

# CHRISTENSEN MINOR SUBDIVISION

## DEDICATION

That the undersigned A. PERRY CHRISTENSEN, is the owner of that real property situated in the NE 1/4 NE 1/4 of Section 27, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Original Deed Book 1059, Page 783),

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of Section 27 (a Mesa County Brass Cap), Township 1 North, Range 1 West, of the Ute Meridian, whence the Northeast corner of Section 27 (a Mesa County Brass Cap) bears N 00°00'00" E a distance of 1319.56 feet for a basis of bearings, with all bearings contained herein relative thereto; Thence N 89°58'40" W a distance of 528.60 feet along the South line of the NE 1/4 NE 1/4 of Section 27 to the TRUE POINT OF BEGINNING;

Thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 314.52 feet; thence North 00 degrees 59 minutes 40 seconds East (N 00°59'40" E), a distance of 154.69 feet; thence North 89 degrees 01 minutes 20 seconds East (N 89°01'20" E), a distance of 77.33 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 209.49 feet; thence North 88 degrees 57 minutes 00 seconds East (N 88°57'00" E), a distance of 57.22 feet; thence North 00 degrees 30 minutes 40 seconds East (N 00°30'40" E), a distance of 257.27 feet; thence South 89 degrees 55 minutes 00 seconds East (S 89°55'00" E), a distance of 16.20 feet; thence North 00 degrees 10 minutes 00 seconds West (N 00°10'00" W), a distance of 381.04 feet to a point on the North line of the NE 1/4 NE 1/4 of Section 27; thence North 89 degrees 56 minutes 02 seconds West (N 89°56'02" W), a distance of 945.04 feet to along said North line to the Northwest corner of the NE 1/4 NE 1/4 of Section 27; thence South 00 degrees 00 minutes 37 seconds West (S 00°00'37" W), a distance of 1319.97 feet to the Southeast corner of the NE 1/4 NE 1/4 Section 27; thence South 89 degrees 58 minutes 04 seconds East (S 89°58'04" E), a distance of 790.68 feet along said south line to the TRUE POINT OF BEGINNING. Said parcel containing 26.519 acres, as described.

That said owner has caused the said real property to be laid out and surveyed as CHRISTENSEN MINOR 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 25<sup>th</sup> day of April, A.D. 1994.

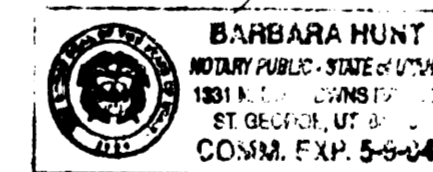
*A. Perry Christensen*  
A. PERRY CHRISTENSEN

STATE OF UTAH ss  
COUNTY OF WASHINGTON

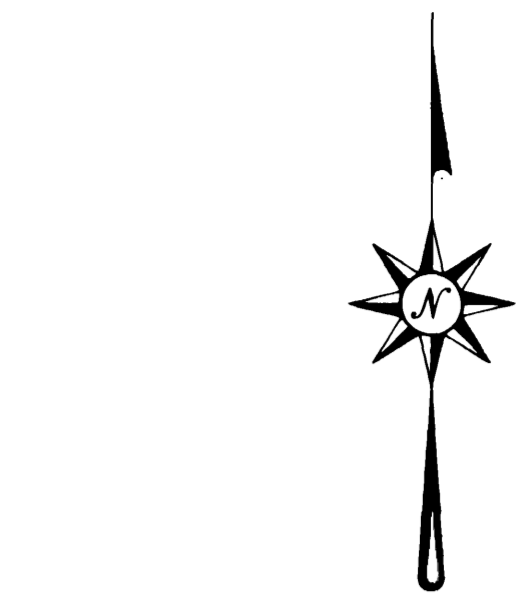
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, A.D., 1994.

My Commission Expires 5-9-94

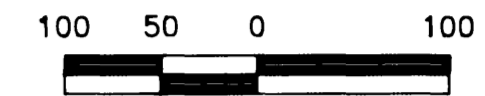
Witness my hand and official seal



Barbara Hunt  
Notary Public



SCALE: 1"=100'



### LEGEND

- ⊙ MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
- (R) RECORD MEASUREMENT
- ◇ FOUND PROPERTY CORNER AS NOTED

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.

### BASIS OF BEARINGS

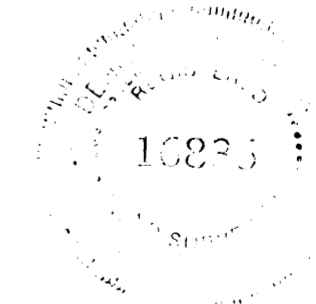
Basis of bearings assume the East line of the NE 1/4 NE 1/4 of Section 27 to bear N 00°00'00" W or 1319.56 feet. Both monuments on this line are BLM or Mesa County Monuments as shown on the accompanying plat.

Easement and title documents (schedules A & B) provided by First American Title Company - Title policy No. 117645, Dated December 14, 1993.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of CHRISTENSEN MINOR SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.



*Dennis W. Johnson*  
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR, No. 16835  
Certified this 15<sup>th</sup> day of March, 1994

### AREA SUMMARY

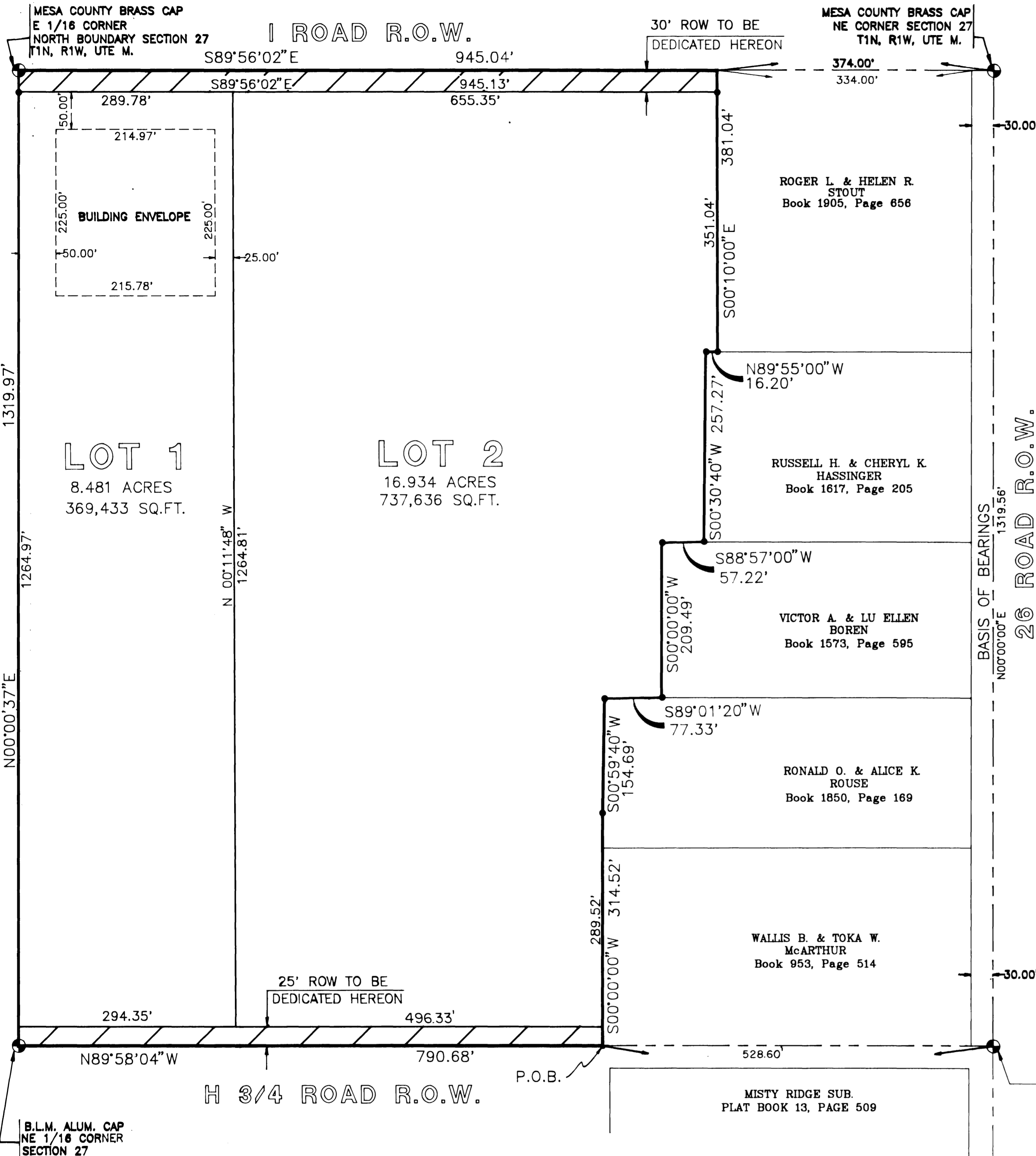
LOT 1	=	8.481 Acres
LOT 2	=	16.934 Acres
ROAD ROW	=	1.105 Acres
TOTAL	=	26.520 Acres

Located in the NE 1/4 NE 1/4 Section 27, T1N, R1W, UTE M.

CHRISTENSEN MINOR SUBDIVISION  
A Part of the NE 1/4 NE 1/4  
SECTION 27, T1N, R1W,  
UTE MERIDIAN, MESA COUNTY, CO

*Professional Surveying Services*  
P.O. BOX 4506  
Grand Junction, CO 81502  
303-241-3841

SUR. BY: *JF/LD* DRAWN BY: *DWJ*  
JOB NO. 94002 SHEET 1 OF 1



### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5<sup>th</sup> day of April, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

*Quin Brumfield*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

*Jim Travis*  
Chairman

### UTILITIES COORDINATION COMMITTEE CERTIFICATE

Approved this 13<sup>th</sup> day of April, A.D., 1994, by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

*G. Dale Clawson*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1994, and was duly recorded in Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

*Heather P. ...*  
Clerk and Recorder