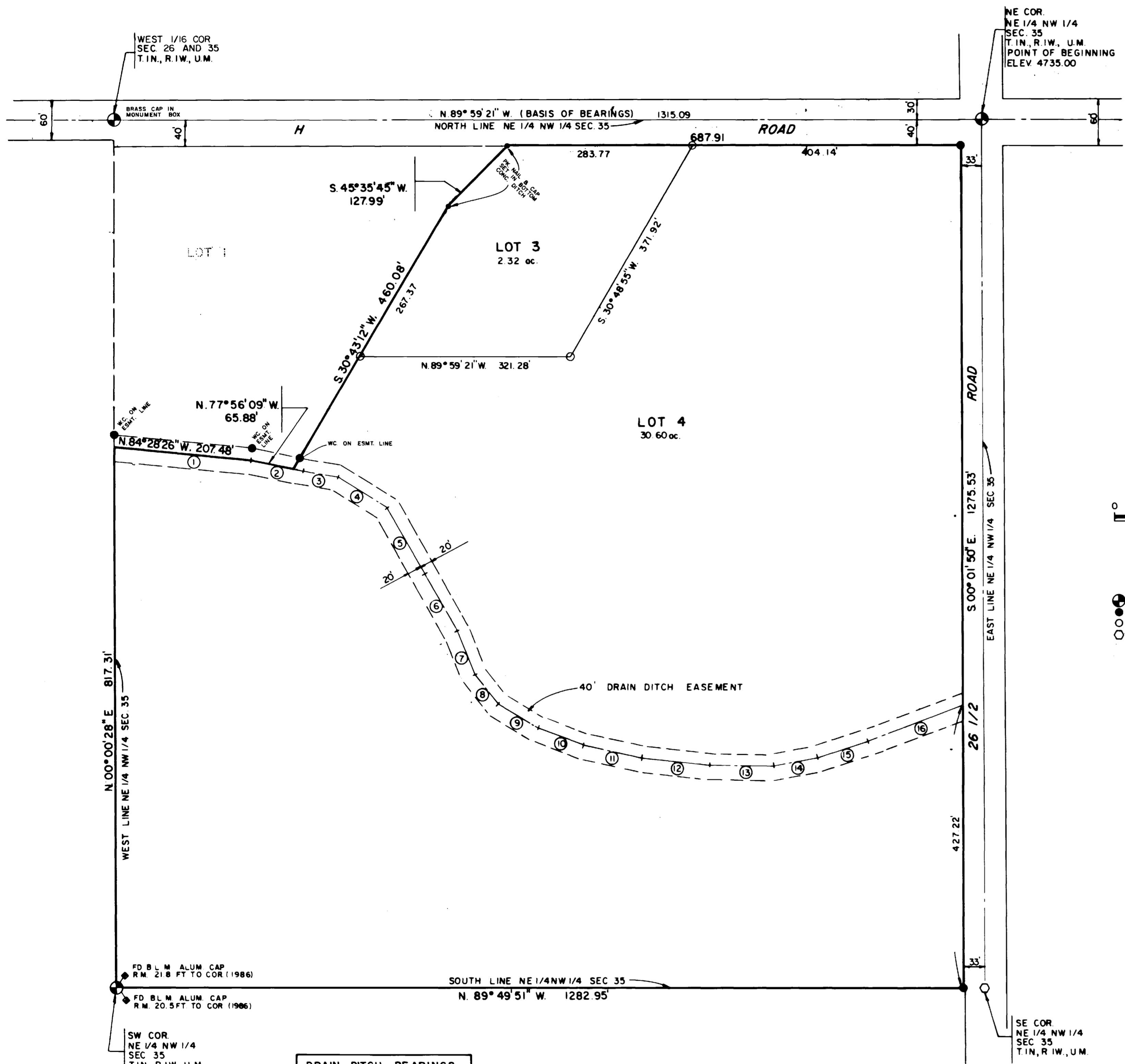
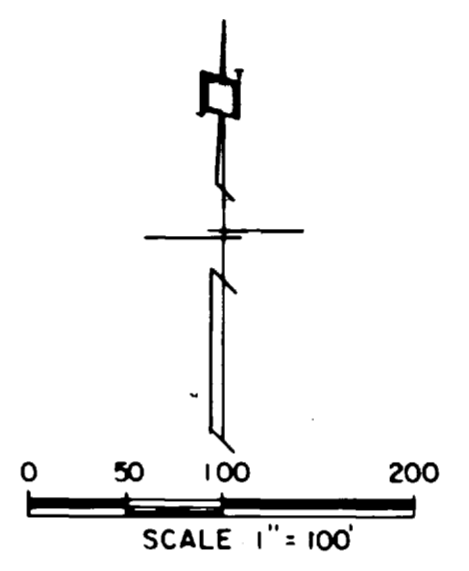


REPLAT LOT 2 SACCOMANNO MINOR SUBDIVISION



LINE NO.	BEARING	DISTANCE
1	S 84° 28' 26" E	207.48'
2	S 77° 56' 09" E	81.54'
3	S 81° 16' 22" E	54.18'
4	S 57° 29' 38" E	88.61'
5	S 29° 35' 52" E	114.58'
6	S 29° 06' 54" E	98.76'
7	S 21° 19' 42" E	71.84'
8	S 38° 54' 52" E	57.85'
9	S 59° 48' 14" E	70.56'
10	S 69° 03' 02" E	73.83'
11	S 77° 27' 17" E	90.25'
12	S 84° 11' 21" E	102.58'
13	S 89° 23' 00" E	97.01'
14	N 79° 14' 48" E	69.89'
15	N 72° 04' 41" E	79.64'
16	N 69° 29' 11" E	150.70'



- LEGEND**
- MESA COUNTY BRASS CAP
 - 5/8" REBAR & CAP SET IN CONC. } BY L.S. 16413
 - 5/8" REBAR & CAP
 - FOUND AND ACCEPTED
 - 5/8" REBAR MONUMENT (NO CAP)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, VIRGINIA M. SACCOMANNO, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS LOT 2, SACCOMANNO MINOR SUBDIVISION AND BEING SITUATED IN THE NE 1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO AS SHOWN ON THE ACCOMPANYING PLAT.

SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS REPLAT LOT 2 SACCOMANNO MINOR SUBDIVISION, SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT THE SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, AVENUES AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOREVER, AND DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, DRAINAGE LINES AND TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSE FOR STREET PAVING OR 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 24 DAY OF August A.D., 1989.

Virginia M. Saccomanno
VIRGINIA M. SACCOMANNO

STATE OF COLORADO }
COUNTY OF DENVER } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August A.D., 1989 BY VIRGINIA M. SACCOMANNO.

MY COMMISSION EXPIRES: 12-27-90

Witness my hand and official seal: *Louise Doye*
Notary Public
1015 N 7th Street
Address Grand Junction, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss Reception # 1525 674 Fee \$ 10.00

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 2:32 PM O'CLOCK THIS 24th DAY OF September A.D. 1989 AND IS DULY RECORDED IN PLAT BOOK NO. 13 PAGE 449 DRAWING J-44

Carl Sawyer, Mesa County Clerk & Recorder
COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 19 DAY OF Sept, 1989 A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

[Signature]
Chairman

COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 21 DAY OF Sept, 1989 A.D. COUNTY COMMISSION OF THE COUNTY OF MESA, COLORADO.

[Signature]
Chairman

SURVEYORS CERTIFICATES

I, MAX E. MORRIS CERTIFY THAT THE ACCOMPANYING PLAT OF SACCOMANNO MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

[Signature]
MAX E. MORRIS,
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 16413

7/21/89 DATE

UTILITIES COORDINATION COMMITTEE

APPROVED THIS 13th DAY OF September, 1989 A.D.

[Signature]
Chairman

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 herein.

REPLAT LOT 2
SACCOMANNO MINOR SUBDIVISION
NE 1/4 NW 1/4 SECTION 35, T. 1N., R. 1W., UTE PM.

ARMSTRONG CONSULTANTS, INC.

801 Road Avenue
Grand Junction, Colorado 81501
(970) 242-9501