

HAHN MINOR SUBDIVISION

NORTH ROLLING ACRES SUBDIVISION

G.5 ROAD ROW

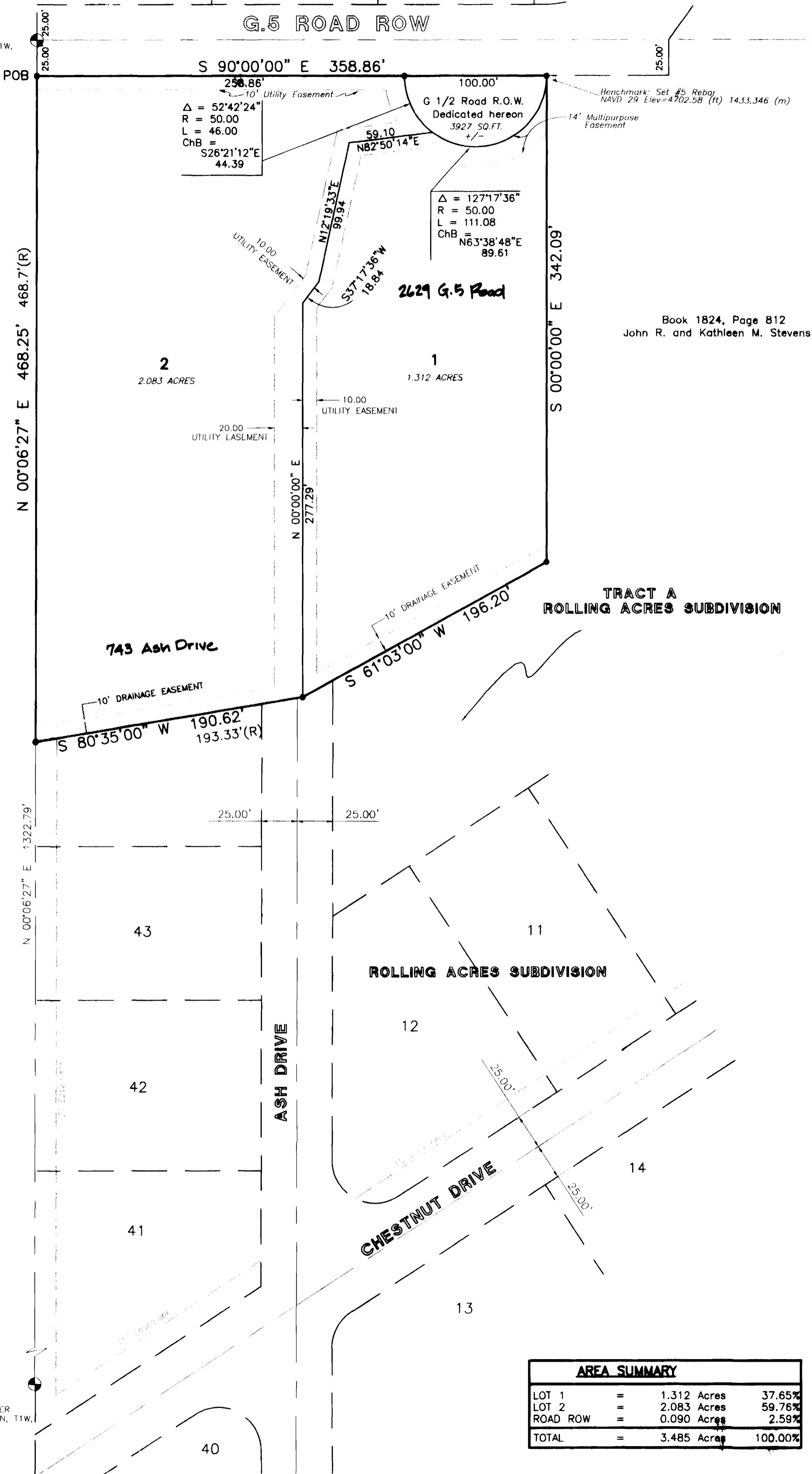
Basis of Bearings
N 90°00'00" E 1314.63'

North Line of the NE1/4 SW1/4, Section 35

M.C.S.M. #126R
CENTER 1/4 CORNER
SECTION 35, T1N, R1W,
UTE MERIDIAN

B.L.M. BRASS CAP
CW 1/16 CORNER
SECTION 35, T1N, R1W,
UTE MERIDIAN

UNPLATTED ACREAGE
Warren R. and Marian R. Jacobson
Book 829, Page 214



AREA SUMMARY		
LOT 1	=	1.312 Acres 37.65%
LOT 2	=	2.083 Acres 59.76%
ROAD ROW	=	0.090 Acres 2.59%
TOTAL	=	3.485 Acres 100.00%

DEDICATION

That the undersigned FRED J. HAHN is the owner of that real property situated in the NE1/4 SW1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Warranty Deed Book 1914, Page 637.

Commencing at the Northwest corner of the Northeast Quarter Southwest Quarter (NE1/4 SW1/4) Section 35, Township 1 North, Range 1 West, of the Ute Meridian, whence the Northeast corner of the Northeast Quarter Southwest Quarter (NE1/4 SW1/4) Section 35 bears North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 1314.63 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00 degrees 06 minutes 27 seconds West (S 00°06'27" W), a distance of 25.00 feet to the POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds (S 90°00'00" E), a distance of 358.86 feet; thence South 00 degrees 00 minutes 00" East (S 00°00'00" E), a distance of 342.09 feet; thence South 61 degrees 03 minutes 00 seconds West (S 61°03'00" W), a distance of 196.20 feet; thence South 80 degrees 35 minutes 00 seconds West (S 80°35'00" W), a distance of 190.62 feet; thence North 00 degrees 06 minutes 27 seconds East (N 00°06'27" E), a distance of 468.25 feet to the POINT OF BEGINNING. Said Parcel containing 3.485 acres as described.

That said owner has caused the said real property to be laid out and surveyed as HAHN MINOR 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Said Owner hereby declares there are no lienholders to herein described real property.

IN WITNESS WHEREOF said owner, has caused his name to be hereunto subscribed this 6th day of Dec, A.D. 1996

Fred J. Hahn
FRED J. HAHN

NOTARY PUBLIC CERTIFICATION

STATE OF ILLINOIS) ss

The foregoing instrument was acknowledged before me by Fred J. Hahn this 6th day of December, A.D., 1996.

Witness my hand and official seal

Linda S. Salamanca
LINDA S. SALAMANCA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 1/1/97
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of December, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado.

Sharon R. Noto
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

Kathryn K. Hall
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:16 o'clock A.M., December 19th A.D., 1996.

and was duly recorded in Plat Book No. 15 Page No. 221
Drawer No. CC 119 Fee \$10⁰⁰ 1⁰⁰

Reception No. 1782290 Clerk and Recorder
Monika Todd

Drawer No. CC119 By: *Alisa Hinckley*
Deputy

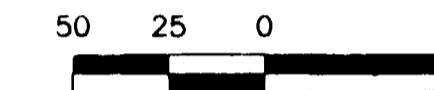
SURVEYOR'S CERTIFICATION

I hereby certify that this plat of HAHN MINOR SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 9th day of Dec, 1996



SCALE: 1"=50'



LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- SET CENTERLINE MONUMENT PER CODE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS 38-51-105
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS 38-51-105(3A)

BASIS OF BEARINGS

Basis of bearings assume the North line of the NE1/4 SW1/4 of Section 35 to bear N 90°00'00" E, 1314.63 feet, as shown on the recorded plat of North Rolling Acres Subdivision, Plat Book 8, Page 21. Both markers on this line are Mesa County or BLM Survey Markers as shown on the accompanying plat.

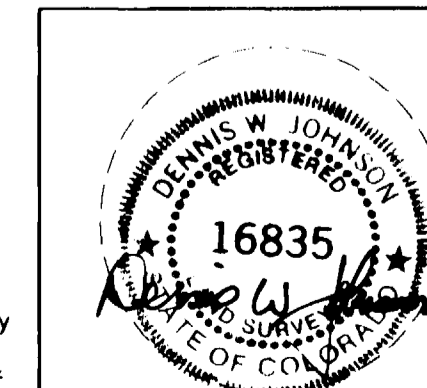
Easement and title documents (schedules A&B) provided by Ticor Title Insurance Company, policy No. 92-6-181K dated June 16, 1992 at 8:00 a.m.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

SLD PAYABLE AT BUILDING PERMIT
Initials *[Signature]*
Date 12/17/96

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 CERTIFICATION SHOWN HEREON.

Located in the NE1/4 SW1/4 Section 35, T1N, R1W, UTE M.



HAHN MINOR SUBDIVISION
IN THE NE1/4 SW1/4
SECTION 35, T1N, R1W,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835
PROJECT NO. 93051 SUR. BY: DRAWN CHECKED SHEET OF
DATE: August, 1996 JS/LD RSK 1 1

M.C.S.M. #1173
BRASS CAP
SW 1/16 CORNER
SECTION 35, T1N, R1W,
UTE MERIDIAN