

WATERS MINOR SUBDIVISION

LOCATED IN THE

SE 1/4, SEC. 5, T1N, R2W, U.M.

MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Calvin Wayne Waters and Leeann Waters are the owners of that real property as described in Book 1899 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:

Commencing at the found Mesa County Survey Marker for the E 1/4 corner of said Section 5, the basis of bearing being N89°43'07"W along the north line of said SE 1/4 to the C-E 1/16 corner of said Section 5, also being a found Mesa County Survey Marker, thence S00°00'21"W a distance of 349.50 feet along the east line of said SE 1/4, thence N89°43'07"W a distance of 30.00 feet to the southeast corner of Lot 2 of Byers Minor Subdivision, also being the point of beginning, thence S00°00'21"W a distance of 973.29 feet, thence S00°00'21"W a distance of 452.89 feet to the center line of the Hawkeye Ditch, thence N79°42'12"W a distance of 887.30 feet along said center line, thence N80°25'08"W a distance of 422.35 feet along said center line to a point on the west line of the SE 1/4 SF 1/4 of said Section 5, thence N00°02'09"E a distance of 232.22 feet to the SE 1/16 corner of said Section 5, thence N89°38'04"W a distance of 1289.40 feet along the south line of the NW 1/4 SE 1/4 of said Section 5; thence N00°00'54"E a distance of 1288.89 feet being 30.00 feet east and parallel with the west line of said SE 1/4, to a point being 30.00 feet south of the north line of said SE 1/4, thence S89°42'42"E a distance of 1283.55 feet to the Northwest corner of Lot 1 of Byers Minor Subdivision, thence along the west and south boundary line of Byers Minor Subdivision the following six courses:
 1) S00°09'18"E a distance of 505.07 feet
 2) N83°52'56"E a distance of 671.32 feet
 3) N85°48'21"E a distance of 209.10 feet
 4) N70°02'43"E a distance of 207.40 feet
 5) N85°38'13"E a distance of 149.96 feet
 6) N82°04'15"E a distance of 73.76 feet to the point of beginning. Said parcel contains 73.9 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Waters Minor 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 4th day of August, A.D., 1994.

Calvin Wayne Waters
Calvin Wayne Waters

Leeann Waters
Leeann Waters

STATE OF COLORADO)

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th day of August, A.D. 1994 by Calvin Wayne Waters and Leeann Waters.

Witness my hand and official seal _____ Notary Public
 Address: 2649 W. Diversey, Suite 100, Grand Junction, CO 81506
 My commission expires August 21, 1996

RECORDER NOTE - POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:10 o'clock AM, this 10th day of August, A.D. 1994, and is duly recorded in Plat Book No. 14 at page 266. Reception No. 1691572. Fees 10.00. *Natly Ward* Deputy Clerk and Recorder.

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 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.

Steven L. Hagedorn
S 24706
Date 5-10-94

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 4th day of August, A.D. 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman
Chairman

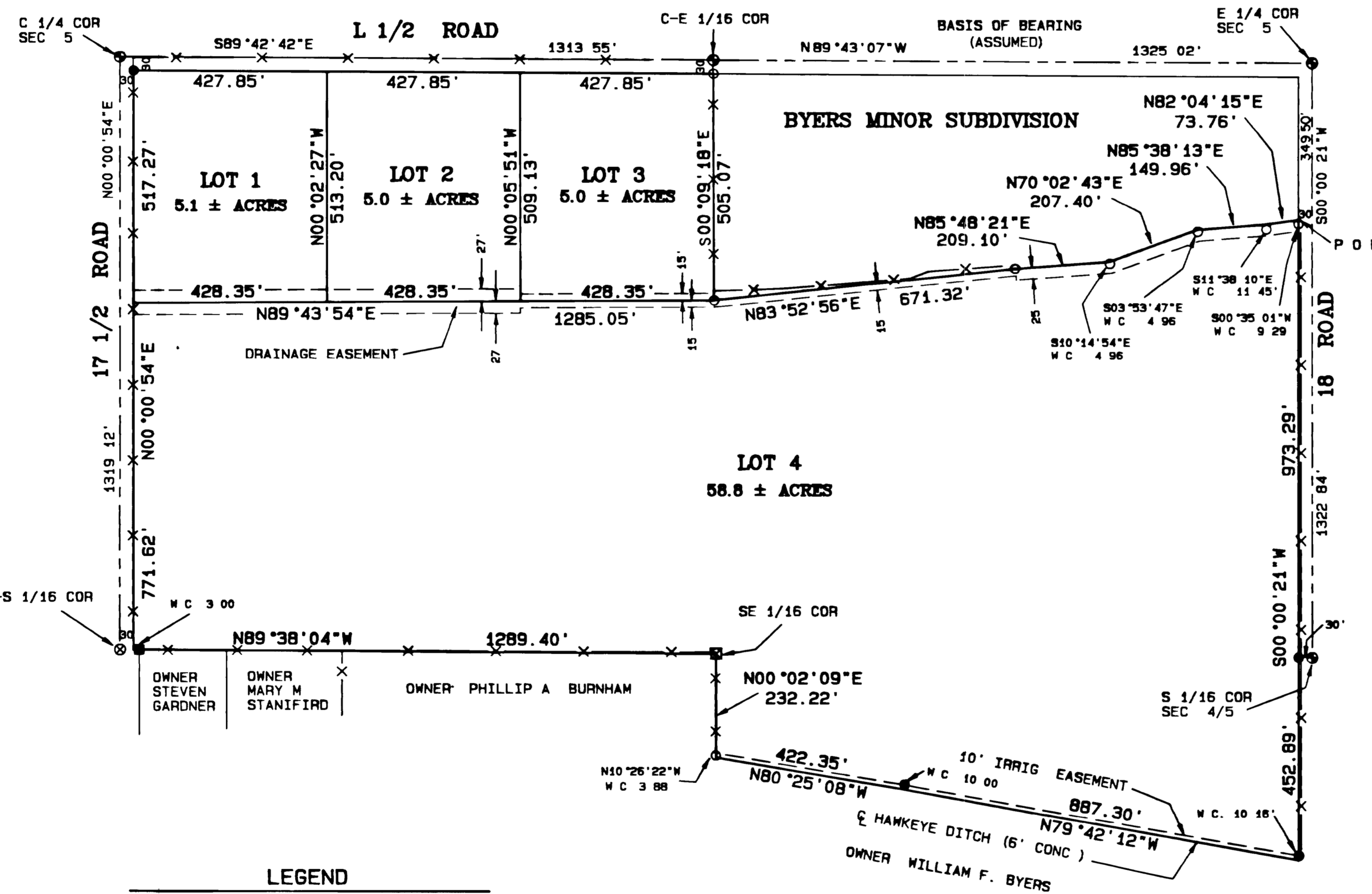
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LOCATED IN THE

SE 1/4, SEC. 5, T1N, R2W, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (303) 245-8749

Designed By MWD Checked By SLH Job No 225-94-01
 Drawn By TMODEL Date MAY 1994 Sheet 1 OF 1



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND P K NAIL W/SHINER LS 9331
- ⊗ REPLACED W/3/4" ROD W/2" ALUM CAP STAMPED D H SURVEYS INC LS 24306
- FOUND PIN & CAP "LIZER PELS 14113"
- FOUND #5 REBAR
- ⊠ SET 3/4" ROD W/2" ALUM CAP STAMPED D H SURVEYS INC. LS 24306
- SET #5 REBAR W/2" ALUM CAP STAMPED D H SURVEYS INC LS 24306

NOTE ALL EXTERIOR CORNER MONUMENTS ARE SET IN CONCRETE

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.

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. 35-35-101