

HUTTON MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Daniel W Hutton and Janell J Hutton, are the owners of that real property situated in the County of Mesa, State of Colorado as described in Book 1367, Page 316 Mesa County Clerk & Recorders Office and being a part of the NW 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NW Corner of said Section 30 and considering the North line of Lot 1 Section 30 to bear N 89°53'20" E with all bearings contained herein relative thereto, thence S 00°01'55" E along said West line of the NW 1/4 NW 1/4 of Section 30 a distance of 804.55 feet, thence N 89°53'20" E, 218.00 feet to the True Point of Beginning, thence continuing N 89°53'20" E, 148.00 feet, thence S 00°01'55" E, 133.20 feet, thence S 89°53'20" W, 148.00 feet, thence N 00°01'55" W, 133.20 feet to the True Point of Beginning. Containing 0.453 acres.

That said owners have caused the said real property to be laid out and surveyed as HUTTON 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 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 18 day of April, A.D., 1986.

Daniel W Hutton Daniel W Hutton
Janell J Hutton Janell J Hutton

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of April, A.D., 1986 by Daniel W Hutton and Janell J Hutton. My commission expires March 22, 1990.

Witness my hand and official seal

Lynnda A. Westzel
Notary Public
Address 537 1/2 Sunrise Tr.
Grand Jct, CO 81504

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:21 o'clock PM this 18 day of April, A.D., 1986, and is duly recorded in Plat Book No. 1367, Page 316. Filed 4/18/86 \$11.00
Bill Sawyer Clerk & Recorder
Debbie Johnson Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18 day of April, A.D., 1986
County Planning Commission of the County of Mesa, Colorado

John J. Hutton
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18 day of April, A.D., 1986
Board of County Commissioners of the County of Mesa, Colorado

John J. Hutton
Chairman

NOTE: 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.

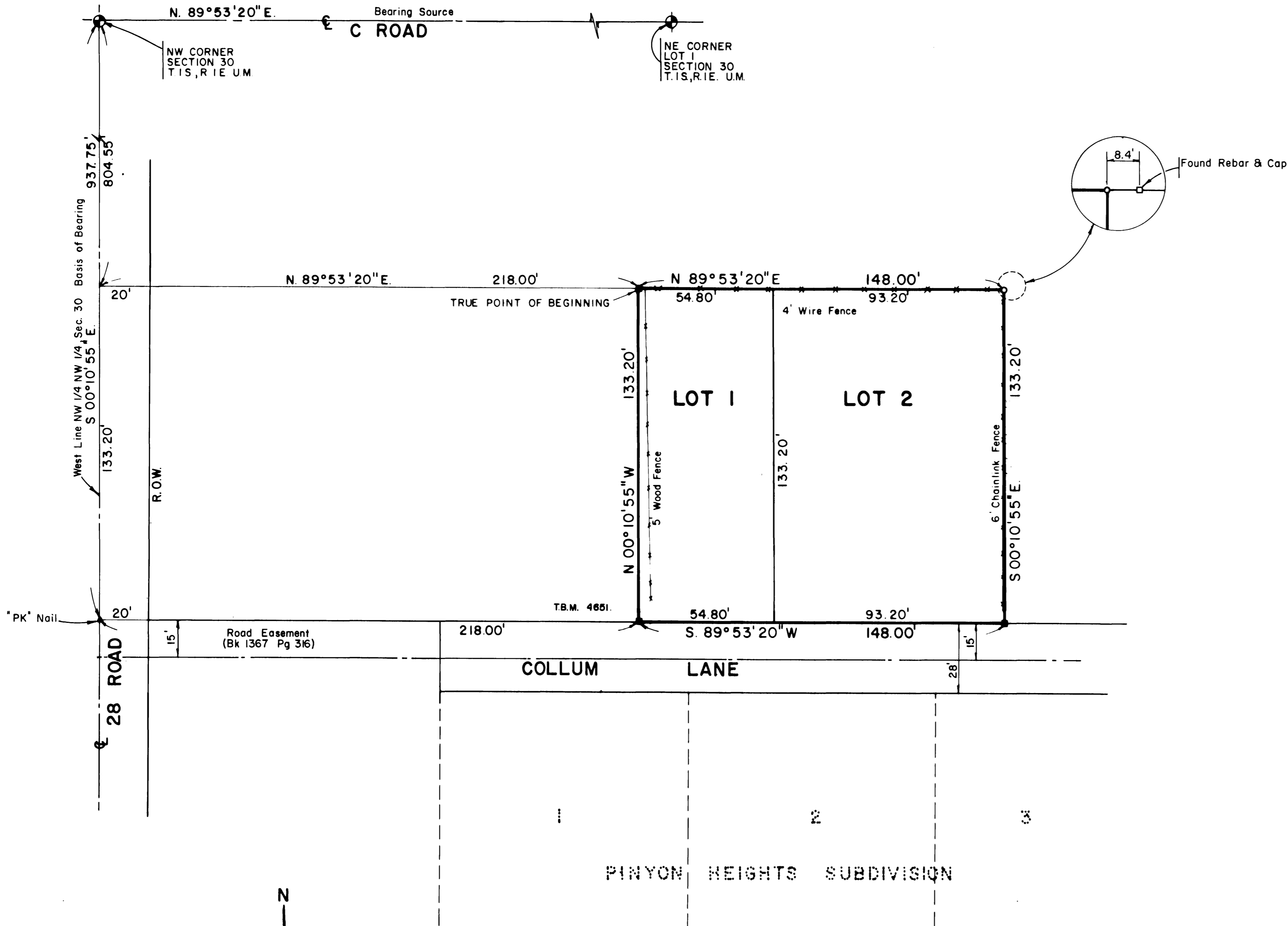
SURVEYORS CERTIFICATE

I, Max E. Morris,
do hereby certify that the accompanying Hutton 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.

Max E. Morris Date
Max E. Morris, Q.E.D. Surveying Systems, Inc.
Registered Professional Land Surveyor
Colorado Registration No. 16413

UTILITIES COORDINATING COMMITTEE

Charles E. Sheehan April 18, 1986
Chairman Date



AREA SUMMARY

Total Area in Lots 1 & 2 = 0.453 Acres

LEGEND

- ⊕ Mesa County Survey Monument
- Fence Line
- ⊥ Found & Accepted 5/8" Rebar & Cap. Set by Ryden Set in Conc by L.S. 16413
- ⊥ 5/8" Rebar & Cap Set in Conc by L.S. 16413

Engineers Planners Surveyors Soil Testing Material Testing	ARMSTRONG CONSULTANTS, INC.	HUTTON MINOR SUBDIVISION NW 1/4 NW 1/4 SEC 30 T1S R1E U.M.
--	------------------------------------	--