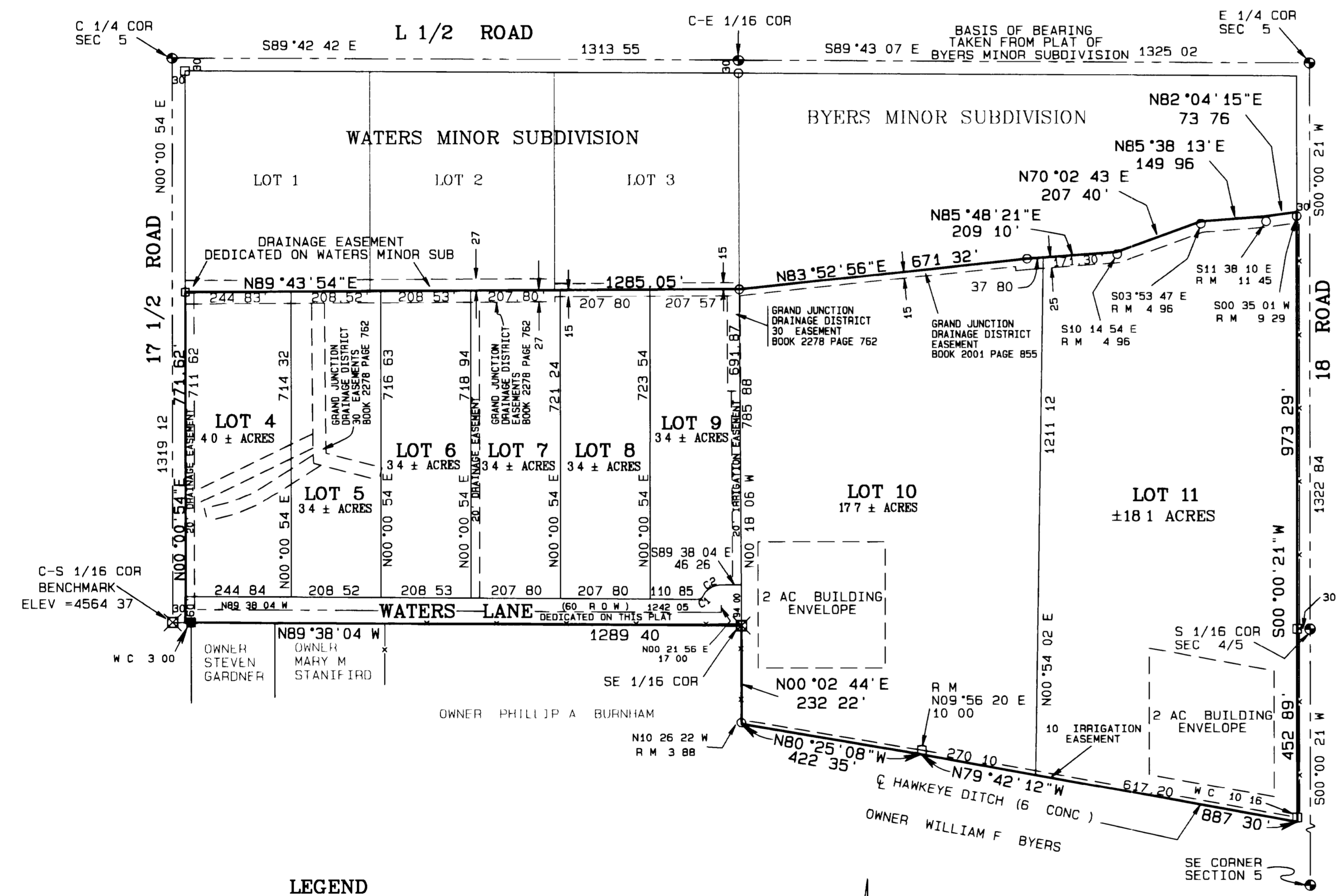


WATERS SUBDIVISION

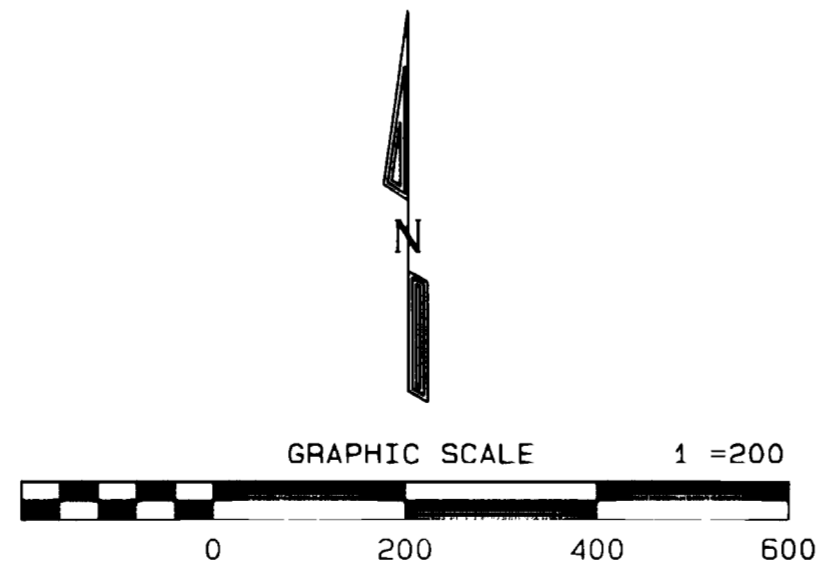
A REPLAT OF LOT 4, WATERS MINOR SUBDIVISION

LOCATED IN THE
SE 1/4, SEC. 5, T1N, R2W, U.M.
MESA COUNTY, COLORADO



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS INC LS 24306
 - FOUND PIN & CAP LIZER PELS 14113
 - FOUND #5 REBAR
 - ⊗ FOUND 3/4 ROD W/2 ALUM CAP STAMPED D H SURVEYS INC LS 24306

NOTE ALL EXTERIOR CORNER MONUMENTS ARE SET IN CONCRETE



CURVE	DELTA	RADIUS	DISTANCE	BEARING	CHORD
C1	64°18'01"	13.00	14.59	N58°12'55"E	13.84
C2	64°19'35"	47.00	52.77	N58°12'08"E	50.04

AREA SUMMARY

LOTS 457.0 ACRES
STREET 1.8 ACRES
TOTAL 458.8 ACRES

BUILDING SETBACKS

FRONT LOTS 1-7 40' FROM R.O.W. (WATERS LANE)
LOT 1 80' FROM CENTERLINE 17.5 ROAD
LOT 8 80' FROM CENTERLINE 18 ROAD

SIDE 50'
BACK 50'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Calvin Wayne Waters and Leann Waters are the owners of that real property as described in Book 1889 at Page 509 of the records of the Mesa County Clerk and Recorders Office being a parcel of land situated in the SE 1/4 Section 5 Township 1 North Range 2 West of the Ute Meridian Mesa County Colorado being more particularly described as follows

Lot 4 of Waters Minor Subdivision Mesa County Colorado recorded in Plat Book 14 at Page 266 of the records of the Mesa County Clerk and Recorders Office

That said owners have caused the said real property to be laid out and surveyed as WATERS SUBDIVISION 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 irrigation and drainage easement as shown on the accompanying plat as perpetual easements for the installation and maintenance of irrigation and 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 13th day of February A D 1997

Calvin Wayne Waters
Calvin Wayne Waters

Leann Waters
Leann Waters

David M. Brown
Lienholder Farm Credit

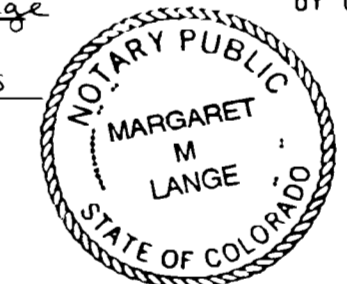
STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 13th day of February A D 1997 by Calvin Wayne Waters and Leann Waters

Witness my hand and official seal Margaret M. Lange
Notary Public

Address P.O. Box 3117, Grand Junction, CO 81505

My commission expires 1-24-98



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 26 day of February A D 1997 by the Board of County Commissioners of the County of Mesa State of Colorado

Stephen B. Hanna
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:15 o'clock P.M. this 26th day of February A D 1997 and is duly recorded in Plat Book No 15 at Page 265 Reception No 1789439

Fees \$162.10⁰⁰

Alvin Huns
Deputy

Monika Todd
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of February A D 1997 by the County Planning Commission of the County of Mesa State of Colorado

Anna R. Bate
Chairman

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this subdivision plat and survey of WATERS SUBDIVISION A Replat of Lot 4, Waters Minor Subdivision was made by me and/or under my direct supervision and checking and that both are accurate to the best of my knowledge and belief



2-12-1997
Date

WATERS SUBDIVISION		
A REPLAT OF LOT 4, WATERS MINOR SUBDIVISION		
LOCATED IN THE		
SE 1/4, SEC 5, T1N, R2W, UTE M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(303) 245-8749		
Designed By S L H	Checked By M W D	Job No 225-96-02
Drawn By TMODEL	Date FEBRUARY 1997	Sheet 1 OF 1

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.