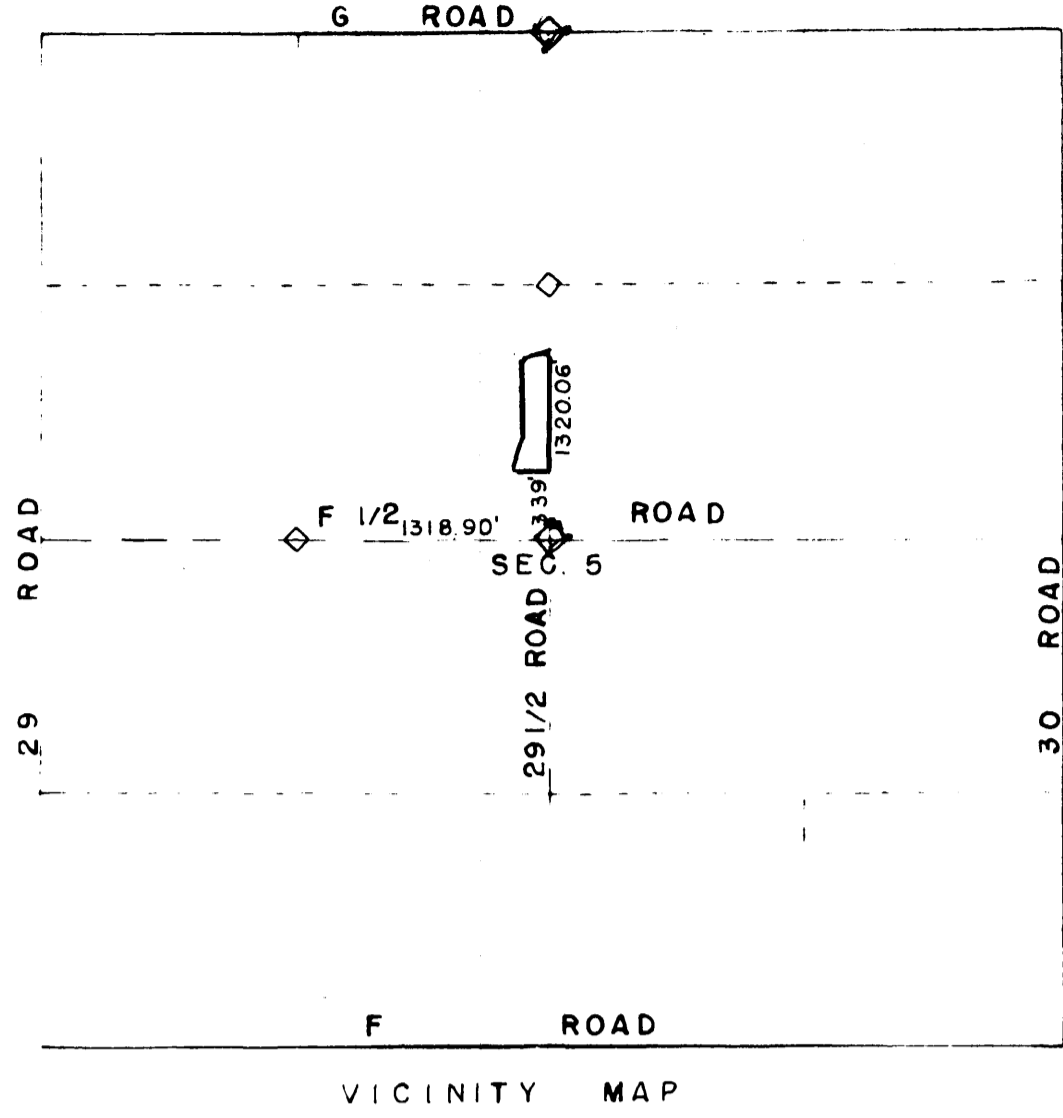
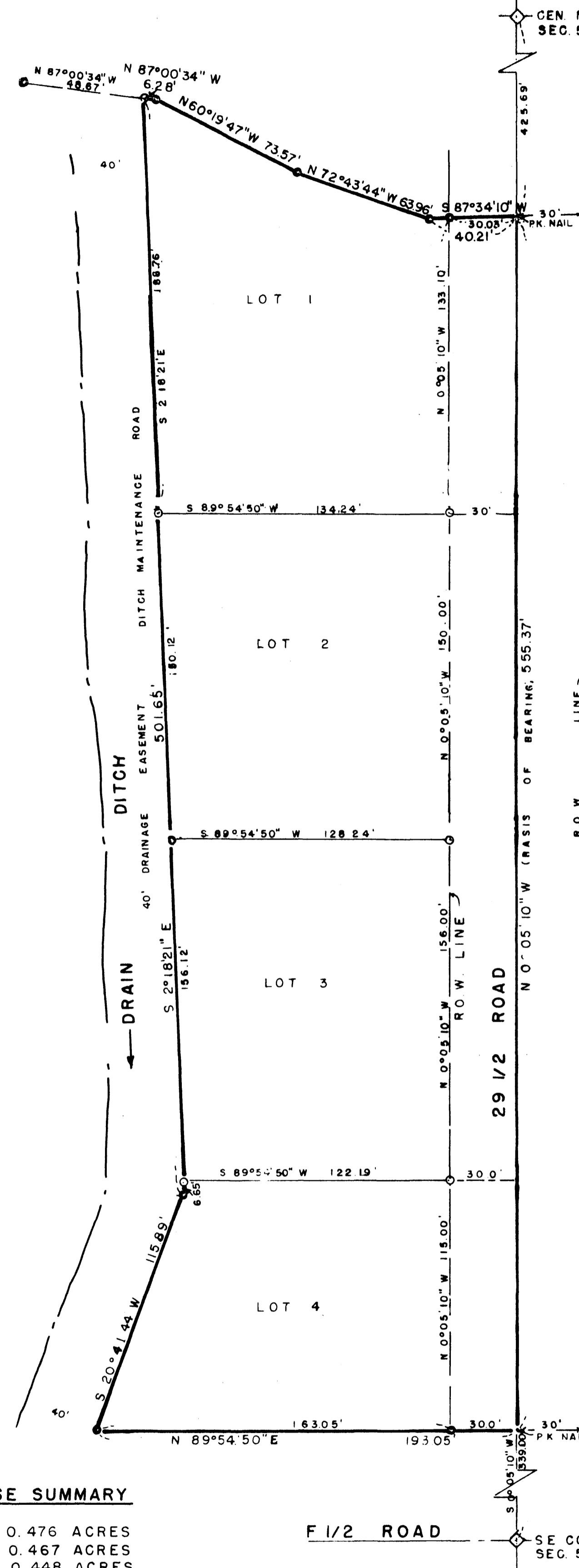


# ELDRIDGE SUBDIVISION PLAT

SECTION 5 TWP 1 S RANGE 1 E UTE P. MERIDIAN



VICINITY MAP



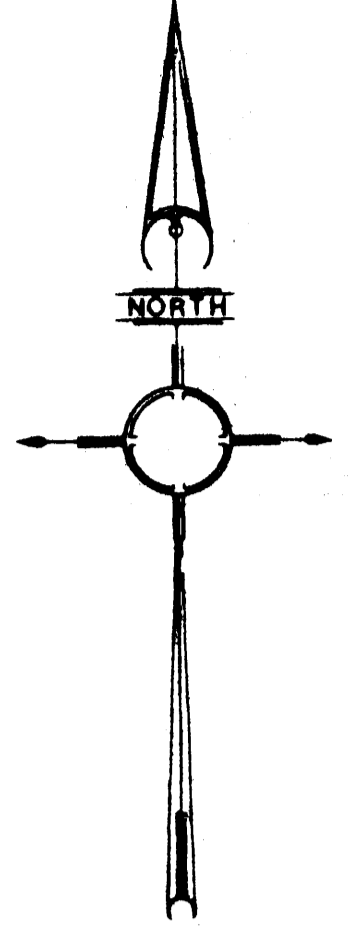
**ACREAGE SUMMARY**

LOT 1	=	0.476 ACRES
LOT 2	=	0.467 ACRES
LOT 3	=	0.448 ACRES
LOT 4	=	0.373 ACRES
ROAD	=	0.382 ACRES
<b>TOTAL</b>	=	<b>2.146 ACRES</b>

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, JAMES F. ELDRIDGE, JR. and CHARLENE L. ELDRIDGE are the owners of that real property situated in the County of Mesa, State of Colorado and being all that part of the East Half Southeast Quarter Northwest Quarter lying East of the Drain Ditch in Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian more particularly described as follows: assuming the East line said SE 1/4 NW 1/4 bears S 0°05'10" E and all other bearings herein contained are relative thereto, commencing at the SW corner of said SE 1/4 NW 1/4 Sec. 5, thence N 87°00'34" W 48.87' to the East line of said East line 339.00 feet to the True Point of Beginning, thence N 60°19'47" W 73.57' to the East line of a 40' Drain Ditch Easement, thence S 87°34'10" W 40.21' to the East line of a 40' Drain Ditch Easement, thence S 89°54'50" W 134.24' to the East line of a 40' Drain Ditch Easement, thence S 2°18'21" E 186.12' to the East line of a 40' Drain Ditch Easement, thence S 20°41'44" W 115.83' to the East line of a 40' Drain Ditch Easement, thence S 89°54'50" W 122.19' to the East line of a 40' Drain Ditch Easement, thence N 89°54'50" E 193.05' to the said East line of said SE 1/4 NW 1/4, the center of Mesa County Road 29 1/2 and point of beginning. As previously described in Book 948, Page 423 Mesa County Clerk and Recorder.



THAT THE UNDERSIGNED HAVE CAUSED REAL PROPERTY TO BE LAID OUT AND SURVEYED AND HEREBY DEDICATE AND RESERVE TO THE COUNTY OF MESA, STATE OF COLORADO,

all easements, servitudes, and appurtenances of every kind and nature, whether known or unknown, and whether in fee simple or otherwise, which are necessary for the installation and maintenance of irrigation, water, sewer, gas, electric, and telephone lines, and for the installation and maintenance of irrigation, water, sewer, gas, electric, and telephone lines, and for the installation and maintenance of irrigation, water, sewer, gas, electric, and telephone lines.

Witness my hand and the seal of the County of Mesa, State of Colorado, this 27th day of January, 1988.

*James F. Eldridge, Jr.*  
James F. Eldridge, Jr.  
*Charlene L. Eldridge*  
Charlene L. Eldridge

STATE OF COLORADO  
COUNTY OF MESA  
This instrument was acknowledged before me this 27th day of January, 1988, by James F. Eldridge, Jr. and Charlene L. Eldridge, the parties whose names appear in the foregoing instrument.

**CLERK AND RECORDERS CERTIFICATE**

Recordation # 1485778 Book 13 Pg. 399  
Accepted for recordation this 28th day of April, 1988.  
*Richard D. Miller* Deputy Clerk  
\$10.00 FEE  
y-98

**SEAL OF THE COUNTY COMMISSIONERS**

APRIL 28 1988  
Mesa, Colorado  
*Mary K. Fuller*  
Mary K. Fuller  
County Clerk

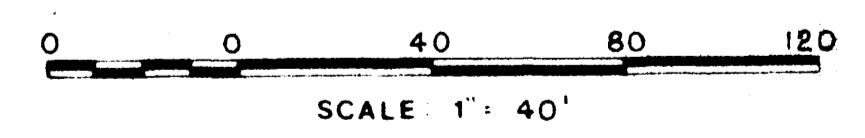
**SEAL OF THE COUNTY COMMISSIONERS**

APRIL 3 1988  
Mesa, Colorado  
*Melinda Allen*  
Melinda Allen  
County Clerk

**SEAL OF THE COUNTY COMMISSIONERS**

APRIL 13 1988  
Mesa, Colorado  
*Richard D. Miller*  
Richard D. Miller  
County Clerk

Recorder's Note: Public Legibility On Document Provided For Recordation



**SUBDIVISION PLAT**

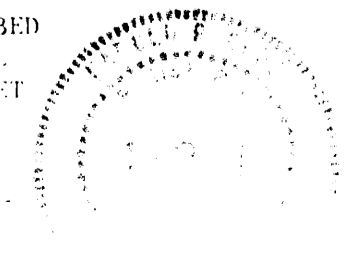
**ELDRIDGE SUBDIVISION**  
IN SE 1/4 NW 1/4 SEC. 5, T. 1 S., R. 1 E., UTE P.M., MESA COUNTY, COLORADO  
BY  
**COPE SURVEYING COMPANY**  
1625 17TH STREET  
GRAND JUNCTION, COLORADO

BOOK NO. 21	DATE SURVEYED 1-7-88
PLAT BY H.R.C. 1-10-88	

**SURVEYOR'S CERTIFICATE**

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 23RD DAY OF JANUARY, 1988 A.D.

*Harold R. Cope*  
Harold R. Cope  
Professional Land Surveyor, No. 11279



**LEGEND**  
 MGS M MONUMENT (COPPER AND BRASS CAP)  
 5/8" PINS FOUND IN PLACE (To Be Set in Concrete)  
 ALL BEARINGS HEREON BEING RELATIVE TO N 0° 05' 10" E BENCHMARK POINT SURVEY MONUMENTS ON EAST LINE NW 1/4 SEC. 5

**NOTICE**  
According to Colorado Law you must commence an action based upon any defect in this survey within six years after you 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 certification shown below.