

# McMILLIN MINOR SUBDIVISION

N 89 25 00' W 2658 48  
NE 1/4 Cor Sec 27  
MCSM No 1139  
NE Cor Sec 27  
MCSM No 1138-1  
S 01 12 41' E  
570 03 (M)  
S 01 17 00' E  
570 70 (R)

(H R & M HAVEN) Part of NE4 Section 27, T11S, R101W, 6th Principal Meridian  
2070 SO BROADWAY  
Mesa County, Colorado

(THE SEASONS)  
2063 SO BROADWAY

THE SEASONS  
AT  
TIARA RADO FILING NO.1

SOUTH BROADWAY  
61 29  
666 79  
688 80  
568 48  
688 80  
59 03  
179 91  
189 58

Found No 4 Rebar  
W/ No ID  
N 00 47 00' W, 1 39  
S 88 52 00' E 316 20  
Ref Cor LS 5837  
N00 47 00' W 4 32

BASIS OF BEARINGS -- N 88°52'00" W  
TIE -1020 70 (M) 1021 40 (R)

DEDICATION

No 5 Rebar

KNOW ALL MEN BY THESE PRESENTS

That the undersigned GARRETT D McMILLIN and EDITH McMILLIN are the owners of that real property being parts of the Northeast 1/4 of Section 27 Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado. Ownership is witnessed by instrument recorded in Book 2160 at Page 368

That portion of real property being part of this dedication is described as follows  
From the Northeast Corner of Section 27, Township 11 South Range 101 West of the 6th Principal Meridian, South 01 12 41" East 570 03 feet and North 88 52 00" West 1020 70 feet for a point of beginning thence South 00 47 00" East 688 80 feet, thence North 88 52 00" West 316 20 feet thence North 00 47 00" West 688 80 feet thence South 88 52 00" East 316 20 feet to the point of beginning  
The above parcel, as described, contains 5 00 acres more or less

That said owners have caused the said real property to be laid out and surveyed as McMILLIN MINOR SUBDIVISION, a subdivision of the County of Mesa and State of Colorado

That said owners do hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use

That said owners do hereby dedicate and set apart all of the roads shown on this plat to the use of the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27 day of September, 1997

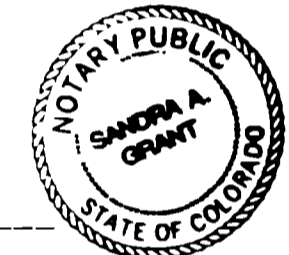
GARRETT D McMILLIN

EDITH McMILLIN

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 27 day of September, 1997

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



My commission expires \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 1:07 o'clock P.M. on this 4th day of September, A.D. 1997 and was recorded as reception number 1811919 in Plat Book 15 on Page 389. Drawer No. DD112  
Mesa County Clerk and Recorder  
Kathy West  
Deputy  
Fees \$ 10.00 + 1.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27th day of August, A.D. 1997  
Board of County Commissioners of the County of Mesa, Colorado  
Lorena B. Genova  
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of August, A.D. 1997  
County Planning Commission of the County of Mesa, Colorado  
Chadli Nuth  
Chairman

LIENHOLDER APPROVAL

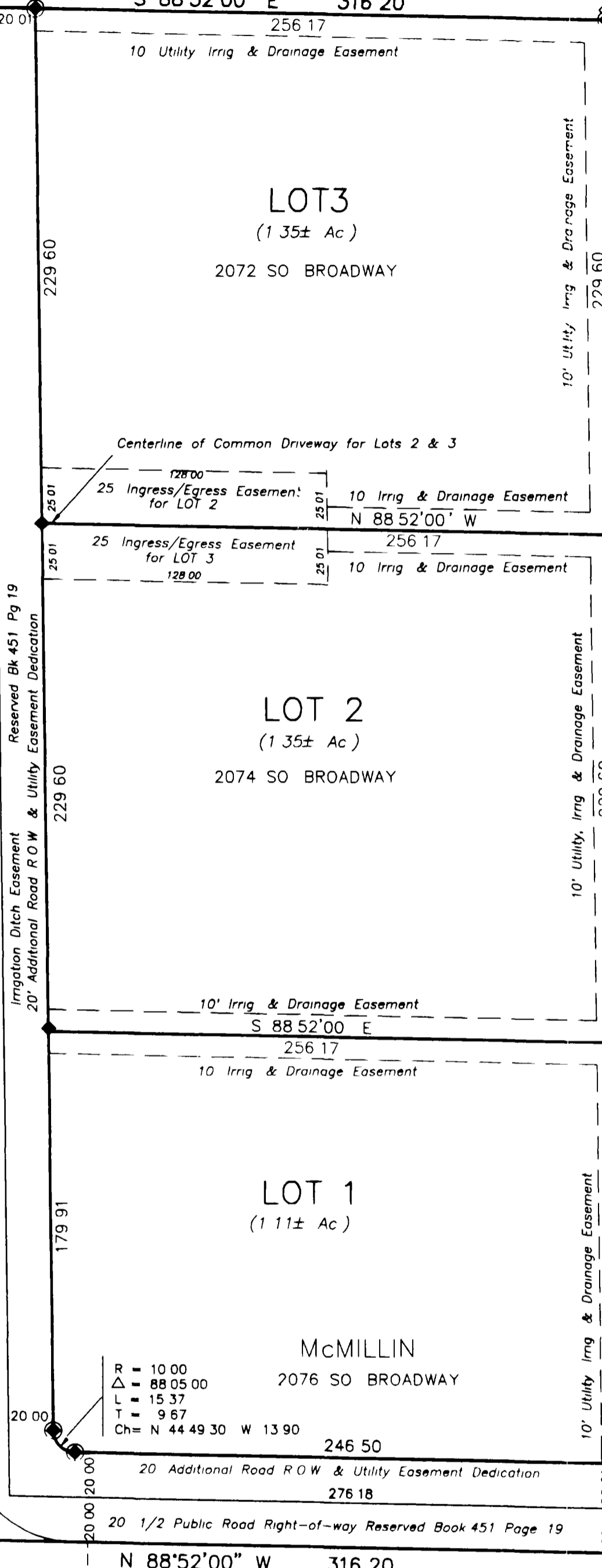
NAME Karen Mastro, Vice President, I.N.M.C.  
B. [Signature] Date 8/12/97

0 25' 50' 100' 150'  
SCALE 1 inch = 50 feet

FINAL PLAT

McMILLIN MINOR SUBDIVISION  
NE4NE4 Sec 27, T11S, R101W, 6th P.M.  
DATE July 21, 1997 SCALE 1 = 50

M.A.P., INC.  
MAPPING - PLANNING - SURVEYING  
P.O. BOX 290, MESA, COLORADO 81643  
(970)268-5851



LAND USE SUMMARY

Use	Acres	Percent
Lots	3.81	76.2
Streets	1.19	23.8
TOTAL	5.00	100.0

BUILDING SETBACKS

FRONT	Minor Arterial	80 FCL
SIDE YARD	Principal Building	15 FT
	Accessory Front 1/2	15 FT
	Accessory Rear 1/2	15 FT
REAR YARD	Principal Building	30 FT
	Accessory	10 FT
HEIGHT (MAX)		30 FT

SURVEYOR'S CERTIFICATE

(J L McCall)  
2083 SO BROADWAY

I, Millard Walter Eldridge do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility and checking, and that the survey and plat are correct to the best of my knowledge and belief

Millard Walter Eldridge 7/29/97  
Date of Certification

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

Research for Easements and rights of way are by Western Colorado Title Company Reference document number 96-6-31K

BASIS OF BEARINGS are from previously recorded documents recorded in Book 451 at Page 19 which establishes the North line of this survey to bear S 88 52 00" E. Said North line being monumented by a No 4 rebar on the Easterly Right-of-way of South Broadway and a rebar monument (LS 5837) which bears S 01 12 41" E, 570 03 feet from the current Mesa County Survey Monument No 1138-1 for the Northeast corner of Section 27 T11S R101W 6th P.M.

NOTICE RIGHT TO FARM ACT  
This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101