

WALCHER MINOR SUBDIVISION

DEDICATION
 That the undersigned Greg E Walcher and Diana S Walcher, are the owners of that real property being the Southwest Quarter Southeast Quarter Southeast Quarter (SW1/4 SE1/4 SE1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows Book 1741, Page 712

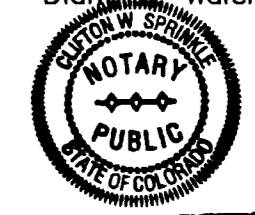
BEGINNING at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter (SW1/4 SE1/4 SE1/4) of Section 15, Township 1 South, Range 1 East, of the Ute Meridian, from whence the Southeast Corner of said Section 15 bears South 89 degrees 42 minutes 38 seconds East for a basis of bearings with all bearings contained herein relative thereto, thence North 00 degrees 03 minutes 11 seconds East, a distance of 660 19 feet, thence South 89 degrees 42 minutes 40 seconds East, a distance of 655 95 feet, thence South 00 degrees 01 minutes 34 seconds West, a distance of 660 20 feet, thence North 89 degrees 42 minutes 38 seconds West, a distance of 656 24 feet to the POINT OF BEGINNING

Said parcel containing an area of 9 945 acres as described
 That said owners have caused the said real property to be laid out and surveyed as Walcher Minor Subdivision, a subdivision of a part of Mesa County, 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 utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, gas pipe lines, and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 27th day of June, A.D. 1997

Greg E Walcher Greg E Walcher
Diana S Walcher Diana S Walcher

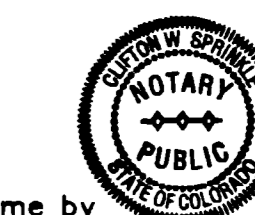
NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by GREG E WALCHER & DIANA S WALCHER this 27th day of JUNE, A.D. 1997



Witness my hand and official seal
Notary Public
 My Commission Expires 04/19/00

LIENHOLDERS RATIFICATION OF PLAT
 THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of WALCHER MINOR SUBDIVISION Signed this 27th day of JUNE, 1997

Paul B Denning, Pres
 by _____ by _____



NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by PAUL B DENNING this 27th day of JUNE, A.D. 1997

Witness my hand and official seal
Notary Public
 My Commission Expires 04/19/00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 8th day of July, A.D. 1997, by the County Planning Commission of the County of Mesa, State of Colorado

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 8th day of July, A.D. 1997, by the Board of County Commissioners of the County of Mesa, State of Colorado

Chairman

AREA SUMMARY

LOT 1	=	8 552 Acres	85.99%
LOT 2	=	0 790 Acres	7.95%
ROAD ROW	=	0 603 Acres	6.06%
TOTAL	=	9 945 Acres	100.00%

- LEGEND**
- LAND CORNER MARKER
 - SET CENTERLINE MONUMENT PER COUNTY CODE
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

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.

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 4:15 o'clock P M. July 21, A.D. 1997.
 and was duly recorded in Plat Book No 15 Page No 304
1806594
 Reception No DD90
 Drawer No _____
Monika Jold Clerk and Recorder
 By Shirley Howard Deputy
FEES: 10.00 + 1.00

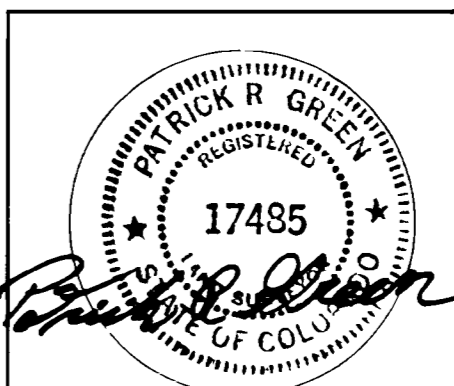
BASIS OF BEARINGS
 Basis of bearings assume the South line of the SE1/4 SE1/4 of Section 15 to bear S 89°42'38" E, 1312 49 feet, as shown on the Subdivision Plat of Midlands Village, Filing No One as recorded in Plat Book 15, Pages 149 through 151 of Mesa County Records
 Both monuments on this line are Mesa County Survey Markers as shown on the accompanying plat
 Easement and title documents (schedules A&B) provided by American Land Title Company - Title policy No 552-746232
 Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

LIENHOLDERS RATIFICATION OF PLAT
 THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of WALCHER MINOR SUBDIVISION Signed this 27th day of June, 1997
Jill L. Derrieux
 by _____ by _____

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me by Jill L. Derrieux this 27th day of June, A.D. 1997
 Witness my hand and official seal
DeeAnna M Cook
 Notary Public
 My Commission Expires 5-23-00



SURVEYOR'S CERTIFICATION
 I hereby certify that this plat of WALCHER MINOR SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge
 Certified this 30th day of JUNE, 1997



Located in the SW1/4 SE1/4 SE1/4 Section 15 T1S R1E UTE M

WALCHER MINOR SUBDIVISION
 A Part of the SW1/4 SE1/4 SE1/4 SECTION 15, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 259 GRAND AVENUE
 GRAND JUNCTION COLORADO 81501 (970) 245-4099

PROJECT NO 9700210	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE June, 1997	LED	RSK	PRG	1	1

PATRICK R GREEN
 COLORADO REGISTERED SURVEYOR
 PLS No 17485