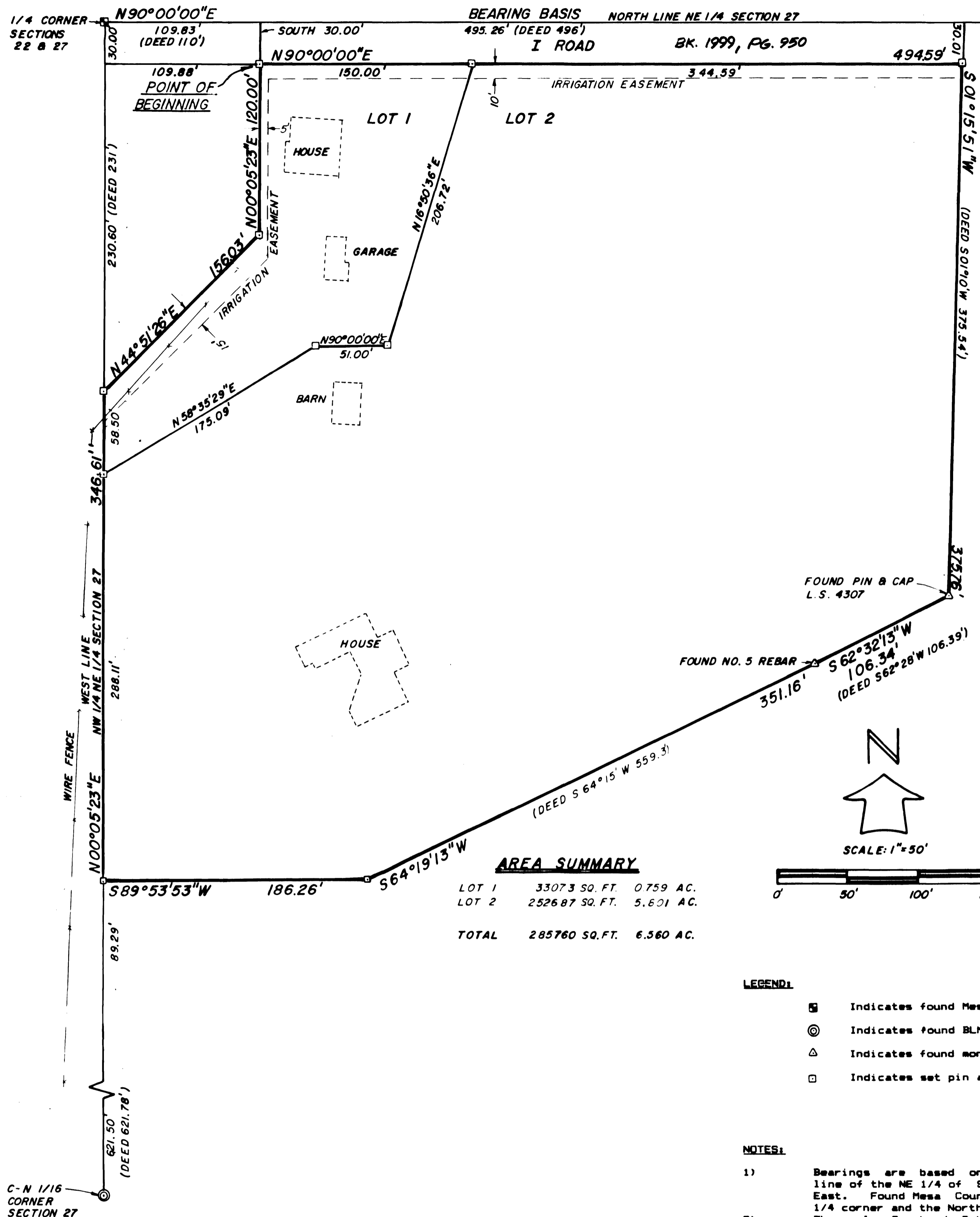


# CLEMONS MINOR SUBDIVISION

SECTION 27 - TOWNSHIP 1 NORTH - RANGE 1 WEST - UTE P.M.  
MESA COUNTY, COLORADO



### AREA SUMMARY

LOT 1	3307.3 SQ. FT.	0.759 AC.
LOT 2	2526.87 SQ. FT.	5.801 AC.
<b>TOTAL</b>	<b>285760 SQ. FT.</b>	<b>6.560 AC.</b>

### LEGEND:

- Indicates found Mesa County Brass Cap
- ⊙ Indicates found BLM alloy cap
- △ Indicates found monument as described
- Indicates set pin and cap, "HAAG L.S.27266"

### NOTES:

- 1) Bearings are based on the assumption that the North line of the NE 1/4 of Section 27 runs North 90°00'00" East. Found Mesa County Brass Cap at both the North 1/4 corner and the Northeast corner of Section 27.
- 2) The only Overhead Public Utilities entering this property are for the service of the house on Lot 1. This service enters Lot 1 from the I Road R.O.W. and does not cross any adjoining property. The service for the house on Lot 2 is underground and no physical evidence for the location of this service was visible at the time of this survey. All other visible utilities are contained within the I Road R.O.W.
- 3) The four structures shown on this plat are plotted from information contained on an Improvement Location Certificate dated 5 July 1978, prepared by William G. Ryden Jr., L.S. 9331. These structures are shown for informational purposes only.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned J. King Clemons and Ann D. Clemons are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the Northwest 1/4, Northeast 1/4, Section 27, Township 1 North, Range 1 West, of the Ute Principal Meridian as recorded in Book 1999 at Page 949 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at a point 109.83 feet East and 30.00 feet South of the North 1/4 Corner of said Section 27; thence N90°00'00" E 494.59 feet; thence S 01°15'51" W 375.54 feet; thence S 62°32'13" W 106.34 feet; thence S 64°19'13" W 351.16 feet; thence S 89°53'53" W 186.26 feet to the West line of the NW 1/4, NE 1/4, of said Section 27; thence N 00°05'23" E along said West line 346.61 feet; thence N 44°51'26" E 156.03 feet; thence N 00°05'23" E 120.00 feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as CLEMONS MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate those portions of said real property which are labeled as Irrigation easements on the accompanying plat as easements for the maintenance of existing irrigation lines with further rights of ingress and egress to and from the above described easement.

IN WITNESS WHEREOF said owners, J. King Clemons and Ann D. Clemons have caused their names to be hereunto subscribed this 13th day of August, 1993.

*J. King Clemons*  
J. King Clemons  
*Ann D. Clemons*  
Ann D. Clemons

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
SONYIA R. BAILEY  
NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 13th day of August, 1993, by J. King Clemons and Ann D. Clemons.

My Commission expires 7/21/95  
Witness my hand and official Seal

*Sonya R. Bailey*  
SONYIA R. BAILEY  
NOTARY PUBLIC

### CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:04 o'clock A. M., this 30th day of August, 1993, and is duly recorded in Plat Book No. 14 Page 709, Reception No. 1659155. Drawer AA 25

Fee \$ 10.00  
*Debra White* Deputy  
*Monika Todd* Clerk and Recorder

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16 day of August, 1993. County Planning Commission of the County of Mesa, State of Colorado.

*Mary Fuller*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of August, 1993. Board of County Commissioners of the County of Mesa, State of Colorado.

*Stephen B. Senora*  
Chairman

### UTILITIES COORDINATING COMMITTEE

Approved this 10th day of February, 1993. Utilities Coordinating Committee of the County of Mesa, State of Colorado.

*Gary R. Mathews*  
Chairman

### SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of CLEMONS MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and accurately represents a field survey of same.

*Barry L. Haag*  
Barry L. Haag  
P.L.S. No. 27266  
3804 Bookcliff Avenue  
Grand Junction, Colorado 81504  
Phone: 434-4679

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**CLEMONS MINOR SUBDIVISION**  
IN  
**NORTHWEST 1/4 - NORTHEAST 1/4 - SECTION 27**  
**TOWNSHIP 1 NORTH - RANGE 1 WEST - UTE P.M.**  
**MESA COUNTY COLORADO**  
SCALE: 1" = 50'