

NE COR  
SW1/4 NE1/4  
SECTION 34

SE COR.  
SW1/4 NE1/4  
SECTION 34

25 3/4 ROAD  
500'00"00"W (BASIS OF BEARING) 1314.07'

POB 500'00"00"W

50'00'

364.63'

457.07'

S89°59'00"W

ROAD, UTILITY & IRRIGATION 25' EASEMENT

S89°59'00"W

130.37'

895.00'

S89°59'00"W

1320.72'

N89°59'13"E

400.72'

N00°00'00"E

350.03'

400.72'

N00°05'02"E

7.47'

N25°09'30"W

124.45'

N35°41'30"W

202.20'

ROW LINE

202.20'

GRAND VALLEY CANAL

407.30'

S89°59'13"W

592.89'

400.00'

S89°59'00"W

607.03'

S00°00'00"W

300.00'

S00°00'00"W

137.77'

N 16°19'09"E

137.77'

W 4°59'14.38"W

137.77'

IRRIGATION EASEMENT

237.47'

S29°27'33"W

27.30'

S29°30'23"W

354.41'

IRRIGATION EASEMENT

407.30'

S89°59'00"W

592.89'

400.00'

S89°59'00"W

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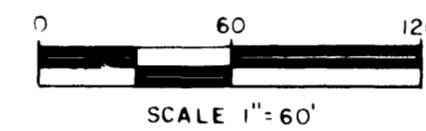
W 4°59'14.38"W

137.77'

IRRIGATION EASEMENT

237.47'

### McBEE MINOR SUBDIVISION



#### LEGEND

- FOUND B.L.M. ALUM./BRASS MON DATED 1986
  - FOUND NO 5 REBAR/CAP L.S. 18469 (WE 1)
  - ▲ FOUND NO 6 REBAR
  - SET NO 5 REBAR/ALUM CAP "D.H. SURVEYS L.S. 20677"
- NOTE: ALL EXTERIOR BOUNDARY CORNERS ARE SET IN CONCRETE

TOTAL ACREAGE	11.84±
LOT 1	3.78±
LOT 2	8.06±

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Donald L. McBee and Janis R. McBee, are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Northeast Corner of the SW 1/4 NE 1/4 of said Section 34, and considering the line between found monuments at said NE Corner and the SE Corner of said SW 1/4 NE 1/4; to bear South 00°00'00" West with all other bearings contained herein to be relative thereto; thence South 89°59'13" West 25.00 feet to the TRUE POINT OF BEGINNING; thence South 00°00'00" West 50.00 feet; thence South 89°59'00" West 364.63 feet; thence South 00°00'00" West 607.03 feet to the South line of said NE 1/4 NE 1/4; thence South 89°59'00" West 592.89 feet to the Easterly right-of-way line of the Grand Valley Canal; thence along said right-of-way line North 25°09'30" West 407.30 feet; thence North 33°41'30" West 202.20 feet; thence North 25°09'30" West 124.45 feet to the West line of said SW 1/4 NE 1/4; thence North 00°05'02" East 7.47 feet to the Northeast Corner of said SW 1/4 NE 1/4; thence North 89°59'13" East 124.45 feet to the TRUE POINT OF BEGINNING. Said parcel contains 11.84 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as McBee 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 shown as utility easements 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused its name to be herunto subscribed this 21 day of January A.D., 1988.

Donald L. McBee      Janis R. McBee  
Donald L. McBee      Janis R. McBee

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_ A.D., 1988 by Donald L. McBee and Janis R. McBee. My commission expires: \_\_\_\_\_.

Witness my hand and official seal. \_\_\_\_\_ Notary Public  
Address \_\_\_\_\_

#### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock P.M. this 13 day of March A.D., 1988, and is duly recorded in Plat Book No. 13, Page 387.

Harvey French      Harvey French      \$10.00  
Deputy County Clerk      Deputy County Clerk

#### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 1st day of March A.D., 1988.  
County Planning Commission of the County of Mesa, Colorado

Mary Fuller  
Chairman

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of March A.D., 1988,  
Board of County Commissioners of the County of Mesa, Colorado.

Melvin Allred  
Chairman

#### SURVEYORS CERTIFICATE

I, Michael W. Drissel, do hereby certify that the accompanying McBee Minor Subdivision of a part of the County of Mesa, has been prepared and accurately represents a field survey of same.

Michael W. Drissel      1-21-88  
Michael W. Drissel      Data  
Registered Professional Land Surveyor  
Colorado Registration No. 20677



#### UTILITIES COORDINATING COMMITTEE

Kathleen Miller      1/27/88  
Chairman      Data

Review the glossiness of this plat.  
Note: Make this plat a poor quality document for filing.

NOTICE: All control and exterior boundary lines shown on this plat were surveyed by WESTERN SURVEYING, INC. as recorded in Book 107 and Page 388, of the records of the Mesa County Clerk and Recorder. This field survey represents the monumenting of lot 1.

D.H. SURVEYS	McBEE MINOR SUBDIVISION	
	SEC 34, T.1N., R.1W., UTE PM	
DATE 1-21-88	SURVEY DATE 1-19-88	
BY M.W.D.	JOB NO. 88008	