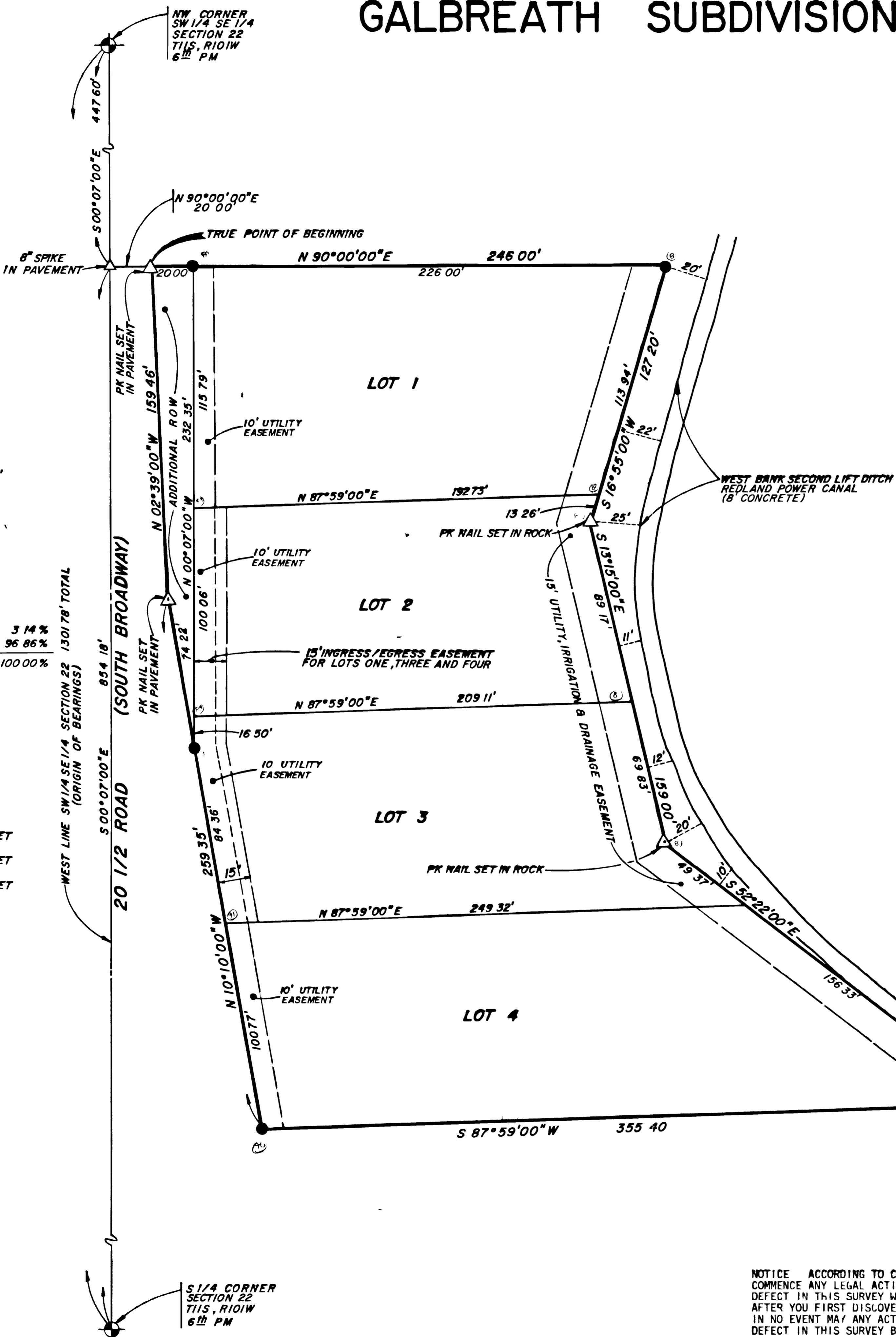
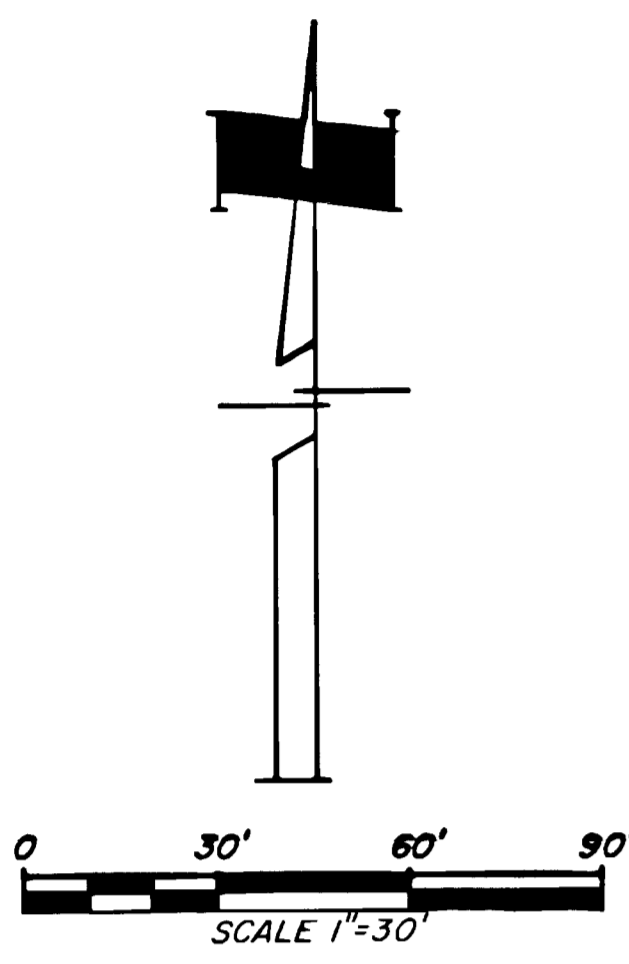


GALBREATH SUBDIVISION



AREA QUANTITIES

AREA PUBLIC ROW	0.071 Acres or 3.14%
AREA IN LOTS	2.190 Acres or 96.86%
TOTAL	2.261 Acres or 100.00%

- LEGEND**
- MESA COUNTY BRASS CAP
 - △ CORNER SET (TYPE NOTED)
 - # 5 REBAR & MONUMENT CAP SET
 - # 5 REBAR & MONUMENT CAP SET IN CONCRETE
 - ⊥ # 5 REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

NOTE
 AT THE TIME THAT 20 1/2 ROAD (SOUTH BROADWAY) IS UPGRADED BY MESA COUNTY, THE OWNERS OF LOTS 1, 2, 3, AND 4 AT GALBREATH SUBDIVISION SHALL PARTICIPATE IN THOSE ROAD IMPROVEMENTS IN A MANNER DETERMINED AS FAIR AND EQUITABLE BY MESA COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ROBERT R GALBREATH JR, ROBERT R GALBREATH SR, AND JANET SODA GALBREATH ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA STATE OF COLORADO AND BEING A PART OF THE SW 1/4 SE 1/4 OF SECTION 22 TOWNSHIP 11 SOUTH RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NW CORNER SW 1/4 SE 1/4 OF SAID SECTION 22 THENCE S 00°07'00" E ALONG THE WEST LINE SW 1/4 SE 1/4 OF SAID SECTION 22 A DISTANCE OF 447.60 FEET THENCE N 90°00'00" E 20.00 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING N 90°00'00" E 246.00 FEET THENCE S 16°55'00" W 127.20 FEET THENCE S 13°15'00" E 159.00 FEET THENCE S 52°22'00" E 205.70 FEET THENCE S 87°59'00" W 355.40 FEET THENCE N 10°10'00" W 259.35 FEET THENCE N 02°39'00" W 159.46 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 2.261 ACRES

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AS GALBREATH SUBDIVISION A SUBDIVISION OF A PART OF MESA COUNTY COLORADO

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND HEREBY DEDICATE 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 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 PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER

THAT ALL EXPENSE FOR STREET PAVING 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 17 DAY OF DECEMBER A D 1982

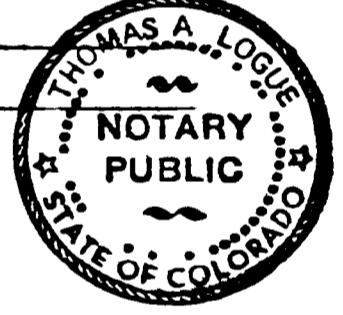
Robert R Galbreath Jr
 ROBERT R GALBREATH JR
 Janet Soda Galbreath
 JANET SODA GALBREATH

STATE OF COLORADO)
) SS Robert R Galbreath Sr
 COUNTY OF MESA) ROBERT R GALBREATH SR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF DECEMBER A D 1982 BY ROBERT R GALBREATH JR, JANET SODA GALBREATH, AND ROBERT R GALBREATH SR

MY COMMISSION EXPIRES Aug 23 1985
 WITNESS MY HAND AND OFFICIAL SEAL

ADDRESS 2784 Crossroads Blvd
Grand Jct CO 81501



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) SS 51312175 BR 13 PAGE 112

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:16 O'CLOCK P. M THIS 3rd DAY OF January A D 1982

Carl Sawyer
 CLERK AND RECORDER
 By Hazel M. Hunsley
 DEPUTY
 FEES \$ 10.00
Subd 22-81

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 30th DAY OF December A D 1982
 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA COLORADO

James B. Young
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 22nd DAY OF December A D 1982
 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA COLORADO

J. R. Wells
 CHAIRMAN

SURVEYOR'S CERTIFICATE

I JAMES T PATTY JR DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GALBREATH SUBDIVISION A SUBDIVISION OF A PART OF THE COUNTY OF MESA HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME

James T Patty Jr 7.2.82
 JAMES T PATTY JR
 REGISTERED LAND SURVEYOR
 COLORADO REGISTRATION NO 9960



UTILITIES COORDINATING COMMITTEE
Thomas Galbreath Jr
 CHAIRMAN

11 August 1982
 DATE

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

GALBREATH SUBDIVISION

