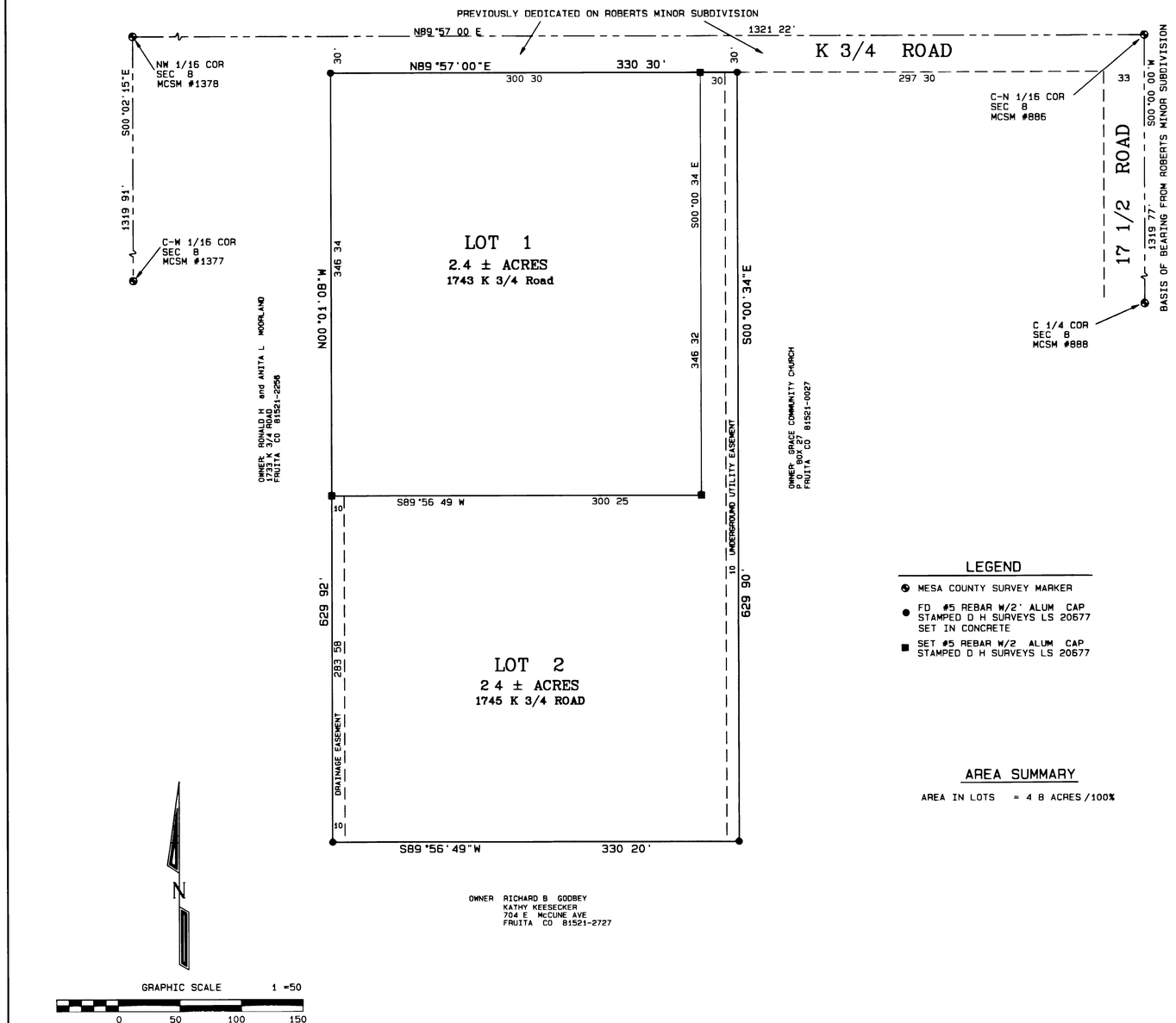
ROBERTS MINOR SUBDIVISION NO. 2

A RE-PLAT OF LOT 1, ROBERTS MINOR SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Ronald D Roberts and Melinda Roberts are the owners of that real property as described in Book 1699 at Page 878 of the records of the Mesa County Clerk and Recorders Office being a parcel of land situated in the NE 1/4 SE 1/4 NW 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows

Lot 1, Roberts Minor Subdivision, Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as ROBERTS MINOR SUBDIVISION No 2, a subdivision of a part of the County of Mesa, in the 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 to the Public Utilities those portions of said real property which are labeled as drainage easements as shown on the accompanying plat as perpetual easements for the installation and maintenance of drainage facilities, together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation, maintenance and replacement of such lines Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for the installation of utilities or ditches referred to above for grading or landscaping and for street 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 28th day of January A D 1997

Ronald D Roberts

Melinda Roberts

Lienholder Fleet Mortgage Group Inc

Joan Weets
Vice President

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The forgoing instrument was acknowledged before me this 28th day of January A D 1997 by Ronald D Roberts and Melinda Roberts

Witness my hand and official seal

Notary Public

Address 218 Chuluota Ave Grand Jct CO 81505

My commission expires 5/26/99

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28th day of January A D 1997 by the Board of County Commissioners of the County of Mesa State of Colorado

Kathryn Hall
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:43 o clock PM, this 14th day of February A D 1997 and is duly recorded in Plat Book No 15 at page 261 Reception No 1788379
Fee$ 10.00 + 1.00 Drawer No 007

Kathy Wood
Deputy

Monika Todd
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25 day of June A D 1996 by the County Planning Commission of the County of Mesa State of Colorado

Chairman

LEGEND

- MESA COUNTY SURVEY MARKER
- FD #5 REBAR W/2' ALUM CAP STAMPED D H SURVEYS LS 20677 SET IN CONCRETE
- SET #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS LS 20677

AREA SUMMARY

AREA IN LOTS = 4 8 ACRES /100%

SURVEYOR'S STATEMENT

I, Michael W Drissel, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this plat and survey of ROBERTS MINOR SUBDIVISION No 2 was made by me and/or under my supervision and checking, and that both are accurate to the best of my knowledge and belief

Michael W Drissel LS 20677

6-3-96
Date

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

ROBERTS MINOR SUBDIVISION NO. 2

A RE-PLAT OF LOT 1, ROBERTS MINOR SUBDIVISION
LOCATED IN THE
NE 1/4 SE 1/4 NW 1/4, SEC 8, T1N, R2W, U M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M W D	Checked By S L H	Job No	20-96-02
Drawn By TMODEL	Date JAN 1996	Sheet	1 OF 1