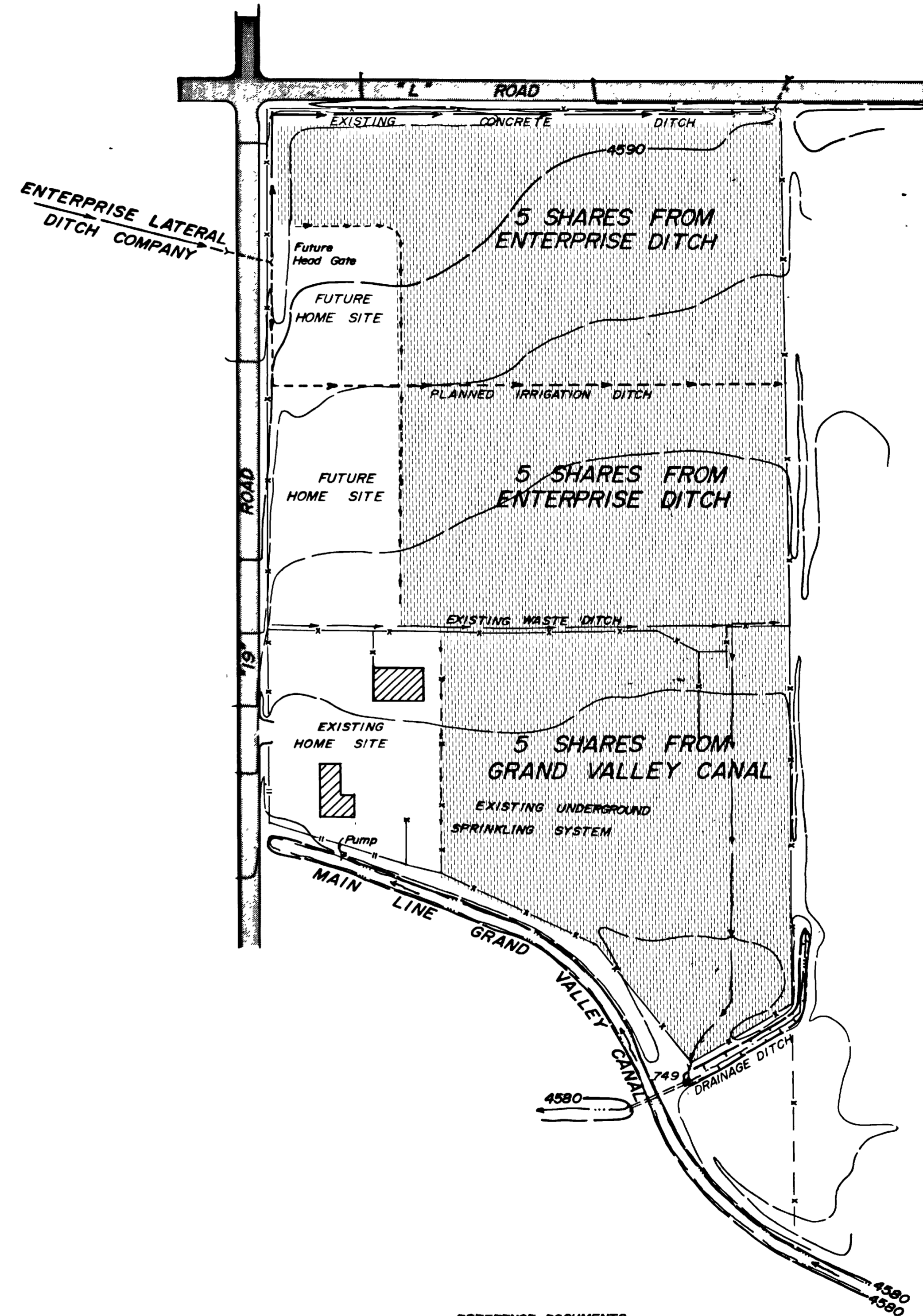
**OUTLINE DEVELOPMENT PLAN
FOR
DYER AFT SUBDIVISION**
PART (15.3 ± ACRES) OF NW1/4NW1/4 OF
SECTION 10, T. 1 N., R. 2 W., UTE M.
MESA COUNTY, COLORADO



- LEGEND**
- ◆ MESA COUNTY BRASS CAP SURVEY MONUMENT
 - SET No. 6 REBAR WITH 1 1/2" ALUM. CAP (L.S. 11980)
 - SET No. 5 REBAR WITH RED PLAS CAP (L.S. 11980)
 - T CALCULATED SURVEY POSITION



**IRRIGATION
AND
DRAINAGE PLAN**



REFERENCE DOCUMENTS

U.S. DEPT OF INTERIOR, BUREAU OF RECLAMATION PROJECT
COLORADO RIVER BASIN SALINITY CONTROL - ORTHOPHOTO TOPOGRAPHY
SHEET 200 OF 488

OUTLINE DEVELOPMENT PLAN

Dyer AFT Subdivision
SECTION 10, T. 1 N., R. 2 W., UTE M.

DATE: Dec 19, 1984 SCALE: 1" = 100'

M.A.P., INC.
MAPPING - PLANNING - SURVEYING

P.O. BOX 9335, GRAND JUNCTION, COLORADO, 81501
(303) - 243-5834

WO # 8434