

S & G MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Steven F. O'Dell and Gina M. O'Dell are the owners of the real property situated in Mesa County, Colorado, and being described as: A portion of Lots 3 and 4, Block 124 of the Cunningham Redlands Subdivision and a portion of the platted streets adjacent thereto, being more particularly described as follows: Beginning at the Southeast corner of the NW 1/4 of Section 22, T11S, R101W, 6th, P.M., and considering the Westerly line of said NW 1/4 to bear North with all bearings contained herein relative thereto; thence N88°50'09"W 1006.50 feet along the South line of said NW 1/4; thence N00°35'55"E 652.08 feet to a point on the fence line; thence S88°31'09"E 1006.57 feet along said fence line to the East line of said NW 1/4; thence S00°35'55"W 646.52 feet along said East line to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as S & G MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of 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 the said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of the utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be born by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their signatures to be hereunto subscribed this 23rd day of August, A.D. 1989.

Steven F. O'Dell Gina M. O'Dell

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of August, A.D. 1989 by Steven F. O'Dell and Gina M. O'Dell.

My commission expires _____
Witness my hand and official seal Notary Public _____

SURVEYORS CERTIFICATE

I, Francis A. Collins, a registered land surveyor in the State of Colorado, do hereby certify that the survey of S & G Minor Subdivision was made by me and the accompanying plat accurately and properly shows said subdivision.

S/c 2/89
Francis A. Collins
Francis A. Collins, L.S. 17478
2004 NORTH 13TH ST
P.O. BOX 122, GLEN RIDGE
245-2777

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 8:37 o'clock A.M. this 9th day of Sept 1989 A.D. and is duly recorded in Plat File 543 in book 173 at page 448. Fees Paid 10.00

543
Earl Sawyer Clerk and Recorder
Geney Suenkel Deputy

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 herein.

APPROVALS:

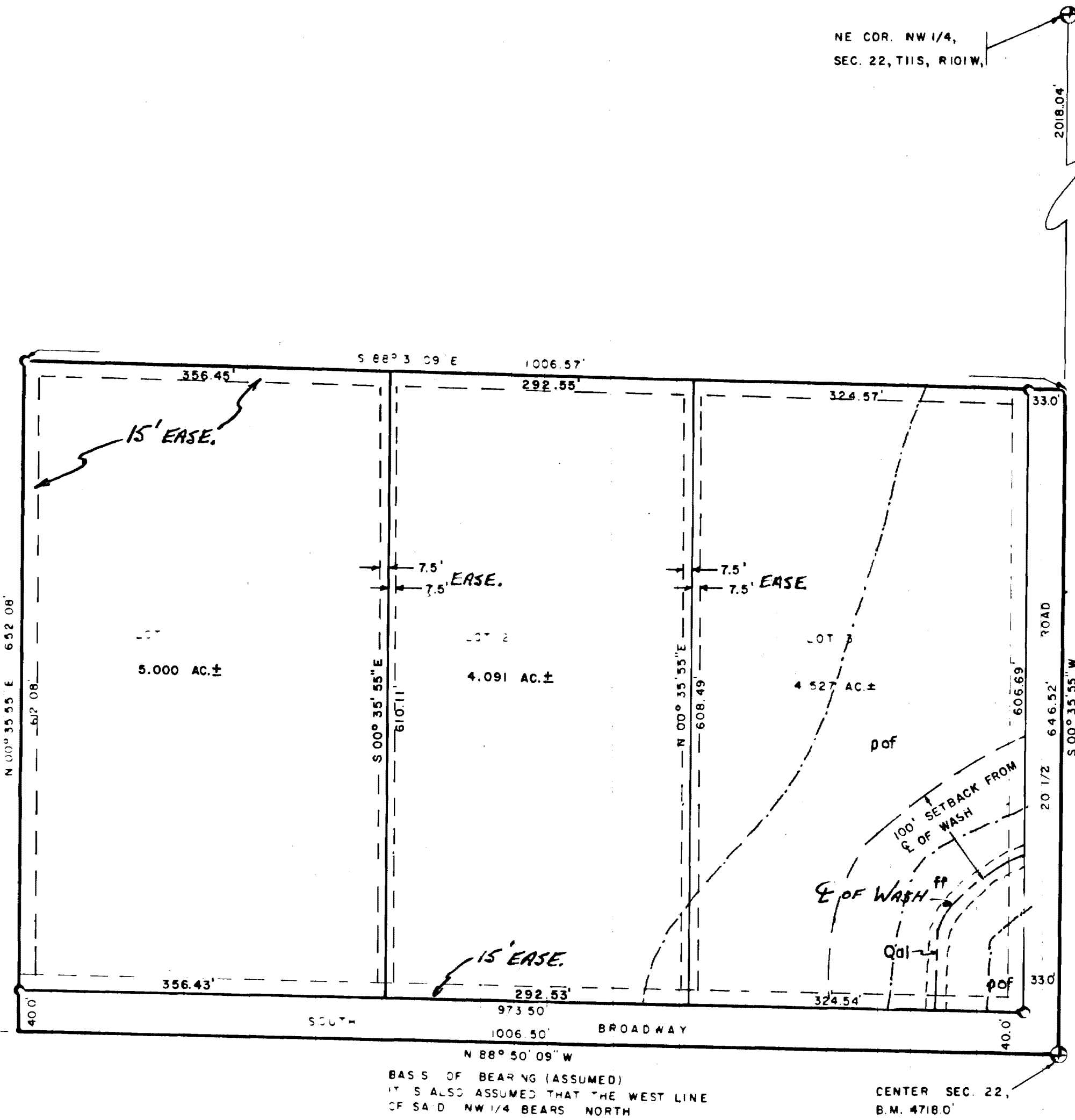
Board of County Commissioners *[Signature]* 7/25/89
Chairman date

Planning Commission *[Signature]*
Chairman date

Utilities Coordinating Committee *[Signature]* 9/7/89
Chairman date

Mesa County Road Department *[Signature]*
date

NE COR. NW 1/4,
SEC. 22, T11S, R101W,



1SW COR. SE 1/4 NW 1/4
SEC. 22, T11S, R101W,
6TH P.M.

BASES OF BEARING ASSUMED
IT IS ALSO ASSUMED THAT THE WEST LINE
OF SAID NW 1/4 BEARS NORTH

CENTER SEC. 22,
B.M. 4718 D

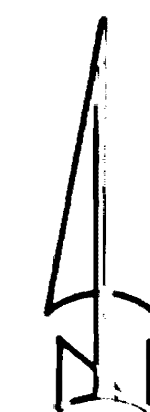
ACREAGE SUMMARY

ROADS	1.384
LOTS	13.618
TOTAL	15.002

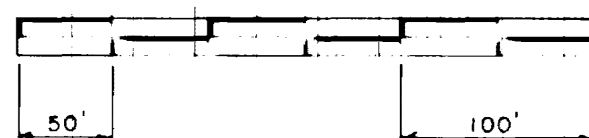
FIRST LEINHOLDER BY DEED OF TRUST RECORDED MAY 18th, 1988,
IN BOOK 1695 AT PAGE 450 DOES HEREBY RATIFY THIS PLAT

[Signature]
FREDERICK J. KUGELER

STATE OF COLORADO)
)ss
COUNTY OF MESA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
23rd DAY OF August, A.D. 1989 BY FREDERICK
J. KUGELER.
MY COMMISSION EXPIRES 9-26-92
WITNESS MY HAND AND OFFICIAL SEAL. *[Signature]* NOTARY PUBLIC



SCALE 1" = 100'



LEGEND
 • MESA COUNTY BRASS CAP
 • SET NO 5 REBAR W/CAP MARKED "COLLINS L.S.17478" IN CONCRETE
 • SET NO 5 REBAR W/CAP MARKED "COLLINS L.S.17478"

- NOTES:**
- SEE GEOLOGICAL REPORT IN FILE BY JOHN WRITE, C.P.G.
 - ALL EASEMENTS ARE 15' UTILITY, IRRIGATION, AND DRAINAGE.
 - THE 100' SETBACK FROM C OF WASH IS A NO BUILDING ZONE
 - NO EARTH GRADING WILL BE ALLOWED IN THE "U" AND "D" ZONE WITHOUT A FLOODPLAIN PERMIT.

S & G MINOR SUBDIVISION
 LOCATED IN THE SE 1/4 NW 1/4 OF
 SEC. 22, T11S, R101W, 6TH. P.M.,
 MESA COUNTY, COLO.,