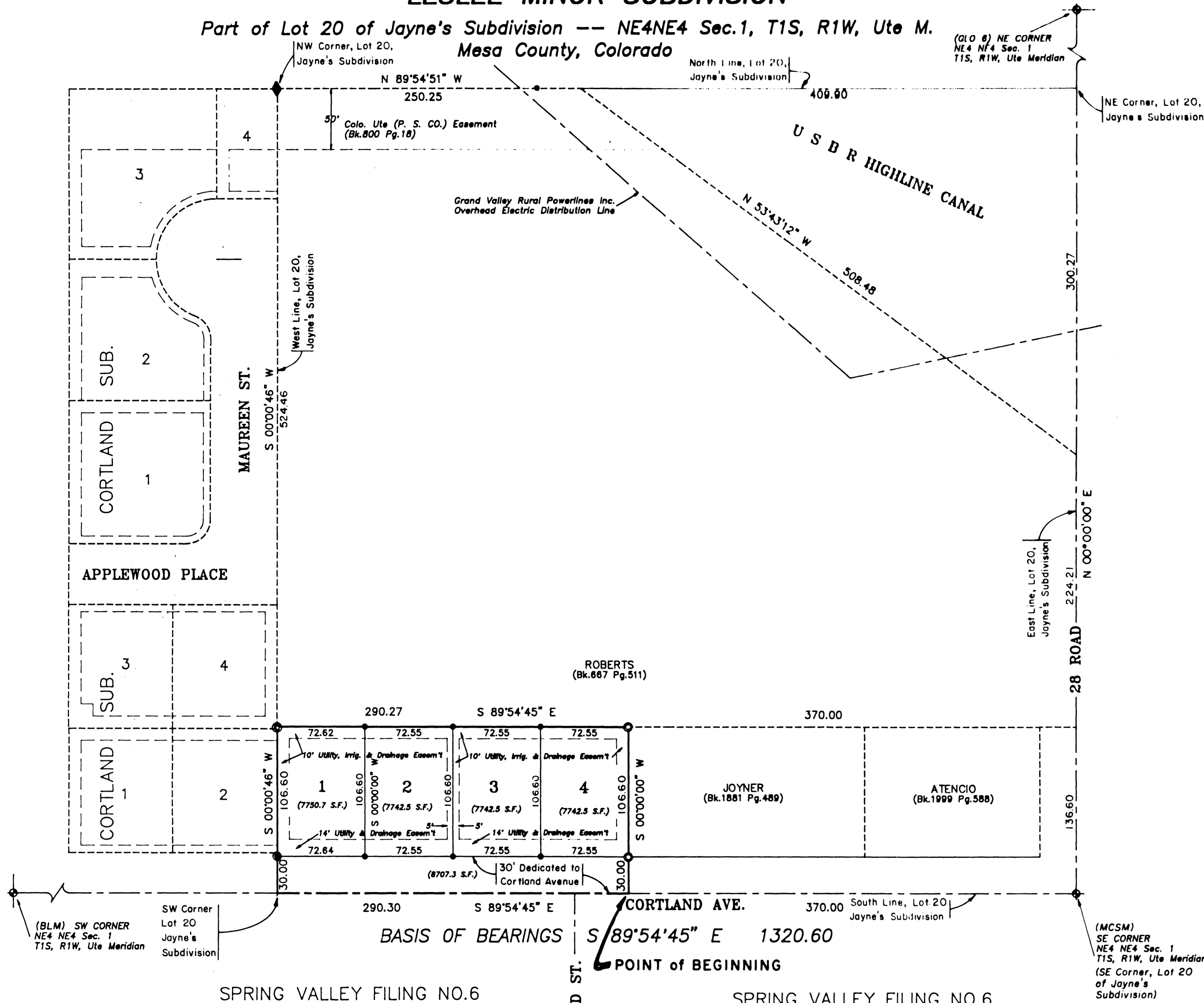


# LESLEE MINOR SUBDIVISION

Part of Lot 20 of Jayne's Subdivision -- NE4NE4 Sec.1, T1S, R1W, Ute M.  
Mesa County, Colorado



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned Helen M. Warren is the owner of that real property being part of Lot 20 of Jayne's Subdivision, which is situated in the NE1/4 NE1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instrument recorded in Book 1870 at Page 704. The South 136.60 feet of Lot 20 of Jayne's Subdivision, except for the East 370.00 feet, and being more specifically described as follows:

Beginning at a point which bears N 89°54'45" W 370.00 feet from the Southeast Corner of Lot 20 of Jayne's Subdivision (also the SE Corner, NE1/4 NE1/4 of Section 1, T1S, R1W, Ute Meridian); thence N 89°54'45" W 290.30 feet; thence N 00°00'46" E 136.60 feet; thence S 89°54'45" E 290.27 feet; thence S 00°00'00" W 136.60 feet to the point of beginning containing 0.910 acres more or less.  
That said owner has caused the said real property to be laid out and surveyed as: LESLEE MINOR SUBDIVISION, a subdivision of the County of Mesa and State of Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines; together with the right to trim interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 14 day of April, A.D., 1994.

*Helen M. Warren*  
Helen M. Warren

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 14 day of April, A.D., 1994.

Witness my hand and official seal: *J. J. Wankel*  
Notary Public



My commission expires: 11/25/95

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:40 p.m. on this 14 day of April, A.D., 1994 and was recorded as reception number 221777 in Plat Book 14 on Page 221.

*Monika Todd*  
Mesa County Clerk and Recorder  
*Deputy*

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18 day of April, A.D., 1994  
Board of County Commissioners of the County of Mesa, Colorado.

*John Sorensen*  
Chairman

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15 day of April, A.D., 1994.  
County Planning Commission of the County of Mesa, Colorado.

*John Sorensen*  
Chairman

### UTILITIES COORDINATING COMMITTEE

*Paul Clawson*  
Chairman  
Date: April 14, 1994

### SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.



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 certification shown hereon.

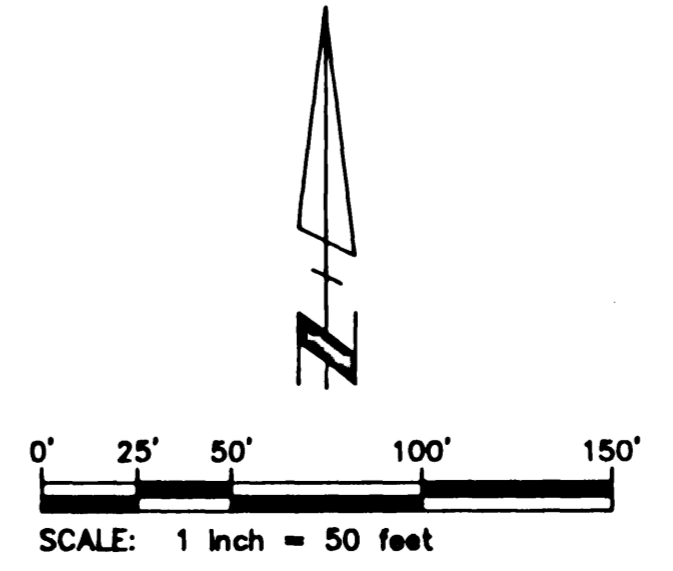
April 05, 1994  
Date of Certification

### AREA SUMMARY

LOTS	0.71 Ac.	78.1 %
ROADS	0.20 Ac.	21.9 %
TOTAL	0.91 Ac.	100.0 %

### LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/YELLOW PLAS. CAP "QED-PLS-16413"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "LS 11980"
- ◆ SET NO.6 REBAR W/ ALUM. I.D. CAP "LS 11980"
- MONUMENT SET IN CONCRETE
- ┆ CALCULATED POSITION
- ◆ FOUND NO. 5 REBAR W/PLAS. CAP "LS 5837"



PRELIMINARY / FINAL  
LESLEE MINOR SUBDIVISION  
Part of NE4NE4 Section 1, T1S, R1W, Ute Meridian

**W.H. LIZER & ASSOCIATES**  
ENGINEERING & SURVEYING

576 25 ROAD UNIT B 241-1129  
GRAND JUNCTION, COLORADO 81505