

NW CORNER  
SW 1/4 NE 1/4  
SECTION 34  
T1N, R1W, U.M.

2701-341-00-095

ZONED AFT

N89°59'13"E 1320.72

# BRANDON MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, DALE BRANDON & SHERRY BRANDON, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2332 at Pages 67-68 of the Mesa County Clerk and Records Office, and being situated in the SW 1/4 NE 1/4 Section 34, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A tract of land situated in the North 1/2 SW 1/4 NE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the Northeast corner of the SW 1/4 NE 1/4 of said Section 34, and considering the line between found monuments at said Northeast corner and the Southeast corner of said SW 1/4 NE 1/4 of Section 34 to bear South 00°00'00" West with all other bearings contained herein to be relative thereto;  
thence South 00°00'00" West 50.00 feet;  
thence South 89°59'00" West 25.00 feet to the TRUE POINT OF BEGINNING;  
thence S89°59'00" West 364.63 feet;  
thence South 00°00'00" West 607.03 feet to the South line of said North 1/2 SW 1/4 NE 1/4 of Section 34;  
thence North 89°59'00" East 364.63 feet;  
thence North 00°00'00" East 607.03 feet to the TRUE POINT OF BEGINNING.  
CONTAINING 5.08 ACRES AS DESCRIBED.

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

All Grand Valley Project easements to the Grand Valley Water Users Association / USA its successors and assigns, for the installation, operation and maintenance of the Grand Valley Project irrigation facilities.

That said owners do 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 Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

There are no ~~landholders~~.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 17<sup>th</sup> day of November, A.D., 1997.  
Dale Brandon  
DALE BRANDON  
Sherry Brandon  
SHERRY BRANDON

2701-341-00-088

ZONED AFT

2701-341-00-087

ZONED AFT

### AREA SUMMARY

LOTS = 5.02 ACRES = 99%  
ROAD = 0.06 ACRES = 1%  
TOTAL = 5.08 ACRES = 100%

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 17 day of November, A.D., 1997, by Dale Brandon & Sherry Brandon.

January 31, 1999

My commission expires:

Notary Public

STATE OF COLORADO )  
COUNTY OF MESA ) S.S. CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:12 o'clock P.M. this 5<sup>th</sup> day of MAY, A.D., 1998, and is duly recorded in Plat Book No. 16, Page 162.

Reception No. 1844667 Drawer No. FF69 Fee 10.00 10<sup>00</sup> 50  
Monika Jell Candice Zink  
Clerk & Recorder Deputy Clerk  
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 31<sup>st</sup> day of MARCH, A.D., 1998 County Planning Commission of the County of Mesa, Colorado.

[Signature]  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 4<sup>th</sup> day of May, A.D., 1998 Board of County Commissioner's of the County of Mesa, Colorado.

James R. Baughman  
Chairman

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of BRANDON MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

[Signature]  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

11/14/97  
Date



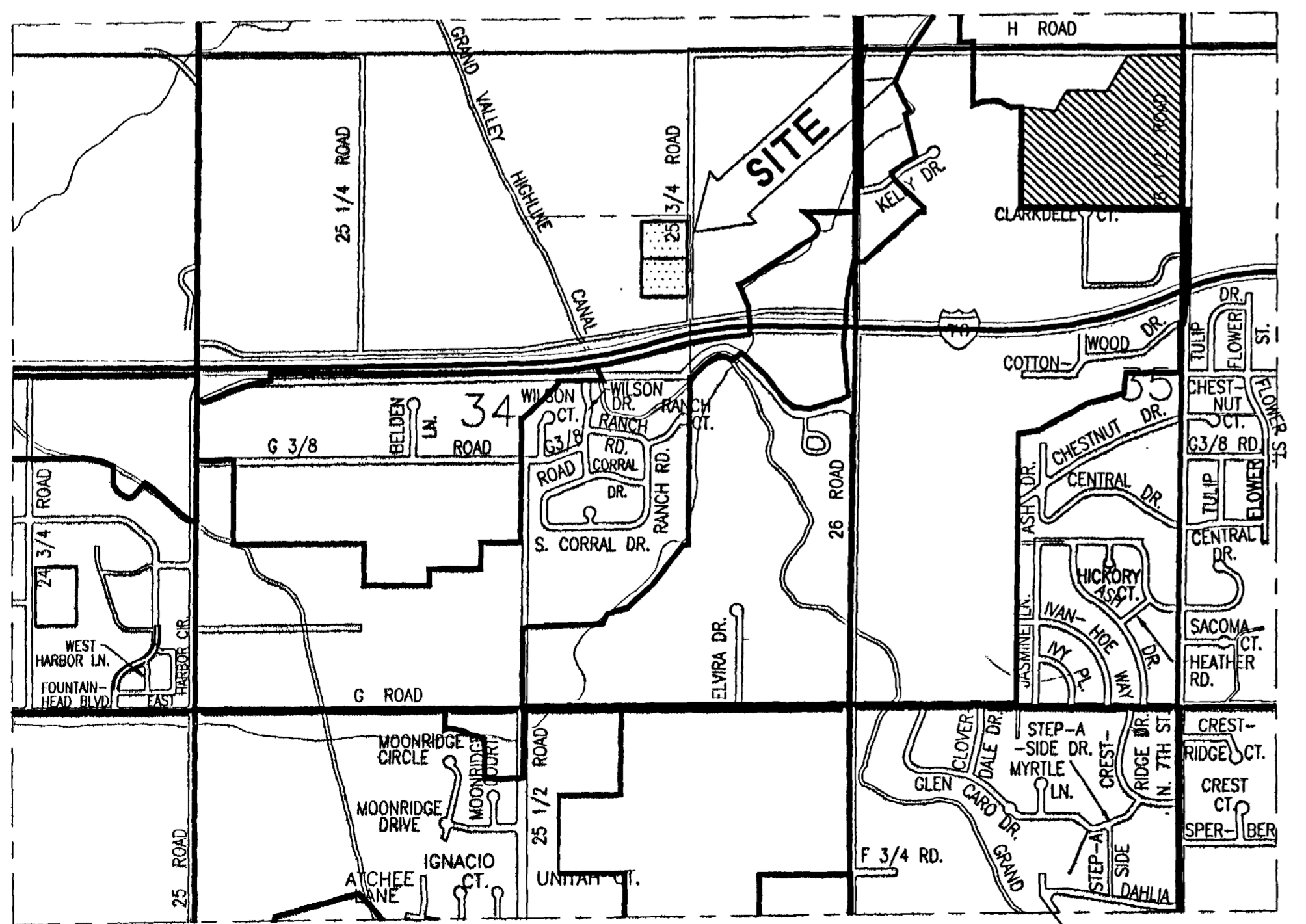
## BRANDON MINOR SUBDIVISION

FINAL PLAT		
SITUATED IN THE SW 1/4 NE 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, U.M.		
FOR: BRANDON		SURVEYED BY: RM DS
SCALE: 1" = 50'		DRAWN BY: MEM
DATE: 11/14/97	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: BMSFIN
		SHEET NO. FILE: 97223

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR (SET IN CONCRETE)
  - SET NO. 5 RE-BAR W/CAP L.S. 16413
  - ◆ BLM SURVEY MARKER

NOTICE  
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.



SE CORNER  
SW 1/4 NE 1/4  
SECTION 34  
T1N, R1W, U.M.  
UPGRADED MON. W/  
A #6 RE-BAR & A  
3 1/2" ALUM. CAP  
L.S. 16413

R.O.W. BOOK 1043 PAGE 125 & BOOK 946 PAGE 519