

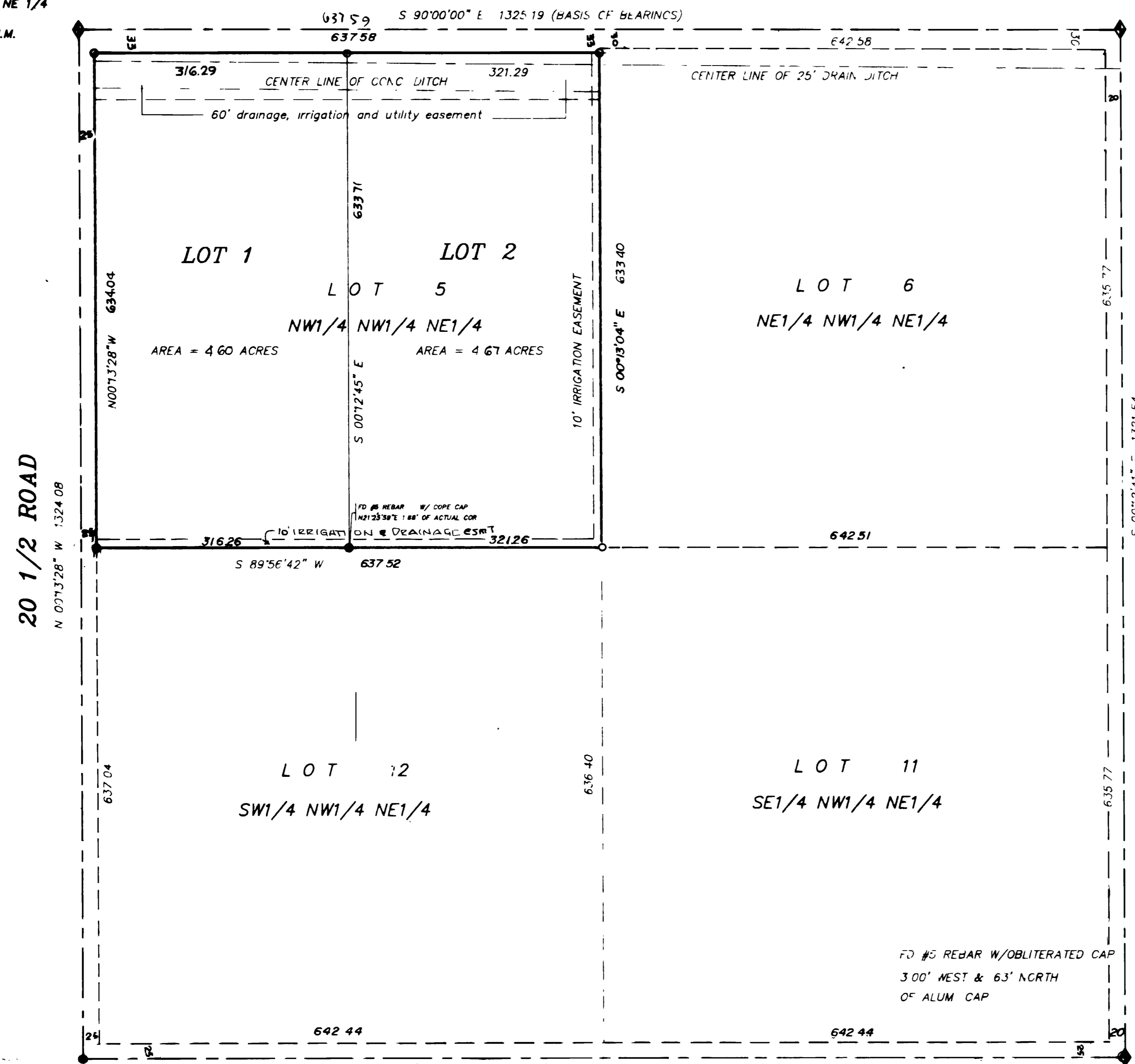
I ROAD

JOE NEWMAN MINOR SUBDIVISION

FOUND MCSM
NW COR OF NE 1/4
SECTION 26
T1N, R2W, U.M.

FOUND MCSM
NE COR. NW 1/4
SECTION 26
T1N, R2W, U.M.

DEDICATION



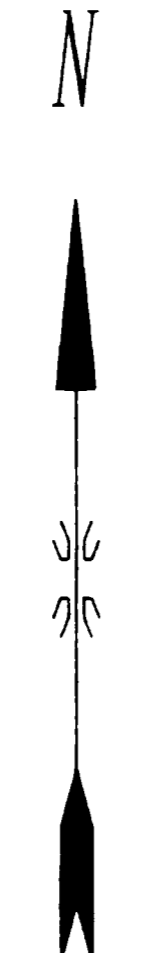
20 1/2 ROAD
N 07°32'28\" W 1324.08

H 3/4 ROAD

FOUND #5 REBAR
SW COR. OF NW 1/4
SECTION 26
T1N, R2W, U.M.

FOUND I.T.S. ALUM. CAP LS #10097
SE COR. NW 1/4
SECTION 26
T1N, R2W, U.M.

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
 - SET NO. 5 RE-BAR W/CAP L.S. 18413 SET IN CONCRETE
 - ◆ FOUND SURVEY MONUMENT AS DESCRIBED



This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations 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.

UTILITIES COORDINATING COMMITTEE
Approved this 16th day of July A.D. 1991
Utilities Coordinating Committee of the County of Mesa, Colorado.
Chairman John L. Ballagh

NOTICE:
AGREEMENT 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.

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, HAROLD JOE NEWMAN is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1106 at Page 895 of the Mesa County Clerk and Recorders Office, and being situated in the NW 1/4 NW 1/4 NE 1/4 Section 26, Township 1 North, Range 2 West, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:
Lot 5 EXCEPT the West 5 feet, in Orchard Subdivision to Rhone, NW 1/4 NW 1/4 NE 1/4 Section 26, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado

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

That said owners does 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 dedicates to the Public Utilities 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, irrigation 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 installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

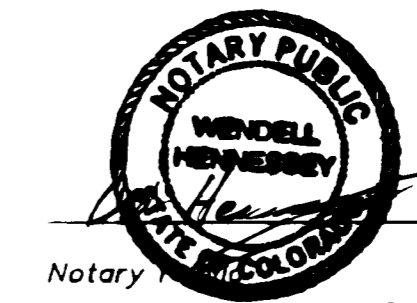
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 2nd day of July A.D., 1991

Harold Joe Newman
HAROLD JOE NEWMAN

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 2ND day of JULY A.D., 1991, by HAROLD JOE NEWMAN

05/25/91
My commission expires:



Notary
Address: 739 Belford 65 Co

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S. \$ 10.00 fee

I hereby certify that this instrument was filed in my office at 11:49 o'clock A.M. this 25th day of July A.D., 1991, and is duly recorded in Plat Book No 13, Page 530

Reception # 1576667 Drawer J116
by Monika Todd
Jamie Martin, Deputy
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of July A.D., 1991 County Planning Commission of the County of Mesa, Colorado.

Donald C. Patten
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

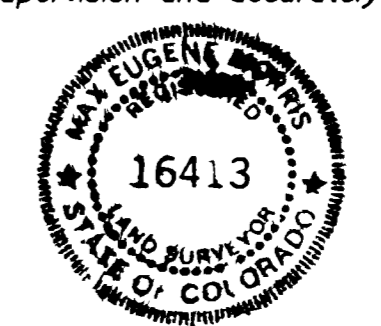
Approved this 17 day of July A.D., 1991, Board of County Commissioner's of the County of Mesa, Colorado.

Samuel B. Romero
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of JOE NEWMAN MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413



7/3/91
Date

JOE NEWMAN MINOR SUBDIVISION		
SITUATED IN THE NW 1/4 NE 1/4 SECTION 26, T1N, R2W, UTE MERIDIAN		
FOR: NEWMAN	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DM DS
SCALE: 1"=100' FT		DRAWN BY: DM
DATE: 1/22/91		ACAD ID: NEWMAN
		SHEET NO
		FILE: 90344