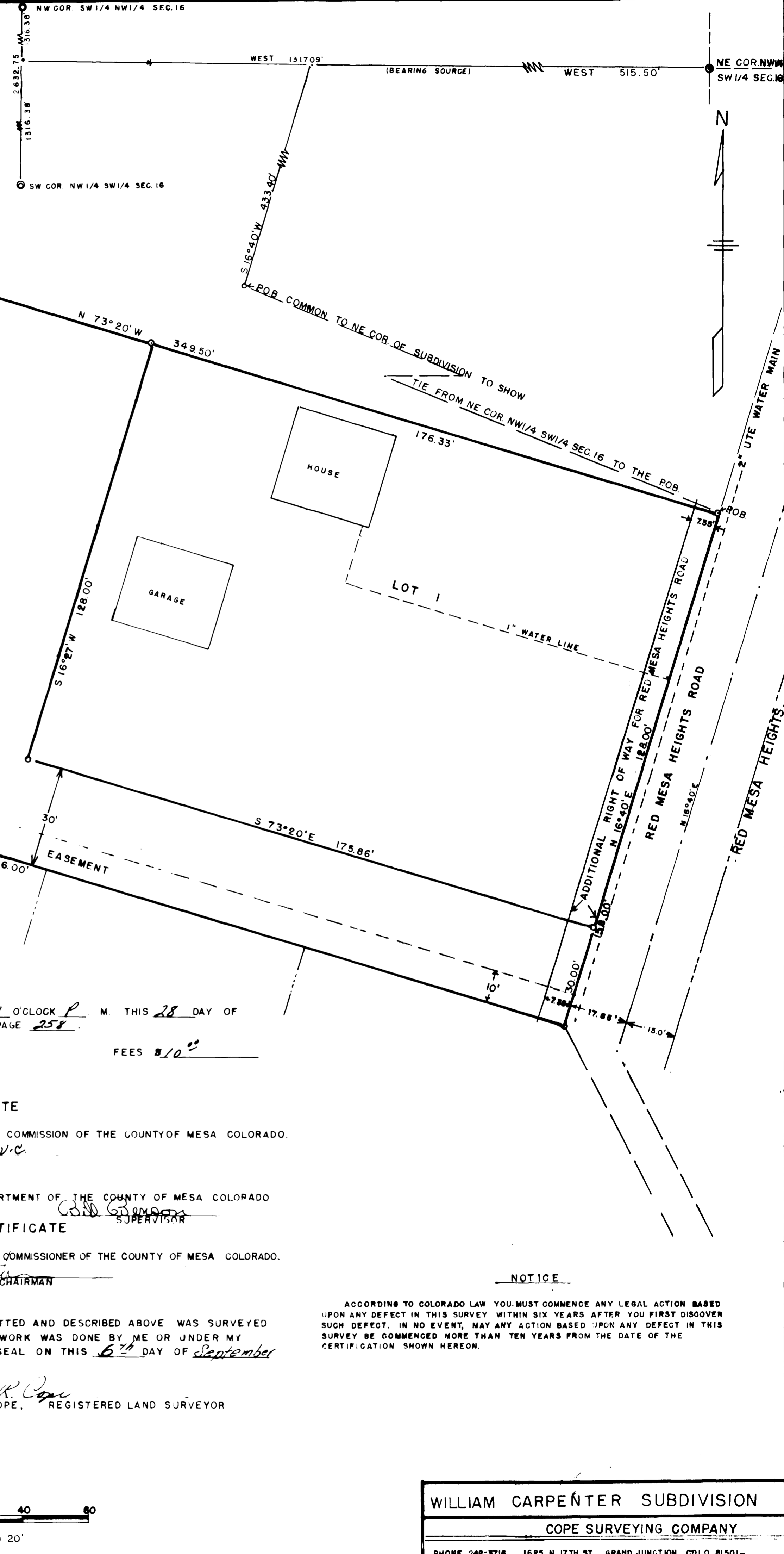
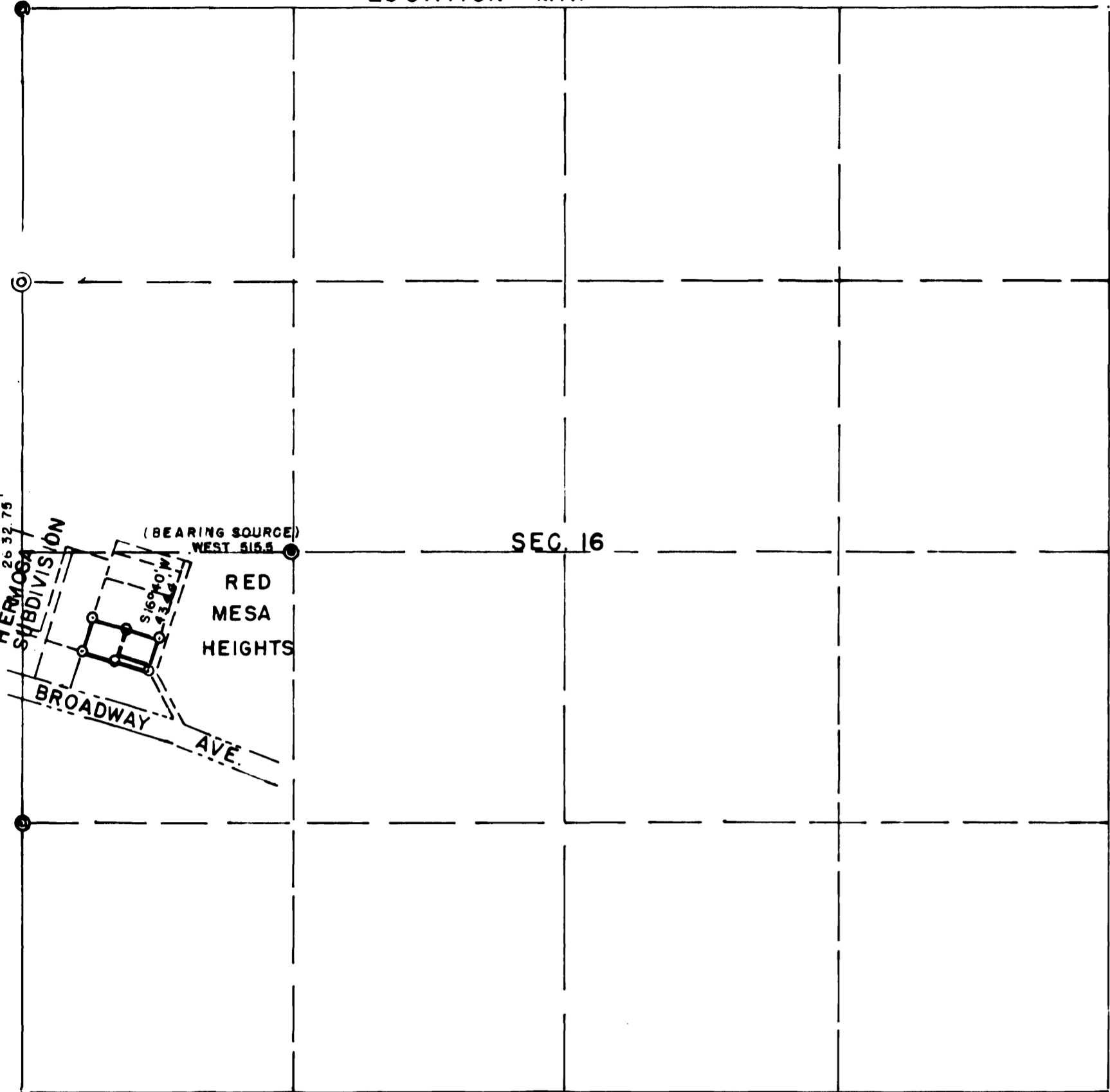


WILLIAM CARPENTER SUBDIVISION

LOCATED IN THE NW1/4 SW1/4 SEC. 16, T. 1 S., R. 1 W., UTE P.M., MESA COUNTY, COLORADO

LOCATION MAP



DEDICATION

KNOW ALL MEN BY THIS PRESENTS:

THAT THE UNDERSIGNED WILLIAM M. CARPENTER AND MARGARET D. CARPENTER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND BEING A PART OF THE NW1/4 SW1/4 SEC. 16, T. 1 S., R. 1 W., UTE P.M. AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF NW1/4 SW1/4 SEC 16, T. 1 S., R. 1 W., UTE P.M. MESA COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE COR THEREOF, THENCE WEST 515.50 FEET, THENCE S16°40' W 433.40 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 73°20' W 349.50 FEET TO THE EASTERLY LINE OF THE HERMOSA SUBDIVISION, THENCE ALONG SAID EASTERLY LINE S15°26' W 158.00 FEET, THENCE S 73°20' E 346.00 FEET, THENCE N 16°40' E 158.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.261 ACRES MORE OR LESS.

THAT SAID OWNER HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS CARPENTER SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO THAT SAID OWNERS DO HEREBY DEDICATE ALL ROADS AS SHOWN ON ACCOMPANYING PLAT TO USE OF THE PUBLIC AND ALL UTILITY EASEMENTS ARE DEDICATED TO UTILITY COMPANIES. THESE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE TO BE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENT SHALL BE FINANCED BY SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNERS, WILLIAM M. CARPENTER AND MARGARET D. CARPENTER HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF September, 1979 A.D.

William M. Carpenter, Margaret D. Carpenter

STATE OF COLORADO ) COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September 1979 A.D.

MY COMMISSION EXPIRES October 23, 1981

Betty Jane Cope, Notary Public

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO ) )ss 1222754 COUNTY OF MESA )

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:21 O'CLOCK P M THIS 28 DAY OF APRIL 1980 A.D. AND IS DULY RECORDED IN PLAT BOOK NO 12, PAGE 258. Clerk and Recorder, Deputy, Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 12th DAY OF December 1979 A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA COLORADO. Chairwoman

COUNTY ROAD DEPARTMENT CERTIFICATE

APPROVED THIS 21 DAY OF Jan 1980 A.D. COUNTY ROAD DEPARTMENT OF THE COUNTY OF MESA COLORADO. Supervisor

BOARD OF COUNTY COMMISSIONER CERTIFICATE

APPROVED THIS 22nd DAY OF January 1980 A.D. BOARD OF COUNTY COMMISSIONER OF THE COUNTY OF MESA COLORADO. Chairman

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 THIS 6th DAY OF September 1979 A.D.

Harold R. Cope, Registered Land Surveyor No. 11221

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 HEREON.

AREA QUANTITIES: TOTAL OF 2 LOTS, TOTAL AREA = 1.261 ACRES, LOT 1 = 0.617 ACRES, LOT 2 = 0.644 ACRES

LEGEND: @ MESA COUNTY BRASS CAP SURVEY MONUMENT, O 5/8" X 20" REBAR WITH IDENTIFICATION CAP IN CONCRETE



WILLIAM CARPENTER SUBDIVISION COPE SURVEYING COMPANY PHONE 248-3716 1625 N 17TH ST., GRAND JUNCTION, COLO. 81501-