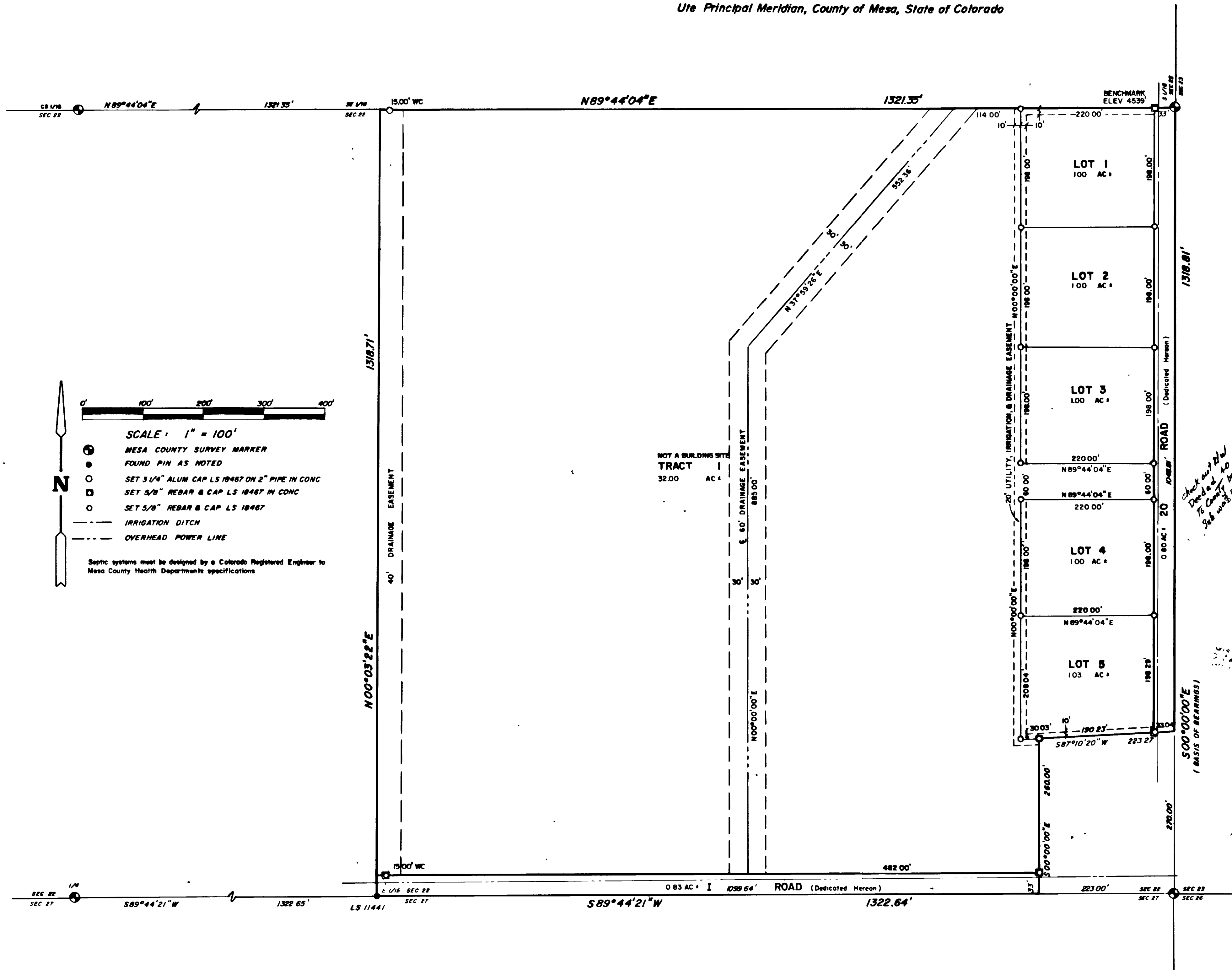


# KETTLE SUBDIVISION

A Portion of the SE 1/4, SE 1/4, Section 22, Township 1 North, Range 2 West  
 Ute Principal Meridian, County of Mesa, State of Colorado



SCALE: 1" = 100'

● MESA COUNTY SURVEY MARKER  
 ○ FOUND PIN AS NOTED  
 ○ SET 3/4" ALUM CAP LS 18467 ON 2" PIPE IN CONC  
 ○ SET 5/8" REBAR & CAP LS 18467 IN CONC  
 ○ SET 5/8" REBAR & CAP LS 18467

--- IRRIGATION DITCH  
 --- OVERHEAD POWER LINE

Sepic systems must be designed by a Colorado Registered Engineer to Mesa County Health Department's specifications

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Harry Kettle, Leatha Kettle, Gaylen H. Kettle, and Nancy S. Kettle, are the owners of that real property as described in Book 823 at Page 69 of the records in the Mesa County Clerk and Recorder's Office, and being more particularly described as follows:

A Tract or Parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 22, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado, described as follows:

Beginning at the Northeast Corner of said SEK, SEK, Section 22, and considering that the east line of said SEK, SEK, is assumed to bear S.00°00'00"E., all bearing contained herein are relative thereto; thence S.00°00'00"E. along said east line of said SEK, SEK, 1048.81 feet; thence leaving said east line S.87°10'20"W, 223.27 feet; thence S.00°00'00"E. 260.00 feet to a point on the south line of said SEK, SEK, 223.00 feet westerly from the Southeast Corner of said SEK, SEK; thence S.89°44'21"W, along said south line, 1099.64 feet to the Southwest Corner of said SEK, SEK; thence leaving said south line, N.00°03'22"E. along the west line of said SEK, SEK, 1318.71 feet to the Northwest Corner of said SEK, SEK; thence leaving said west line, N.89°44'04"E. along the north line of said SEK, SEK, 1321.35 feet to the Point of Beginning. Contains 38.66 acres more or less.

That said owner and his partner have caused the said real property to be laid out and surveyed as KETTLE SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of Colorado.

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

That all expenses for street paving or improvements shall be born by the seller or purchaser, not by the COUNTY OF MESA.

That certain AGRICULTURAL PRACTICES are presently in existence on property immediately adjacent to this subdivision and the owners, present and future, and their successors and assigns hereby agree that such AGRICULTURAL PRACTICES may continue without their objection, provided however, that should such presently existing AGRICULTURAL PRACTICES cease to exist for any period of twenty-four (24) consecutive months, the provisions of this paragraph shall be NULL and VOID as to the property on which the AGRICULTURAL PRACTICES have ceased for the requisite period of time.

That two (2) shares of capital stock of the Grand Valley Irrigation Company and of the Alexander Ditch Company shall accompany any transfers of title to Lots 1 thru 5 inclusive as shown on this plat.

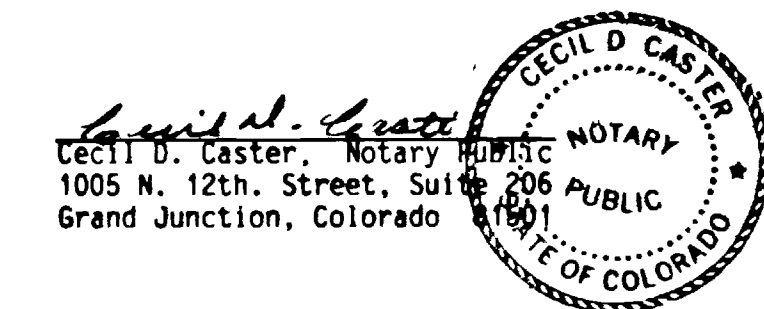
IN WITNESS WHEREOF said owners, Harry Kettle, Leatha Kettle, Gaylen H. Kettle, and Nancy S. Kettle have caused their names to be hereunto subscribed this 13 day of June A.D. 1985.

Harry Kettle  
 Leatha Kettle  
 Gaylen H. Kettle  
 Nancy S. Kettle

STATE OF COLORADO ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 13 day of June A.D. 1985 by Harry Kettle, Leatha Kettle, Gaylen H. Kettle, and Nancy S. Kettle.

My commission expires 27 May 1986  
 Witness my hand and official seal



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 327 o'clock P.M. this 13 day of October A.D. 1985 and is duly recorded as Reception Number 1402112 in PLAT BOOK 13 at PAGES 325 thru 325 inclusive.

Clerk and Recorder  
 Deputy  
 Fees

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13 day of Sept. A.D. 1985.  
 County Planning Commission, County of Mesa, State of Colorado.

Chairperson

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 13 day of SEPTEMBER A.D. 1985.  
 Board of County Commissioners, County of Mesa, State of Colorado.

Chairperson

## SURVEYOR'S CERTIFICATE

I, John Robert Lehti, do hereby certify that the accompanying plat of KETTLE 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.

13 June 1985  
 Date



UTILITIES COORDINATING COMMITTEE

June 13, 1985  
 Date

Chairperson

NOTICE: According to Colorado law you must commence any legal action to set 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 the certification shown hereon.

Monument Surveying Co.  
 1005 North 12th Street, Suite 206  
 Grand Junction, CO 81501  
 241-1273  
 Prepared For: Gaylen & Harry Kettle

ALWAYS THINK SAFETY  
 KETTLE SUBDIVISION  
 DESIGNED: \_\_\_\_\_ ELD APPROVAL: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_ TECHNICAL APPROVAL: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 SUB 84-3