

BUSHWOOD MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Deborah E. Keller is the owner of that real property situated in the County of Mesa, State of Colorado, SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, T1N, R1W, of the Ute Principal Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

(Recorded in Book 169 Page 979)

Beginning at the NW Corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27; thence N 00°09'34" E 87.65 feet; thence N 89°58'40" E 11.61 feet; thence S 75°48'14" E 358.49 feet; thence S 89°57'30" E 962.57 feet to the NE Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27; thence S 00°00'41" W along the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27 375.04 feet; thence S 40°55'34" W 208.44 feet; thence S 27°42'58" W 144.68 feet; thence N 89°58'29" W 1119.89 feet to the West line of said Section 27; thence N 00°09'34" E 661.08 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as Bushwood Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that part of 25 Road as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owner, Deborah E. Keller has caused her name to be hereunto subscribed this ___ day of ___ A.D., 1989.

Deborah E. Keller

(STATE OF COLORADO)
() §
(COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ___ day of ___ A.D., 1989, by Deborah E. Keller.

My Commission expires _____
Witness by hand and official Seal.

NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
() §
(COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at ___:25 o'clock P. M., this 14 day of December A.D., 1989, and is duly recorded in plat Book No. 13 Page 453, Reception No. 1531710 J48

Fee \$10.00

Janice French
Deputy

Earl Sawyer
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30 day of November A.D., 1989. County Planning Commission of the County of Mesa, Colorado.

radle
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 12th day of December A.D., 1989. Board of County Commissioners of the County of Mesa, Colorado.

Richard A. Mason
Chairman

UTILITIES COORDINATING COMMITTEE

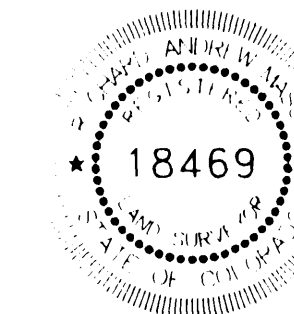
Approved this 21st day of NOVEMBER A.D., 1989. Utilities Coordinating Committee of the County of Mesa, Colorado.

Richard A. Mason
Chairman

SURVEYOR'S CERTIFICATE

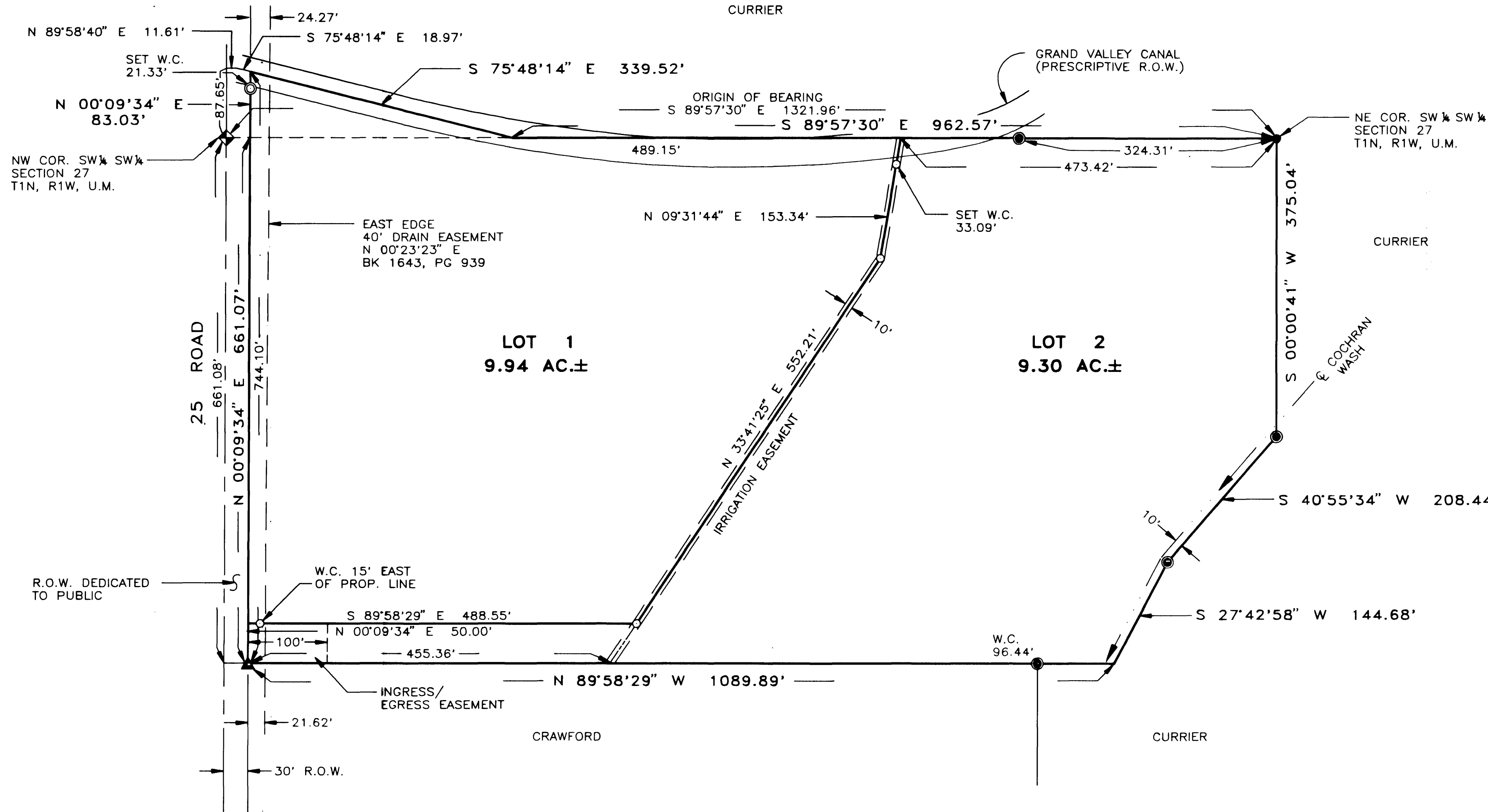
I, Richard A. Mason, do hereby certify that the accompanying plat of Bushwood Minor Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Richard A. Mason
Richard A. Mason
Colorado Reg. No. 18469
11/19
Date



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 the certification shown hereon.

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS ENGINEERS, INC. 2150 Hwy 6 & 30, Grand Junction, CO (970)242-5202			
PLAT OF BUSHWOOD MINOR SUBDIVISION			
Section 27, T1N, R1W, of the Ute Principal Meridian MESA COUNTY, COLORADO			
SURVEYED R.A.M.	DRAWN G.L.L.	CHECKED R.A.M.	
DATE 10-10-89	WEI DWG. NO. 2525-1108-01		

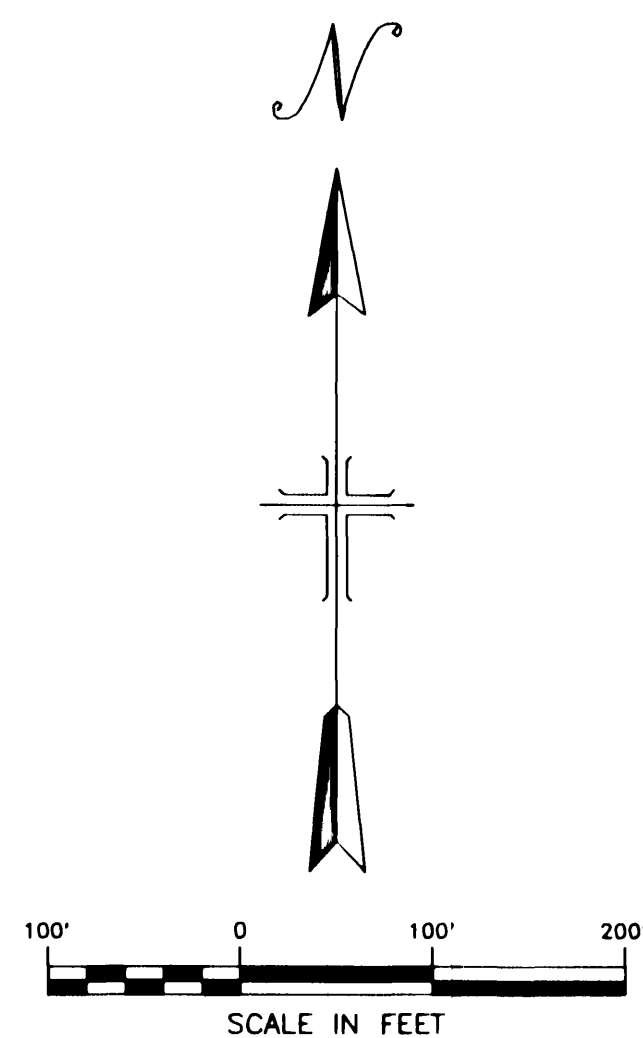


LEGEND:

- ◆ Mesa County Survey Monument
- Found 2" Pipe w/aluminum cap LS18469
- Set #5 Rebar w/cap LS18469
- ◎ Set #5 Rebar w/cap in concrete LS18469
- Found #5 Rebar LS18469 (set concrete collar)
- ▲ Found #5 Rebar LS16413 (set concrete collar)

AREA SUMMARY

LOT 1	9.94 ACRES
LOT 2	9.30 ACRES
PUBLIC DED. ON 25 ROAD	0.46 ACRES
TOTAL	19.70 ACRES



This subdivision is an agricultural area. It is hereby recognized that agricultural uses may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.

