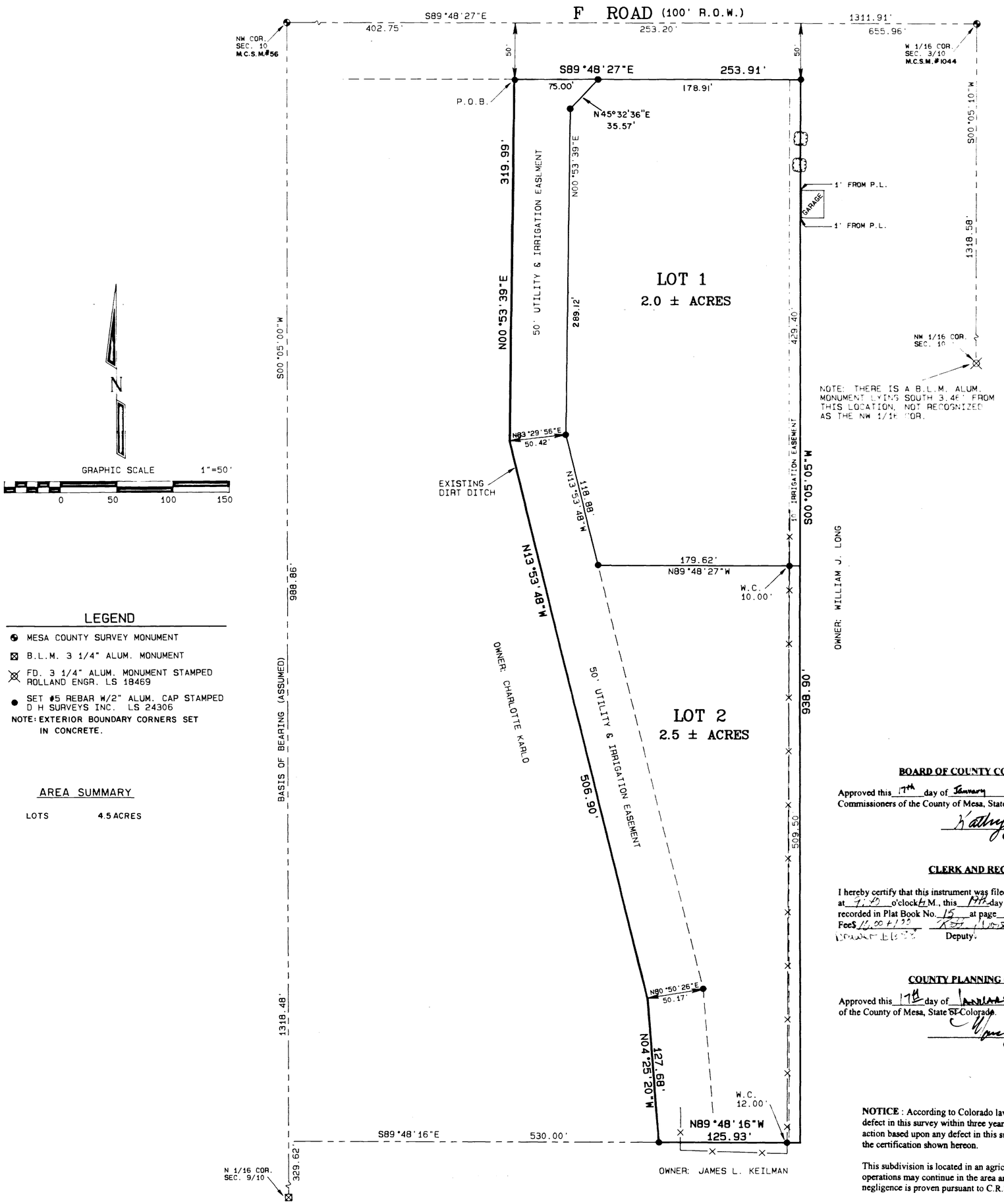
MESA PINES
MINOR SUBDIVISION



LEGEND

- MESA COUNTY SURVEY MONUMENT
- B.L.M. 3 1/4" ALUM. MONUMENT
- FD. 3 1/4" ALUM. MONUMENT STAMPED ROLLAND ENGR. LS 18469
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 24306

NOTE: EXTERIOR BOUNDARY CORNERS SET IN CONCRETE.

AREA SUMMARY

LOTS	4.5 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Emery H. Welsh and Deborah G. Welsh are the owners of that real property as described in Book 1949 at Page 993 of the records of the Mesa County Clerk and Recorders Office, being a parcel of land situated in the W1/2 of the N3/4 of the NW1/4 NW1/4 Section 10, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows :

Commencing at the found Mesa County survey marker for the northwest corner of said Section 10, the basis of bearing being S00°05'00"W along the west line of said NW1/4 NW1/4 to the N1/16 corner being a 3 1/4" B.L.M. aluminum monument,
thence S89°48'27"E a distance of 402.75 feet along the north line of said NW1/4 NW1/4,
thence S00°53'39"W a distance of 50.00 feet to a set #5 rebar with a 2" aluminum cap stamped D H Surveys LS 24306, being the point of beginning;
thence S89°48'27"E a distance 253.91 feet to a point on the east line of the W1/2 NW1/4 NW1/4, being a said set #5 rebar;
thence S00°05'05"W a distance of 938.90 feet along said east line to a point on the south line of the N3/4 NW1/4 NW1/4;
thence N89°48'16"W a distance of 125.93 feet along said south line to a point on the center line of an existing dirt ditch, being a said set #5 rebar;
thence N04°25'20"W a distance of 127.68 feet along said center line;
thence N13°53'48"W a distance of 506.90 feet along said center line;
thence N00°53'39"E a distance of 319.99 feet along said center line to the point of beginning.
Said parcel contains 4.5 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as **MESA PINES** 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 said real property which are labeled as, irrigation and utility easement, as shown 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, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for the installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, 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 16th day of JANUARY A.D., 1996

Emery H. Welsh

Deborah G. Welsh

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The forgoing instrument was acknowledged before me this 16th day of JANUARY A.D. 1996 by Emery H. Welsh and Deborah G. Welsh
Witness my hand and official seal:
Notary Public
Address FRUITA, CO
My commission expires: 9/2

LIENHOLDER'S SIGNATURE:
COUNTRYWIDE FUNDING CORPORATION
BY: ANNE PICK
ITS: ASSISTANT SECRETARY

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of January A.D. 1996 by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn A Hall
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:10 o'clock A.M., this 19th day of January A.D. 1996, and is duly recorded in Plat Book No. 15 at page 26, Reception No. 1742951
Fees $16.00 + 1.00

Deputy
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of JANUARY A.D. 1996 by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of MESA PINES MINOR SUBDIVISION, was made by me and /or under my direct supervision and checking, and that both are accurate to the best of my knowledge and belief.

Steven L. Hagedorn LS 24306

5-10-95
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.

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

MESA PINES MINOR SUB.
LOCATED IN THE
NW1/4 NW1/4, SEC. 10, T1S, R1E, U.M.

D H SURVEYS INC.
118 OURAY AVE. – GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D.	Checked By S.L.H.	Job No. 261-95-01	
Drawn By TMODEL	Date MAY 1995	Sheet 1 OF 1	

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