

KELLEY'S SUBDIVISION

LOCATED IN THE SW 1/4 NE 1/4 SE 1/4 OF SECTION 5,
T.1.S., R.1.W., U.M., MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert V. Turner and Dale O. Kelley, partners of T.M.T., A GENERAL PARTNERSHIP, the owner of the real property situated in the County of Mesa, State of Colorado, and being located in the southwest quarter of the northeast quarter of the southeast quarter of Section 5, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, and being more particularly described as follows:

Beginning at a point 19.19 feet South 0°08'00" West of the Northwest corner of the SW1/4 NE1/4 SE1/4 of Section 5, Township 1 South, Range 1 West, Ute Meridian, thence South 89°37'00" East 350 feet, along the South right-of-way line of Leland Avenue, thence South 0°08'00" West 373.37 feet, thence North 89°37'00" West 350 feet to the West line of the SW1/4 NE1/4 SE1/4 of said Section 5, thence North 0°08'00" East 373.37 feet along said West line of the SW1/4 NE1/4 SE1/4 of said Section 5 to the Point of Beginning, said tract or parcel contains 3.00 acres more or less.

The basis of bearings is assumed S89°49'55"E along the North line of the southeast quarter of Section 5.

That said owner has caused the said real property to be laid out and surveyed as KELLEY'S SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 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 right shall be utilized in a reasonable and prudent manner.

In witness whereof said owners have caused their names to be hereunto subscribed this 21 day of July, 1983.

T.M.T., A GENERAL PARTNERSHIP

Robert V. Turner
Robert V. Turner, Partner

Dale O. Kelley
Dale O. Kelley, Partner

STATE OF COLORADO)
)ss
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 21 day of July, 1983, by Robert V. Turner and Dale O. Kelley, partners of T.M.T., A GENERAL PARTNERSHIP.

E. Charlene Newton
Notary Public

My commission expires:
1-18-86

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF M E S A)

I hereby certify that this instrument was filed in my office at 8:34 o'clock A.M., this 30TH day of August, 1983, and is duly recorded in Plat Book No. 13, page 202, Reception No. 1338051

Pare Sawyer
Clerk and Recorder

Chinda Palmer
Deputy

Filed X-37

Fees: 10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of August, 1983.
Board of County Commissioners of the County of Mesa, State of Colorado.

Melina Allen
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of August, 1983.
County Planning Commission of the County of Mesa, State of Colorado.

O. B. Crum
Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 20th day of July, 1983.
Utilities Coordinating Committee of the County of Mesa, State of Colorado.

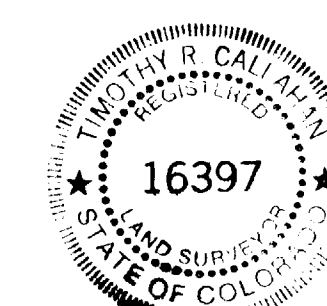
C. E. Hobbs
Chairman

SURVEYOR'S CERTIFICATE

I, Timothy R. Callahan, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Kelley's Subdivision as monumented, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me and correctly shows the location and dimensions of the parcels, easements and dedicated right-of-way of said subdivision in compliance with Colorado State regulations governing the subdivision of land.

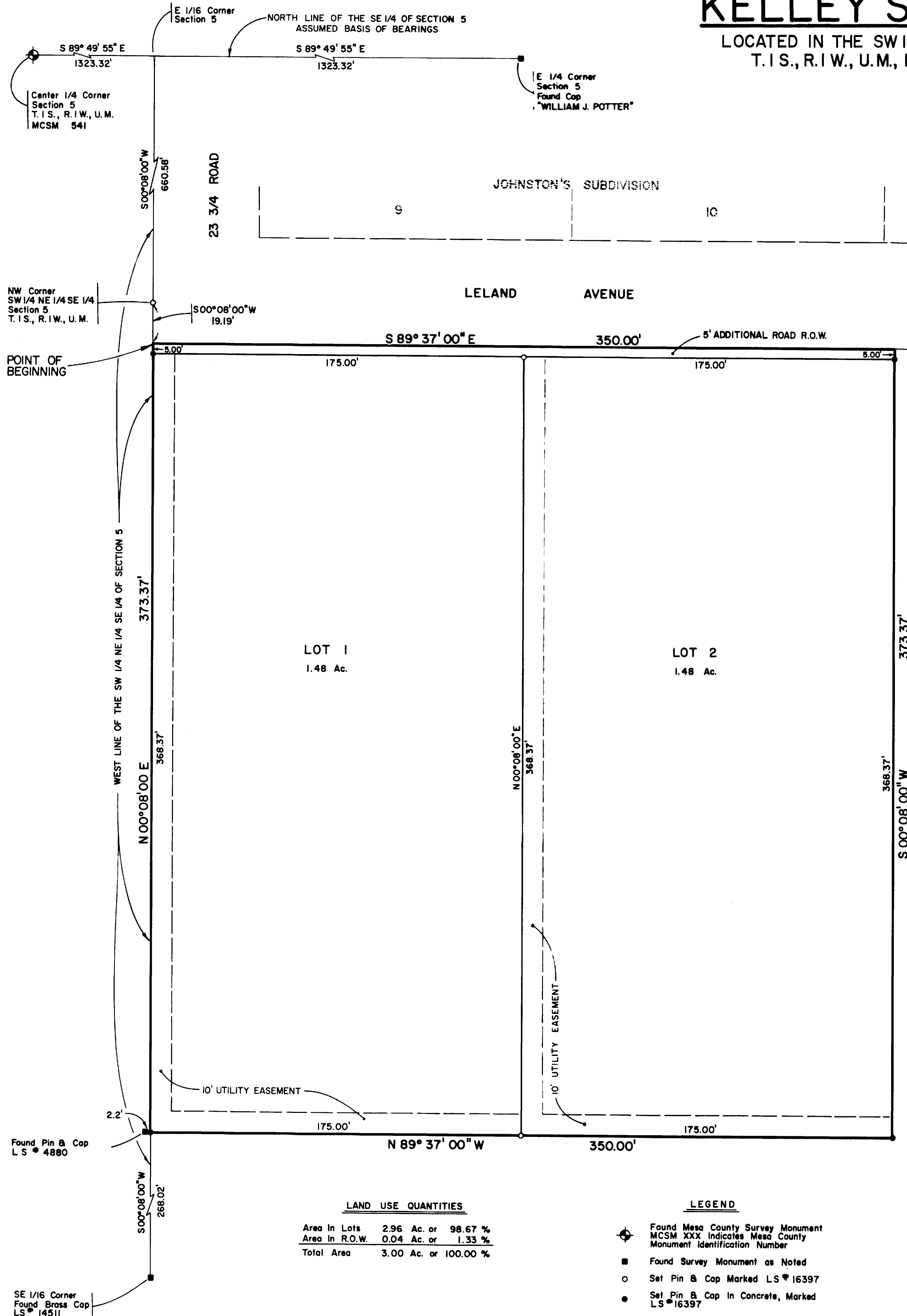
By *Timothy R. Callahan*
Timothy R. Callahan, L.S. 16397 June 21, 1983 Date

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 hereon. This statement is required by Colorado State Law.



KELLEY'S SUBDIVISION
MESA COUNTY, COLORADO

BECK, SHRUM and ASSOCIATES, INC.
PUFFERBELLY EAST, 215 PITKIN, SUITE 203
GRAND JUNCTION, COLORADO 81501
(303) 243-1227
engineers planners



LAND USE QUANTITIES		LEGEND	
Area in Lots	2.96 Ac. or 98.67 %	Found Mesa County Survey Monument	MCSM XXX Indicates Mesa County Monument Identification Number
Area in R.O.W.	0.04 Ac. or 1.33 %	Found Survey Monument as Noted	
Total Area	3.00 Ac. or 100.00 %	Set Pin & Cap Marked L.S. #16397	
		Set Pin & Cap in Concrete, Marked L.S. #16397	