

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1847846 05/27/98 0332PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK

16

PAGE

173

DRAWER NO

FF78

FEE \$

10.00 + 1.00

NAME OF PLAT

Watson Minor Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

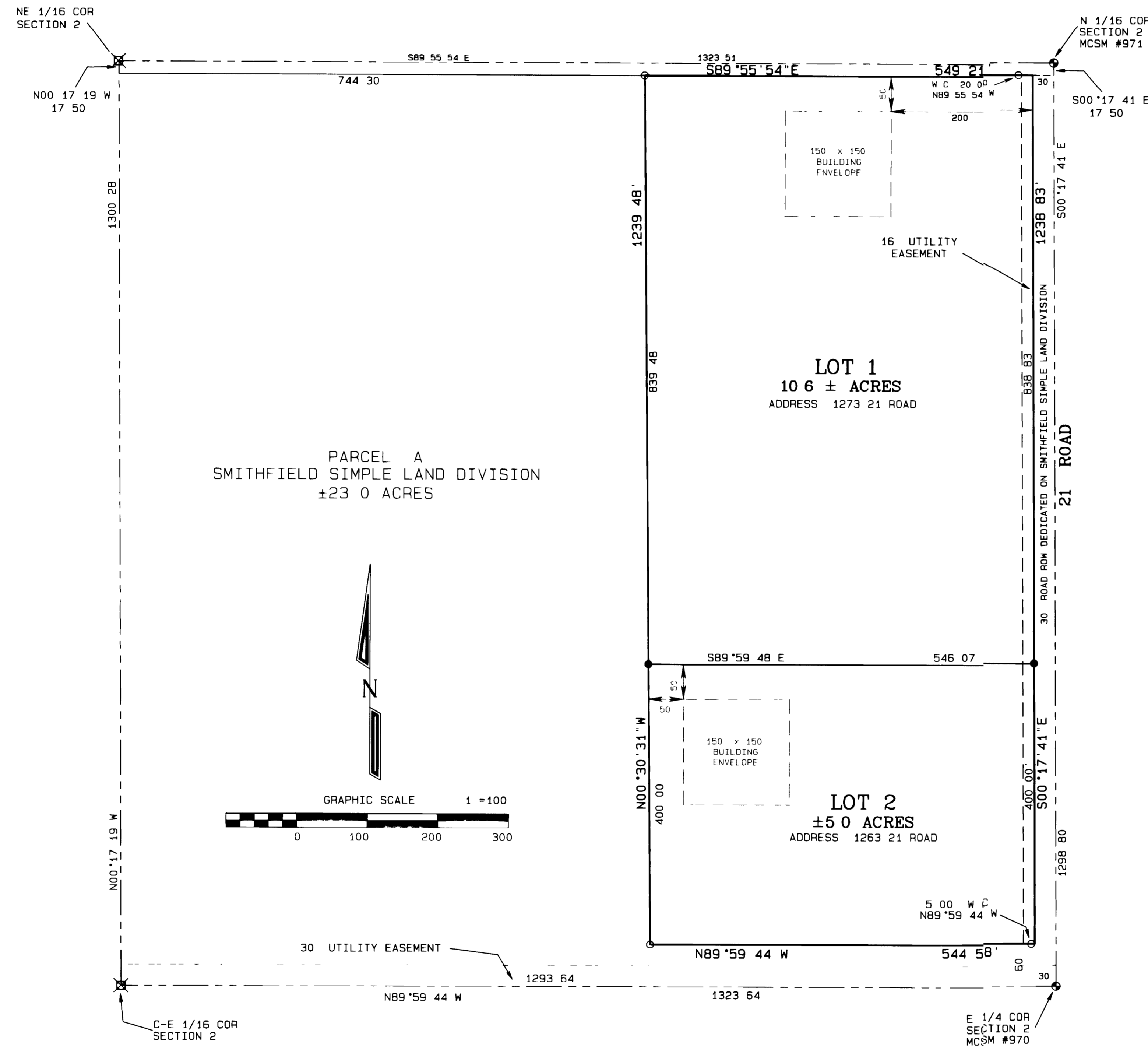
Smithfield Simple Land Division replat  
parcel B

Watson, Thomas K

Watson, Rebecca L.

# WATSON MINOR SUBDIVISION

## A REPLAT OF PARCEL B, SMITHFIELD SIMPLE LAND DIVISION

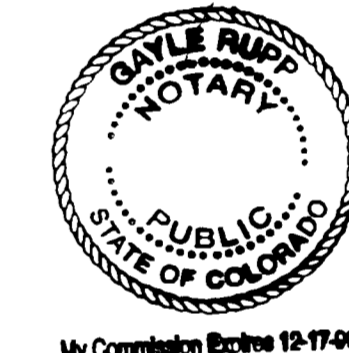


### DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Thomas K. Watson and Rebecca L. Watson are the owner of that real property as described in Book 2262 at Page 267 of the records of the Mesa County Clerk and Records Office being a parcel of land situated in the SE 1/4 NE 1/4 of Section 2 Township 1 North Range 2 West of the Ute Meridian Mesa County Colorado being more particularly described as follows  
Parcel B of Smithfield Simple Land Division  
That said owners have caused the said real property to be laid out and surveyed as WATSON MINOR SUBDIVISION a replat of Parcel B of Smithfield Simple Land Division a land division 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility easements as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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 maintenance and replacement of such lines Such easements and rights shall be utilized in a reasonable and prudent manner  
That all expenses for street paving or the installation of utilities referred to above 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 May A D. 1998

*Thomas K. Watson*  
Thomas K. Watson  
*Rebecca L. Watson*  
Rebecca L. Watson

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 13th day of May A D 1998  
By Thomas K. Watson and Rebecca L. Watson  
Witness my hand and official seal *Shirley Rupp*  
Notary Public  
Address 1000 West 8th, Durango, CO 81326  
My commission expires 12/17/99



### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of May A D 1998 by the County Planning Commission of the County of Mesa State of Colorado  
*David L. Ladd*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

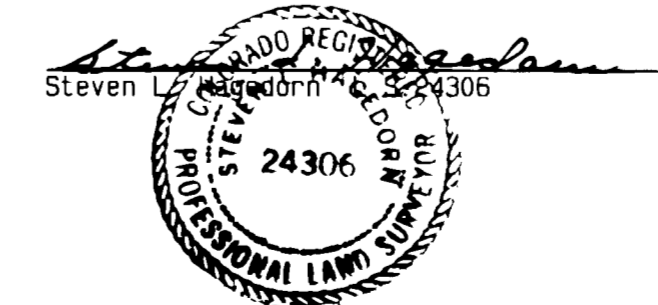
Approved this 14th day of May A D 1998 by the Board of County Commissioners of the County of Mesa State of Colorado  
*James R. Baughman*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:32 o'clock P on this 27th day of May A D 1998 and is duly recorded in Plat Book No 16 at page 143  
Reception No 1847826 Fees 10.00+1.00 Drawer No FE78  
*Kathleen Dot* Deputy  
*Monika Todd* 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 WATSON 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



5-11-1998  
Date

This development 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 CRS 35-3-5-101

**NOTES**  
Basis of bearing was determined from a previous survey where the north line of the NE 1/4 NE 1/4 of Section 2 was assumed as N90 00 00"E. The E 1/16 corner is monumented as a B L M aluminum monument and the northeast corner of Section 2 is a Mesa County survey marker  
Reference is hereby made to the Mesa County Surveyor's Record of Deposit for Deposit No 1141-95 for information regarding this survey

- LEGEND**
- MESA COUNTY SURVEY MONUMENT
  - ⊠ B L M 3 1/2 ALUM MONUMENT
  - FOUND #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS INC LS 24306 SET IN CONCRETE
  - SET #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS INC LS 24306 IN CONCRETE

**AREA SUMMARY**  
2 LOTS ±15.6 TOTAL ACRES=100%

**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.

<b>WATSON MINOR SUBDIVISION</b>		
LOCATED IN THE		
SE 1/4 NE 1/4, SEC. 2, T1N, R2W, U.M.		
<b>D H SURVEYS INC.</b>		
118 OURAY AVE - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By S. L. H.	Checked By M. W. D.	Job No. 343-97-01
Drawn By TMODEL	Date FEBRUARY 1997	Sheet 1 OF 1