

REPLAT LOTS 1 & 2 of DUNCAN MINOR SUBDIVISION

DEPARTMENT OF REVENUE
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned LOUIS P GILLILAND and IMOGENE A GILLILAND are the owners of that real property as described in BOOK 1460, PAGE 209 and, ALBERT P YANOWICH and LORETTA S. YANOWICH are the owners of that real property as described in BOOK 1714, PAGE 565, all from the records of the Mesa County Clerk and Records Office, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the W1/4 corner of Section 36, Township 1 North, Range 1 West, of the Ute Meridian, the (BASIS OF BEARING) being S00°00'00"W between said W1/4 corner and the Southwest corner of said Section 36, thence S89°59'18"E 50.00 feet to the East side of 27 Road right-of-way, being the Point of Beginning, thence S89°59'18"E 153.68 feet, thence S89°59'18"E 278.53 feet, thence S44°10'47"W 123.04 feet, thence S16°02'00"W 99.60 feet, thence N88°41'00"W 55.00 feet, thence N71°37'00"W 60.00 feet, thence S65°51'48"W 169.67 feet, thence S09°34'00"W 65.00 feet, thence S32°00'37"E 75.05 feet, thence S21°08'48"W 98.11 feet, thence N60°52'56"W 52.39 feet to a point on the East side of said 27 Road right-of-way, thence N00°00'00"E 426.99 feet along said right-of-way to the Point of Beginning. Said parcel contains 1.90 acres more or less.

That said owners has caused the said real property to be laid out and surveyed as REPLAT of LOTS 1 and 2 of DUNCAN 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 accompany 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 accompany plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric line, 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 15 day of August, A.D., 1989.

Louis P. Gilliland
Imogene A. Gilliland
Albert P. Yanowich
Loretta S. Yanowich

STATE OF COLORADO)
COUNTY OF MESA) ss

The forgoing instrument was acknowledged before me this 15 day of August, A.D., 1989 by

My commission expires: _____

Witness my hand and official seal. Notary Public
Address: 24 2934 21st Avenue N.E.

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:52 o'clock P.M. this 15th day of August, A.D., 1989, and is duly recorded in Plat Book No. 13, Page 447

7/15/89
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15 day of August, A.D., 1989.
County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15 day of August, A.D., 1989.
Board of County Commissioners of the County of Mesa, Colorado.

Chairman

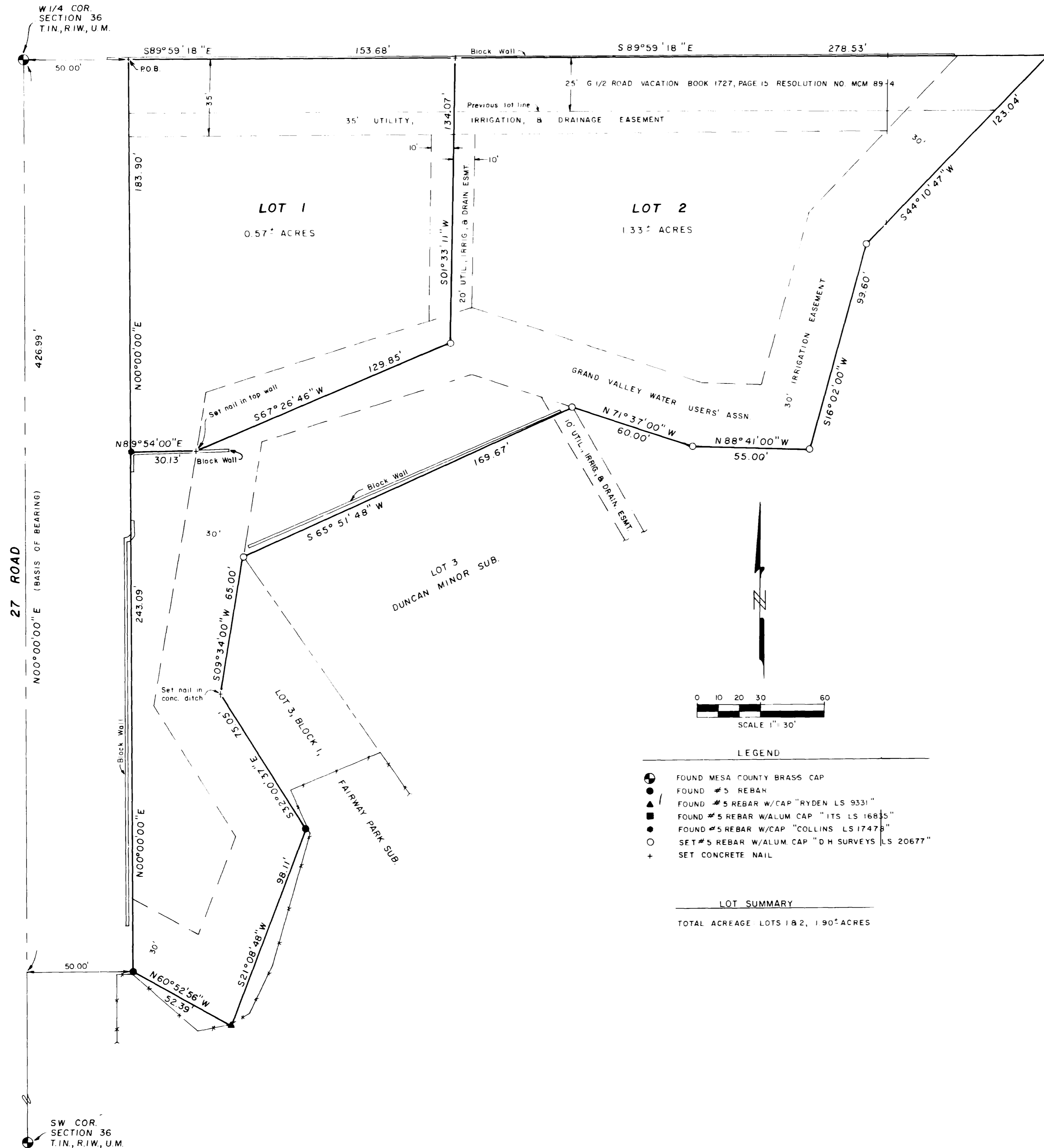
SURVEYORS CERTIFICATE

I, Michael W. Drissel, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

Michael W. Drissel Date 6-15-89
Registered Professional Land Surveyor
Colorado Registration No. 20677

UTILITIES COORDINATING COMMITTEE

Rich E. Miller Date 7/12/89
Chairman



- LEGEND
- FOUND MESA COUNTY BRASS CAP
 - FOUND #5 REBAR
 - ▲ FOUND #5 REBAR W/CAP "RYDEN LS 9331"
 - FOUND #5 REBAR W/ALUM CAP "ITS LS 16815"
 - FOUND #5 REBAR W/CAP "COLLINS LS 17478"
 - SET #5 REBAR W/ALUM CAP "D H SURVEYS LS 20677"
 - + SET CONCRETE NAIL

LOT SUMMARY
TOTAL ACREAGE LOTS 1 & 2, 1.90 ACRES

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such defect. In no event, may any action upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

	REPLAT LOTS 1 & 2 DUNCAN MINOR SUB.	
	DATE: 6/15/89	SURVEY DATE: JUNE 1989
	DRAWN: MWD	JOB NO.: 89018
	CHECKED: SLH	SHEET 1 OF 1