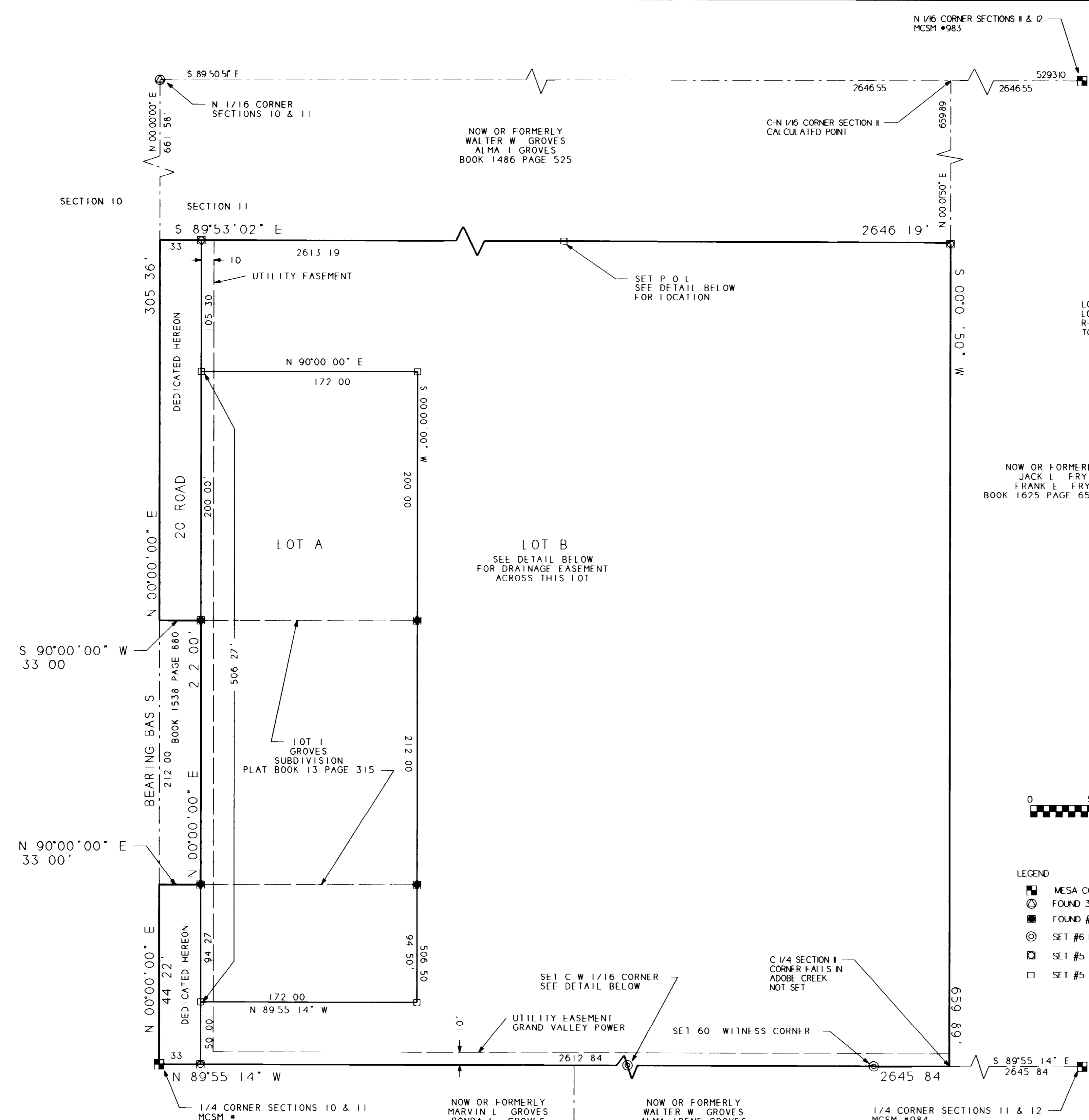


# GROVES TWO SUBDIVISION

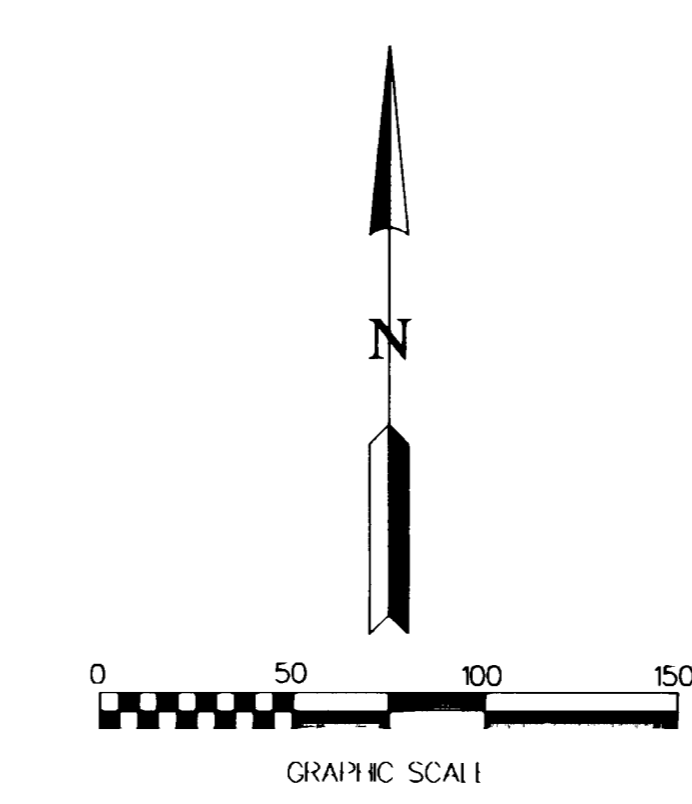
BEING A SUBDIVISION OF THE S 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE PRINCIPAL MERIDIAN, INCLUDING THE GROVES SUBDIVISION AS RECORDED IN BOOK 13 PAGE 315, MESA COUNTY, COLORADO



AREA SUMMARY

LOT A	2.00 ACRES	0.44 %
LOT B	37.64 ACRES	84.56 %
R.O.W	0.34 ACRES	0.76 %
TOTAL	39.98 ACRES	89.76 %

NOW OR FORMERLY JACK L FRY FRANK E FRY BOOK 1625 PAGE 651-655



- LEGEND
- MESA COUNTY SURVEY MARKER
  - ⊙ FOUND 3 1/2 ALLOY CAP L.S. 20677
  - FOUND #5 REBAR AND CAP L.S. 18476 IN CONCRETE
  - ⊙ SET #6 REBAR AND ALLOY CAP L.S. 27266
  - ⊙ SET #5 REBAR AND CAP L.S. 27266 IN CONCRETE
  - SET #5 REBAR AND CAP L.S. 27266

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Walter W Groves and Alma Irene Groves are the owners of that real property situated in the County of Mesa State of Colorado and that being a part of the South 1/2 of the South 1/2 of Section 11 Township 1 North Range 2 West of the Ute Principal Meridian as recorded in Book 895 Page 915 and Book 1791 Page 85 of the Mesa County Records as shown on the accompanying plat being more particularly described as follows

Beginning at the 1/4 Corner for Sections 10 and 11 thence N 00°00'00" E 144.22 feet thence N 90°00'00" E 33.00 feet thence N 00°00'00" E 212.00 feet thence S 90°00'00" W 33.00 feet thence N 00°00'00" E 305.36 feet thence S 89°53'02" E 2646.19 feet thence S 00°01'50" W 659.89 feet thence N 89°55'14" W 2645.84 feet to the point of beginning

That said owners have caused said real property to be laid out and surveyed as GROVES TWO SUBDIVISION a subdivision of a part of Mesa County State of Colorado

That said owners do hereby dedicate and set apart all the streets and roads as shown hereon the accompanying plat to the use of the public forever

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication

IN WITNESS WHEREOF said owners Walter W Groves and Alma Irene Groves have caused their names to be hereunto subscribed this 24 day of MARCH 1996

Walter W Groves Alma Irene Groves

STATE OF COLORADO )  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 24 day of MARCH 1996 by Walter W Groves and Alma Irene Groves  
 My Commission expires May 11, 1999  
 Witness my hand and official Seal  
 Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 11:31 o'clock AM this 26 day of MARCH 1996 and is duly recorded in Plat Book No. 15 Page 58 Reception No. 1751050 Drawer No. BB115  
 Clerk and Recorder

SURVEYOR'S CERTIFICATE

I Barry L Haag do hereby certify that the accompanying plat of GROVES TWO 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

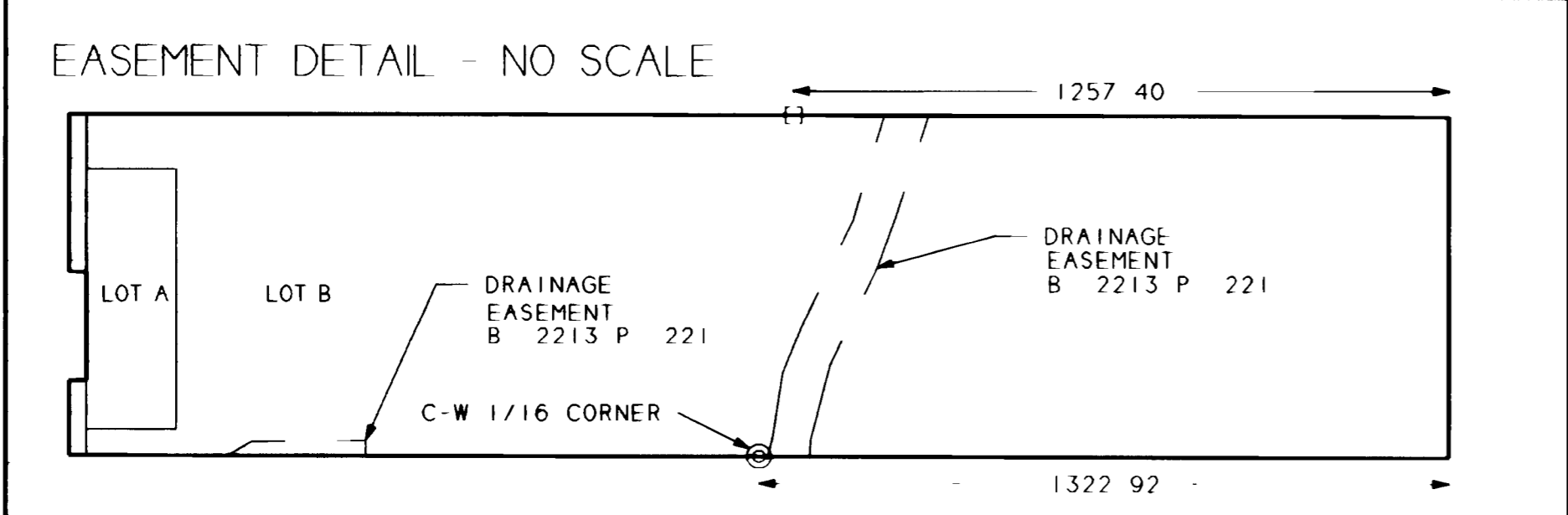
Barry L Haag  
 PLS 27266  
 3004 Bookcliff Avenue  
 Grand Junction, Colorado 81504

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 26 day of March 1996  
 Board of County Commissioners of the County of Mesa Colorado  
 Kathryn H Hall  
 Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26 day of March 1996  
 County Planning Commission of the County of Mesa, Colorado  
 Thomas K. Bels  
 Chairman



NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 herein.

- NOTES
- BEARINGS ARE BASED UPON THE WEST LINE OF THE SW 1/4 NW 1/4 OF SECTION 11 FOUND MESA COUNTY SURVEY MARKER #984 AT THE 1/4 CORNER FOR SECTIONS 10 & 11 AND A 3 1/2" ALLOY CAP L.S. 20677 AT THE N 1/16 CORNER FOR SECTIONS 10 & 11. THE VALUE USED N 00°00'00" E IS GIVEN FOR THIS LINE ON THE PLAT FOR GROVES SUBDIVISION AS RECORDED IN PLAT BOOK 13 AT PAGE 315.
  - THIS SUBDIVISION IS IN 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 C.R.S. 35-3-5-101.

GROVES TWO SUBDIVISION  
 OF  
 S 1/2 S 1/2 NW 1/4 - SECTION 11  
 TOWNSHIP 1 NORTH - RANGE 2 WEST  
 UTE PRINCIPAL MERIDIAN

MESA COUNTY COLORADO

PREPARED FOR  
 ELTON RUSSELL

SCALE 1"=50'  
 NOVEMBER 29, 1995