

CASSIE MINOR SUBDIVISION

A Replat of portions of Lots 18 through 21 and 25 in Block 2 of PORTERS REDLANDS SUBDIVISION lying North of Colorado State Highway 340.

DEDICATION:
KNOW ALL MEN THESE PRESENTS:
That Donald Alan Taylor and Lisa Ann Taylor are the owners of that real property as described in Book 2160 at Page 762 in the Mesa County Clerk and Recorder's Office.
Said real property being recorded as All that part of Lots 18, 19, 20, 21 and 25, Block 2, PORTER REDLANDS SUBDIVISION, lying North of State Highway as described in instrument recorded February 8, 1950 in Book 518 at Pages 326 and 332. Said real property being more particularly described as follows: beginning at a found Number 5 rebar and cap marked "QED PLS 16413" being the NE corner of Lot 18 in Block 2 of said Porter Redlands Subdivision that when aligned with a Number 4 rebar at the NE corner of Lot 11 in Block 2 of said Redlands Porter Subdivision is assumed to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence S00°16'50"E 240.03 feet to a Number 5 rebar and cap marked QED PLS 16413" also being the Northerly right-of-way line of Colorado State Highway 340, thence along said Northerly right-of-way, N69°06'08"W 672.91 feet to a point intersecting said Northerly right-of-way of Colorado State Highway 340 and the South right-of-way line of Alcove Drive; thence along said South right-of-way line N90°00'00"E 627.47 feet to the point of beginning, said tract or parcel contains 1.73 acres more or less.

That said owner's have caused that real property to be laid out and surveyed as CASSIE MINOR SUBDIVISION.
That said owner's do hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever.

IN WITNESS said OWNERS has caused their names to be hereunto subscribed
this 24 day of April AD 1998

STATE OF COLORADO)
SS
COUNTY OF MESA)

Donald Alan Taylor
Donald Alan Taylor

Lisa Ann Taylor
Lisa Ann Taylor

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24 day
of April AD 1998

My commission expires 5/28/2000

Dianna E. Mull
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:25 o'clock P.M. this
11th day of MAY AD 1998 and is duly recorded as
Reception Number 184544S in Plat Book 16 at Page 16-166. Fees 15⁰⁰ / 1⁰⁰ SC
Drawn # FF72

Monika Jodd
Clerk and Recorder

Shirley Howard
Deputy

MESA COUNTY BOARD OF COMMISSIONERS APPROVAL

James R. Baughman
Chairperson

MESA COUNTY PLANNING COMMISSION APPROVAL

[Signature]
Chairperson

LIENHOLDER APPROVAL

Claire R. Winnick, SVP
Representative Bank of America, FSB

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20th day
of April AD 1998

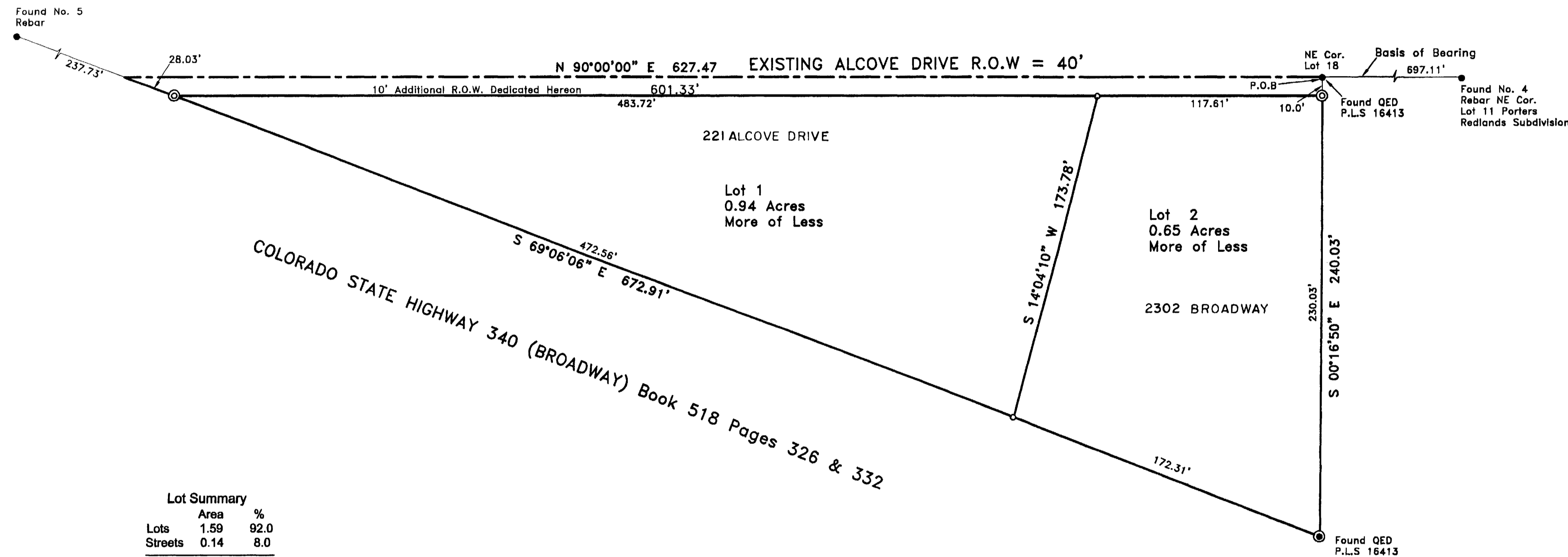
MY commission expires 3-21-02

Cheryl A. Ballew
Notary Public

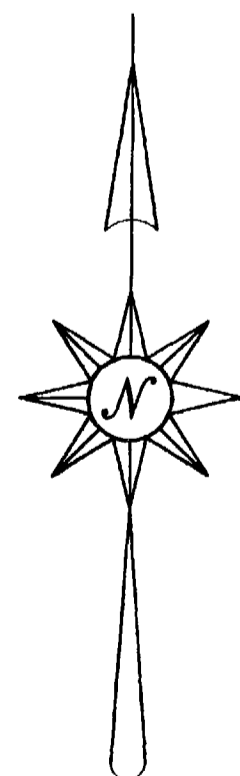
CHERYL A. BALLEW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 3-21-02

LIENHOLDER APPROVAL

James C. Risher, Vice President
Representative First Federal Bank of Colorado



Lot Summary		
	Area	%
Lots	1.59	92.0
Streets	0.14	8.0
Total	1.73	100



0' 40' 80'
Scale 1"=40'

LEGEND

- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- = Found as noted.
- = Set Monument in Concrete

STATE OF CALIFORNIA)
SS
COUNTY OF SANDIEGO)

The foregoing instrument was acknowledged before me this _____ day

of _____ AD 19__

MY commission expires _____

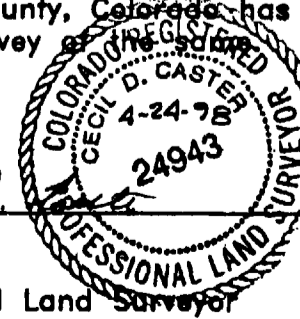
Notary Public

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of CASSIE MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey.

Cecil D. Caster
Cecil D. Caster

Registered Professional Land Surveyor
P.L.S. Number 24943



Basis of Bearing: A Bearing of N90°00'00"E was assumed between the Found Number 5 rebar and cap "QED PLS 16413" at the NE corner of Lot 18 in Block 2 of Porters Redlands Subdivision and a Number 4 Rebar found at the NE corner of Lot 11 in Block 2 of said Porters Redlands Subdivision.



Monument Surveying Co
741 Road Ave.
Grand Junction, CO 81501
(970) 245-4189 (970) 245-4874

CASSIE MINOR SUBDIVISION
A Replat of portions of Lots 18 through 21 and 25 in Block 2 of PORTERS REDLANDS SUBDIVISION lying North of Colorado State Highway 340
Located in the NW 1/4 of Sec. 17, T1S, R1W, U4M

DESIGNED _____ FIELD APPROVAL _____
DRAWN RM & CDC TECHNICAL APPROVAL _____
CHECKED CDC APPROVED _____

PREPARED FOR: Dan & Lisa Taylor JOB NO. 97-65