

Found #4 rebar
3.75 South &
1.48 West of
Calculated Corner

LOT 2 WILLIAM N89°54'23"E 231.15 KEITH LOT 3 SUB

Found #4 rebar
1.70 South &
0.89 West of
Calculated Corner

OSBURN MINOR SUBDIVISION

A Replat of Lot 1 in WILLIAM KEITH SUBDIVISION of Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William D Osburn, Sr & Naomi R Osburn are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in the County of Mesa, State of Colorado, and is described in Book 2267 at Page 655 of the Mesa County Clerk and Recorders Office, situated in the SW1/4 NE1/4 Section 16, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOT 1 in WILLIAM KEITH SUBDIVISION

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

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, 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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 29 day of July A.D., 1998

William D Osburn Sr
William D Osburn, Sr
By

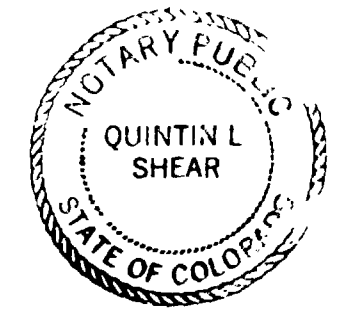
Naomi R Osburn
Naomi R Osburn

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

The foregoing instrument was acknowledged before me this 29 day of July A.D., 1998 by WILLIAM D. OSBURN SR & NAOMI R. OSBURN of William D Osburn, Sr & Naomi R Osburn

03-19-2001
My commission expires

Martha J. Steele
Notary Public



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:15 o'clock P M. this 31st day of July A.D., 1998 and is duly recorded in Plat Book No. 16 at Page 240 Reception No 1857897 Drawer FF134

Clerk & Recorder Monika Jedd Deputy Shirley Howard Fees \$ 10⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of July A.D., 1998 County Planning Commission of the County of Mesa, Colorado.

[Signature]
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

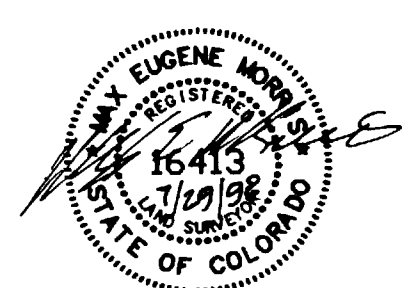
Approved this 31st day of July A.D., 1998 Board of County Commissioner's of the County of Mesa, Colorado

James R. Baughman
Chairman

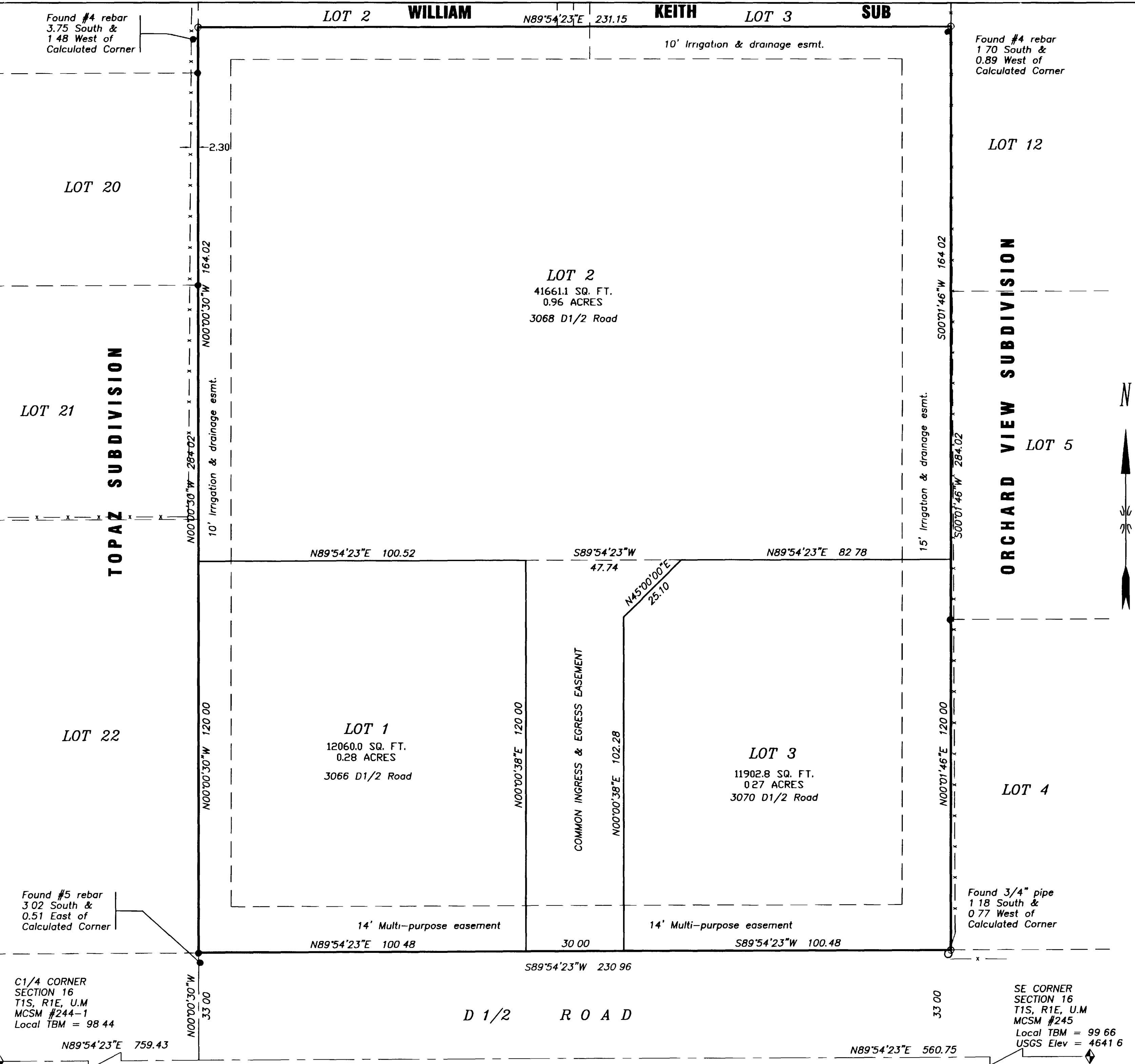
SURVEYOR'S CERTIFICATE

Max E Morris, certify that the accompanying plat of OSBURN 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

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

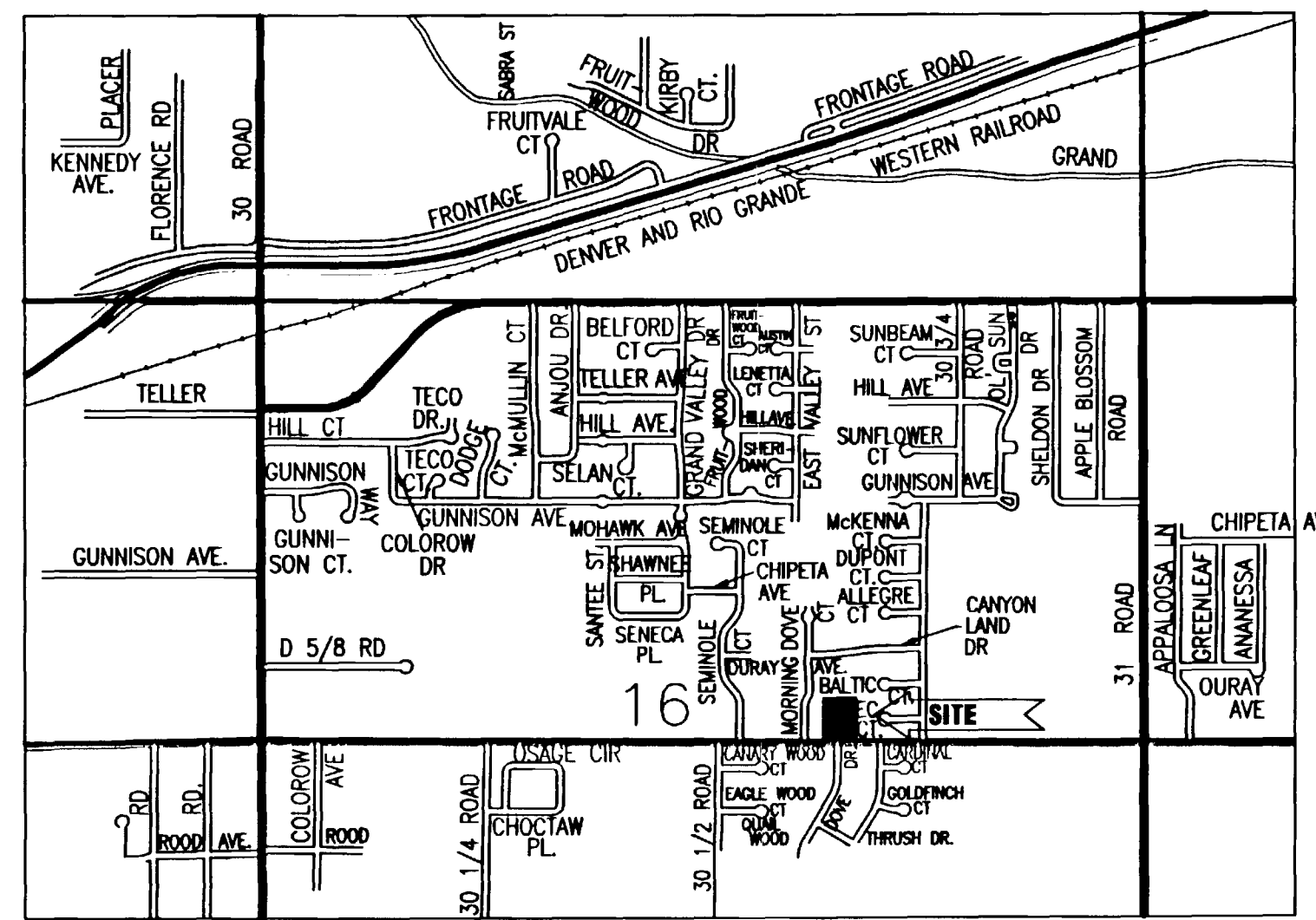


7/29/98
Date



- #### LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR NO CAP
 - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
 - ┆ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
 - ◆ MESA COUNTY SURVEY MARKER

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



OSBURN MINOR SUBDIVISION		
FINAL PLAT		
SITUATED IN THE SW1/4 NE1/4 Section 16, Township 1 South, Range 1 East of the Ute Meridian		
FOR OSBURN		SURVEYED BY SB JA
SCALE: 1 IN = 20 FT		DRAWN BY MEM
DATE 7/7/98	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID OMSFIN
		SHEET NO
		FILE 98063