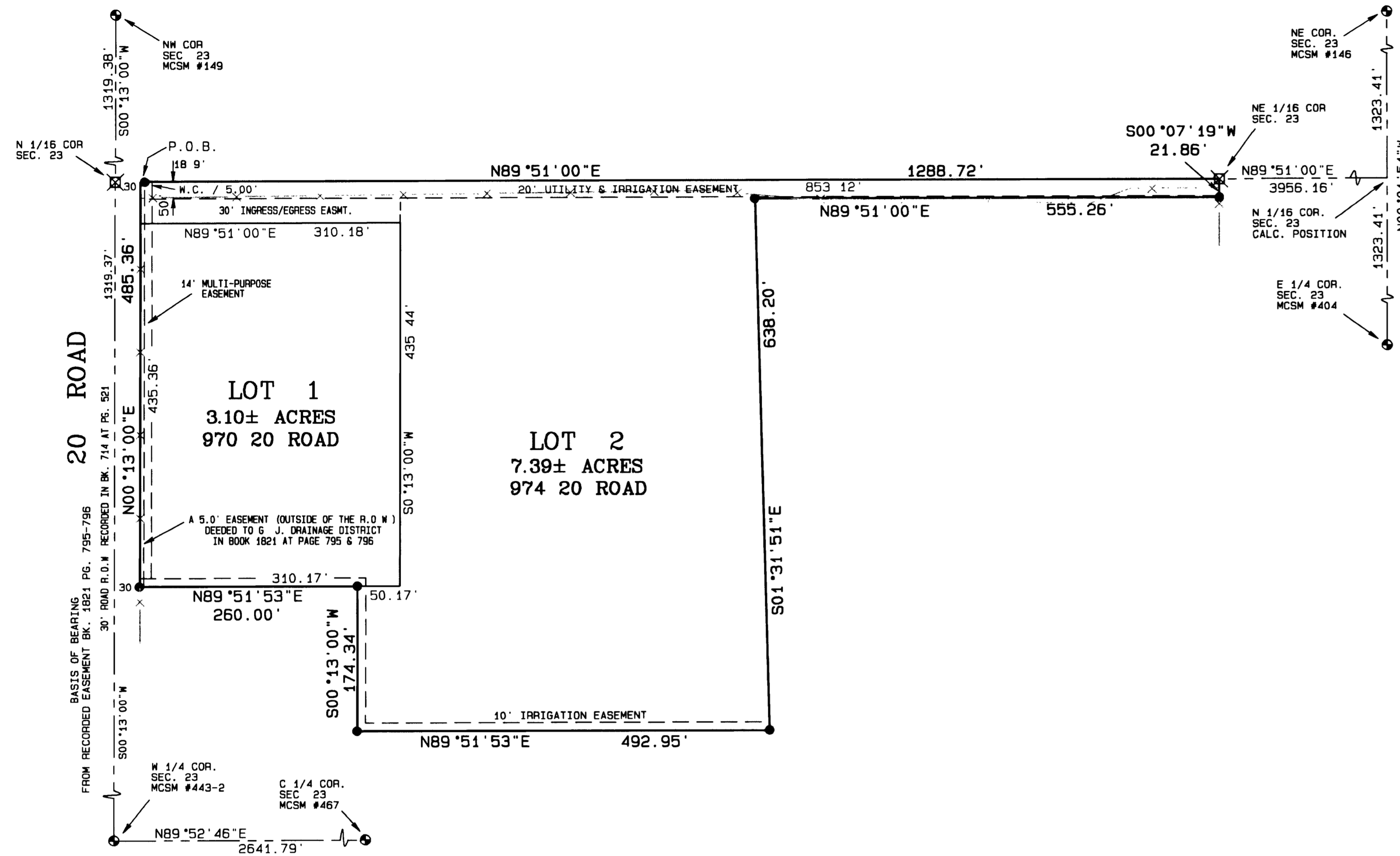


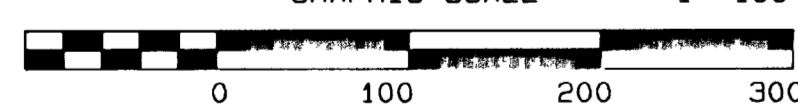
# W W MINOR SUBDIVISION



### LEGEND

- MESA COUNTY SURVEY MARKER
- ⊗ FD. #6 REBAR W/3 25" ALUM. CAP STAMPED D H SURVEYS INC LS 20677
- FD. #5 REBAR W/PLASTIC CAP MARKED LS 10374
- FD. #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 20677
- - - - FENCE LINE

GRAPHIC SCALE 1"=100'



### AREA SUMMARY

LOT 1 & 2 = 10.49± AC / 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.

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. 35-3.5-101.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Michael A. Wilson and Jo Ann Wilson are the owners of that real property as described in Book 2597 at Page 713 and 714 of the records of the Mesa County Clerk and Recorders Office, being a part of the SW 1/4 NW 1/4 of Section 23, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, described as follows:

Commencing at the found #6 rebar and 3.25" aluminum cap stamped D H Surveys, Inc. LS 20677 for the N 1/16 corner of said Section 23, the basis of bearing being S00°13'00"W along the west line of said SW 1/4 NW 1/4 to the W 1/4 corner, being a found Mesa County survey marker; thence N89°51'00"E a distance of 30.00 feet along the north line of said SW 1/4 NW 1/4 to the point of beginning; thence N89°51'00"E a distance of 1288.72 feet to the NE 1/16 corner of said Section 23; thence S00°07'19"W a distance of 21.86 feet along the east line of said SW 1/4 NW 1/4; thence S89°51'00"W a distance of 555.26 feet; thence S01°31'51"E a distance of 638.20 feet; thence S89°51'53"W a distance of 492.95 feet; thence N00°13'00"E a distance of 174.34 feet; thence S89°51'53"W a distance of 260.00 feet; thence N00°13'00"E a distance of 465.36 feet to the point of beginning. Said parcel contains 10.49 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as W W 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 to the Public Utilities those portions of said real property which are labeled as: multi-purpose easements, utility easements, irrigation and/or drainage easements, as shown on the accompany plat as perpetual easements for the installation and maintenance of utilities, irrigation and/or facilities, together with the right to trim interfering trees and brush; with the 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 2<sup>nd</sup> day of September, A.D., 1999.

*Michael A. Wilson*  
Michael A. Wilson

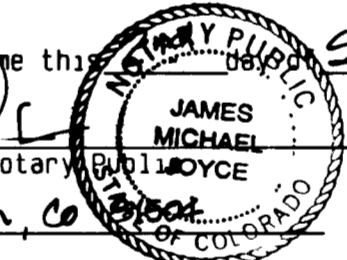
*Jo Ann Wilson*  
Jo Ann Wilson

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, A.D. 1999 by,

Michael A. Wilson and Jo Ann Wilson.  
Witness my hand and official seal:

Address: 620 Darren Way, Grand Junction, CO 81505  
My commission expires: 10/27/01



### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 2<sup>nd</sup> day of October, A.D. 1999 by the County Planning Commission of the County of Mesa, State of Colorado

*Thomas R. Barton*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5<sup>th</sup> day of October, A.D. 1999, by the Board of County Commissioners of the County of Mesa, State of Colorado

*Kathryn K. Hall*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

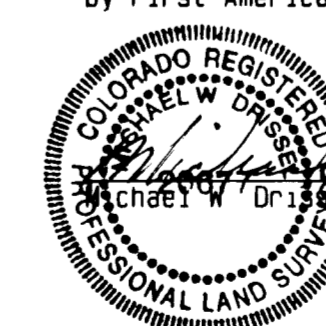
I hereby certify that this instrument was filed for recording in my office at 2:12 o'clock P.M. this 11<sup>th</sup> day of October, A.D. 1999, and is duly recorded in Plat Book No. 17 at page 187. Reception No. 1923551 Fees 10<sup>00</sup> Drawer No. 44 54

*Louise McElroy*  
Deputy

*Monika Todd*  
Clerk and Recorder

### SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of W W 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. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded. Title search was furnished by First American Title Co., Commitment No.: 00134925.



*Michael W. Drissel*  
Michael W. Drissel  
PLS 20677

9-2-99  
Date

W W MINOR SUBDIVISION  
LOCATED IN THE  
SW 1/4 NW 1/4, SEC. 23, 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.	499-99-01
Drawn By	TMODEL	Date	JUNE 1999	Sheet	1 OF 1