PEONY MINOR SUBDIVISION

SEQUOIA ROAD

JAMES &

DOLORES BENNETT

LOT 17, PANORAMA FILING NO. 7 BOOK 1940, PAGE 148

EXISTING 10.00' UTILITY
AND IRRIGATION EASEMENT

EXISTING 20.00' UTILITY AND DRAINAGE EASEMENT

OVERHEAD POWER LINE APPROXIMATELY 1.0' WEST OF PROPERTY LINE.

EXISTING 15.00' UTILITY
AND DRAINAGE EASEMENT

± 220.62' ===

4.00' DEDICATED RIGHT-OF-WAY

LOT 2 4.99 AC.

14.00' UTILITY &

-10.00' UTILITY AND IRRIGATION EASEMENT

S 85'40'44" E

LOT 1 1.20 AC.

HOUSE

-4.00' DEDICATED

193.31

89'23'55" W 197.31' P.O.B.

BURIED TELEPHONE LINE 1.0' EAST OF PROPERTY LINE

- * N 85'38'05" W 654.63' (TIE)

EXISTING DITCH

AREA SUMMARY

LOT 2 4.99 AC.

DED. R.O.W. 0.13 AC. TOTAL 6.32 AC.

1.20 AC.

PANORAMA SUBDIVISION (FILING NO. 7)

PLAT BOOK 10, PAGE 34

411.11

OVERHEAD POWER LINE APPROXIMATELY 2.5'

WILLIAM & WANDA GOSS

BOOK 1821, PAGES 801-802

WILLIAM &

MARGARET BATISTE

BOOK 1040, PAGE 536

FRED &

DOLA PRIOR BOOK 968, PAGE 380

LINDA ELLIOTT BOOK 1062, PAGE 342

CLAYTON &

BEVERLY HARRIS

BOOK 1013, PAGE 863

HAROLD JR. & BARBARA HASE

BOOK 1031, PAGE 559

671.7**3**′

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Elizabeth Arcieri, is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the Southeast 1/4 of Section 15, Town—ship 11 South, Range 101 West of the 6th Principal Meridian which is described in book 1810, page 841, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described, from result of survey, as follows:

Commencing at a Mesa County brass cap at the S 1/4 Corner of said Section Fifteen; thence S89°30′00″E 2640.89 feet to a Mesa County brass cap at the S.E. Corner of said Section Fifteen; thence N85°38′05″W 654.63 feet to the S.W. Corner of Broadway Sub—division at the northerly right—of—way line of Colorado State Highway 340 and the point of beginning; thence on said right—of—way line N89°23′55″W 197.31 feet; thence leaving said right—of—way line N03°19′40″E 1318.31 feet to the southerly line of Panorama Subdivision, Filing No. Seven; thence on said southerly subdivision line S89°13′00″E 220.62 feet to the N.E. Corner of a tract described at Book 1044, Page 645 Mesa County Records; thence S04°20′27″W on the westerly line of Broadway Subdivision 1318.92 feet to the beginning. to the beginning.

That said owner has caused the said real property to be laid out and surveyed as Peony Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that part of Peony Drive as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owner, Elizabeth Arcieri has caused her name to be hereunto subscribed this **2014** day of **JULY** A.D., 1993.

(STATE OF COLORADO (COUNTY OF MESA

The foregoing instrument was acknowledged before me this day of July 1993, by Elizabeth Arcieri.

My Commission expires February 46, 1996
Witness Land Add official Seal. ROSEMARY C. HEANEY

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:40 o'clock P M., this 17th, day of A.D., 1993, and is duly recorded in plat Book No. 14 Page 144 Reception No. 149737.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this _______ day of ________ A.D., 1993. County Planning Commission of the County of Mesa, Colorado.

Many Fuller Chairman (Surelary)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of August A.D., 1993. Board of County Commissioners of the County of Mesa, Colorado.

UTILITIES COORDINATING COMMITTEE

Approved this 20th day of July _ A.D., 1993. Utilities Coordinating Committee of the County of Mesa, Colorado. O

Hay R. Rather

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Peony 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.



Richard A. Mason

Colorado Reg. No. 18469

----S 89°30'00" E 2640.89'---BASIS OF BEARING

COLORADO HIGHWAY 340 (BROADWAY)

- NOTES: 1). TITLE INFORMATION PROVIDED BY CLIENT, FROM TITLE INSURANCE COMPANY OF MINNESOTA POLICY NO. 1481841, EFFECTIVE DATE OF NOVEMBER 9, 1983.
- 2). PROPERTY IS NOT IN A DESIGNATED FLOOD ZONE, AS PER F.I.R.M. COMMUNITY PANEL NO. 080115-0455-B, REVISED DATE OF JULY 15, 1992.

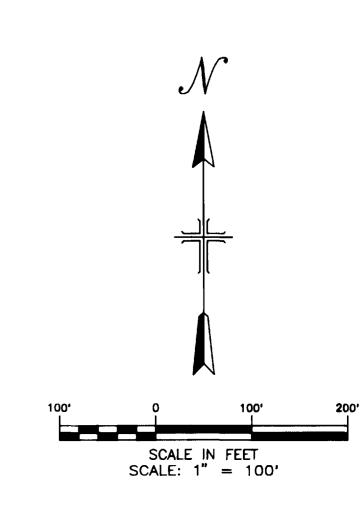
NOTICE: According to Colorado law you <u>must</u> commence any legal action based upon any defect in this survey within three years after you first discover such defect.

In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief.

As such it constitutes neither a guarantee or warranty.

3). BUILDING RESTRICTION ON LOT 2 UNTIL IMPROVEMENTS ARE COMPLETED.



LEGEND:

→ MESA COUNTY SURVEY MONUMENT

 SET #5 REBAR (L.S. 18469) FOUND #5 REBAR (NO CAP)

- FOUND #5 REBAR W/CAP (L.S. NOTED)

- FOUND #4 REBAR (NO CAP) - FOUND #7 REBAR SET IN CONCRETE

-x - x EXISTING FENCE LINE

LOCATION VICINITY MAP

> ESTERN | CONSULTING ENGINEERS / LAND SURVEYORS ENGINEERS, INC. | 2150 Hury 8 & 50, Grand Junction, CO (303)242-5202 PLAT FOR

ARCIERI AND ASSOCIATES OF PEONY MINOR SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15, T11S, R101W, 6TH P.M.

MESA COUNTY, COLORADO DRAWN M.J.L. SURVEYED R.A.M. CHECKED R.A.M.

WEI DWG. NO.

DATE 4-15-93

3400-1196-1

22

(FROM BROCK SUBDIVISION) PLAT BOOK 12, PAGE 271

RIGHT-OF-WAY AT BOOK 530, PAGE 512 FOR PEONY MINOR SUBDIVISION FRONTAGE

22 23

14 SE CORNER SECTION 15

T11S, R101W

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