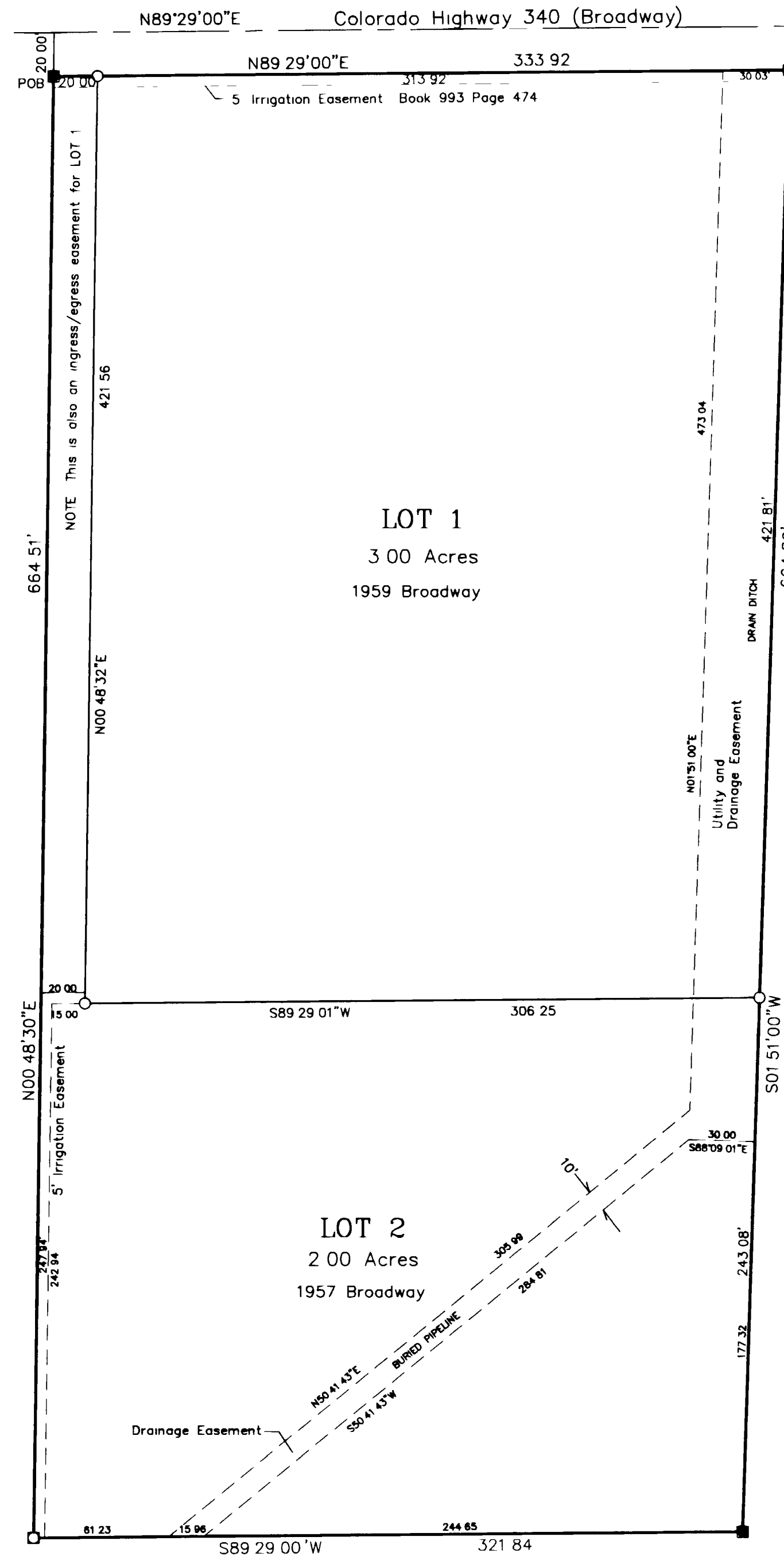


JANCO MINOR SUBDIVISION

In The NW 1/4 SE 1/4 Section 16, Township 11 South, Range 101 West 6th P.M.

C 1/4 Section 16
MCSM #849-1
No Not Legible



Lester Shellabarger

M Larry Copeland

1319.74'
C-E 1/16
MCSM #850
No Worn Off

LEGEND

- Found Mesa County Survey Monument
- Found Rebar W/melted yellow cap
- Set 2" Alum cap on #5 rebar
- Formed concrete around monument

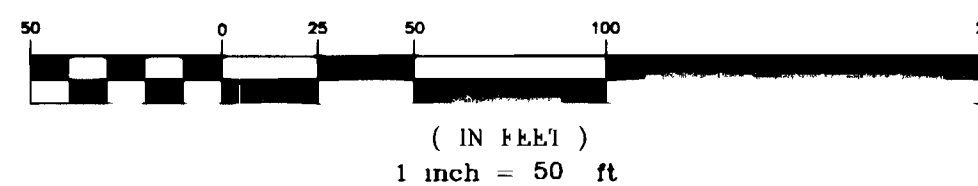
NOTE: Both lots are to provide plans for a residential fire sprinkler system conforming to NSPA 13 D and approved by the local fire department before a building permit may be obtained.



BEARING STATEMENT

The bearings are based on a deed call of N 89 29 E on the North line of the NW 1/4 SE 1/4 of said Section 16 in Book 2163 Page 875

GRAPHIC SCALE



NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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

DEDICATION AND OWNERS STATEMENT

KNOW ALL MEN BY THESE PRESENTS That the undersigned Janice M Copeland is the owner of that real property in the NW 1/4 SE 1/4 of Section 16 Township 11 South Range 101 West of the 6th Principal Meridian Mesa County Colorado as recorded in the Mesa County Clerk and Recorders records in Book 2163 Page 875 described as follows

Beginning at a point S 0 48 30" W 20 00 feet and N 89 29 00" E 378 00 feet from the Northwest corner of the NW 1/4 SE 1/4 of Section 16 Township 11 South, Range 101 West of the 6th Principal Meridian, thence N 89 29 00" E 333 92 feet thence S 1 51 00" W 664 89 feet thence S 89 29 00" W 321 84 feet thence N 0 48 30" E 664 50 feet to the point of beginning containing 5.00 acres

That the said owner has caused the property to be subdivided as shown on this plat

The said owner does hereby dedicate to the public utilities those portions of the said real property labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities irrigation and drainage facilities with the perpetual right of ingress and egress for installation and maintenance of such facilities and lines

In witness whereof said owner has caused her name to be hereunto subscribed

Janice M Copeland
Janice M Copeland

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 20th day of September A D 1997 by Janice M Copeland

My commission expires 7-30-2001

Stacy Paine
Notary Public
NOTARY PUBLIC
STACY PAINE
STATE OF COLORADO

LIENHOLDER APPROVAL

We hereby acknowledge and approve of this subdivision

By No LIEN HOLDER Title _____ Date _____
Mesa Federal Savings and Loan Association

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this _____ day of _____ A D 1997

My commission expires _____
Notary Public

SURVEYORS CERTIFICATE

I hereby certify that this plat of the JANCO MINOR SUBDIVISION has been prepared under my direct supervision and responsibility and accurately represents a field survey of same

Merritt P Dismant
Merritt P Dismant PLS #1088
10097
PROFESSIONAL LAND SURVEYOR
Date 10/15/97

COUNTY PLANNING COMMISSION

Approved this 2nd day of October A D 1997 County Planning Commission of the County of Mesa State of Colorado

Chadi Nuth
Chairperson

BOARD OF COUNTY COMMISSIONERS

Approved this 16th day of October A D 1997 by the Board of County Commissioners for the County of Mesa State of Colorado

Joseph B. Inova
Chairperson

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:12 o'clock PM this

16th day of October A D 1997 and is duly recorded in plat Book 16

Page 14 Reception No 1815819 Drawer No DD133

Monika Todd *Kathy Wort* \$100.00 + 1.00
Clerk and Recorder Deputy Fees

JANCO MINOR SUBDIVISION

In The NW 1/4 SE 1/4 Section 16
Township 11 South, Range 101 West, 6th P.M.
Mesa County Colorado

Merritt P Dismant, PLS
585 Elkhart Lane
Grand Junction, Co 81504
Phone 970-434-0235 Fax 970-434-4336
Drawn By MPD Date April 15, 1997 Job No 9718