

# SMITH MINOR SUBDIVISION

A Replat of Lots 9 and 10, Block 4, Replat of SUNRISE RIDGE SUBDIVISION as Amended.

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:18 o'clock PM this 7th day of May AD 1997 and is duly recorded as Reception Number 197915 in Plat Book 15 at Page 307 Drawer DD45 Fees \$10.00

Monika Todd Clerk and Recorder  
Jamie K. Finnegan Deputy

### DEDICATION

KNOW ALL MEN THESE PRESENTS.

That Bruce L. Smith is the owner of that real property as described in Book 2046 Pages 888-890 and Book 2022 Page 232 in the Mesa County Clerk and Recorder's Office, said real property being described as Lots 9 and 10 in Block 4 of REPLAT OF SUNRISE SUBDIVISION AS AMENDED, Mesa County, Colorado. Said parcel being more particularly described as follows: Beginning at the Northwest corner of said Lot 9 whose West line is recorded as bearing N00°01'31"W in Plat Book 12 at Page 157 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto, thence N90°00'00"E along the North line of said Lot 9, 192.18 feet, thence S58°58'17"E 565.59 feet to the West right-of-way line of 29 road, thence along said West right-of-way line along the arc of a curve to the left 150.79 feet, with a radius of 196.88 feet, central angle of 43°52'51" and whose long chord bears S21°55'42"W 147.07 feet, thence S00°00'45"E 11.43 feet to the Southeast corner of said Lot 9, thence N89°45'25"W 621.71 feet to the Southwest corner of said Lot 10, thence N00°01'31"W 436.82 feet to the point of beginning. Said Tract or Parcel contains 5.05 acres more or less.

That said Owners do hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicate all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress purposes for the use by said lot or tract owners, their guests and invitees, and also for use by public services, including but not limited to, postal service trash collection, fire, police, emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or aligns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this 31st day of March AD 1997.

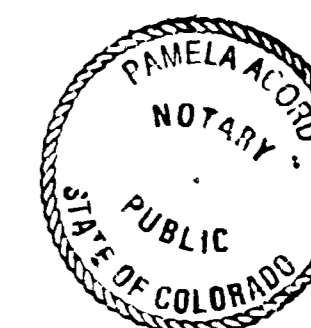
Bruce L. Smith  
 Bruce L. Smith

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 31st day of March AD 1997.

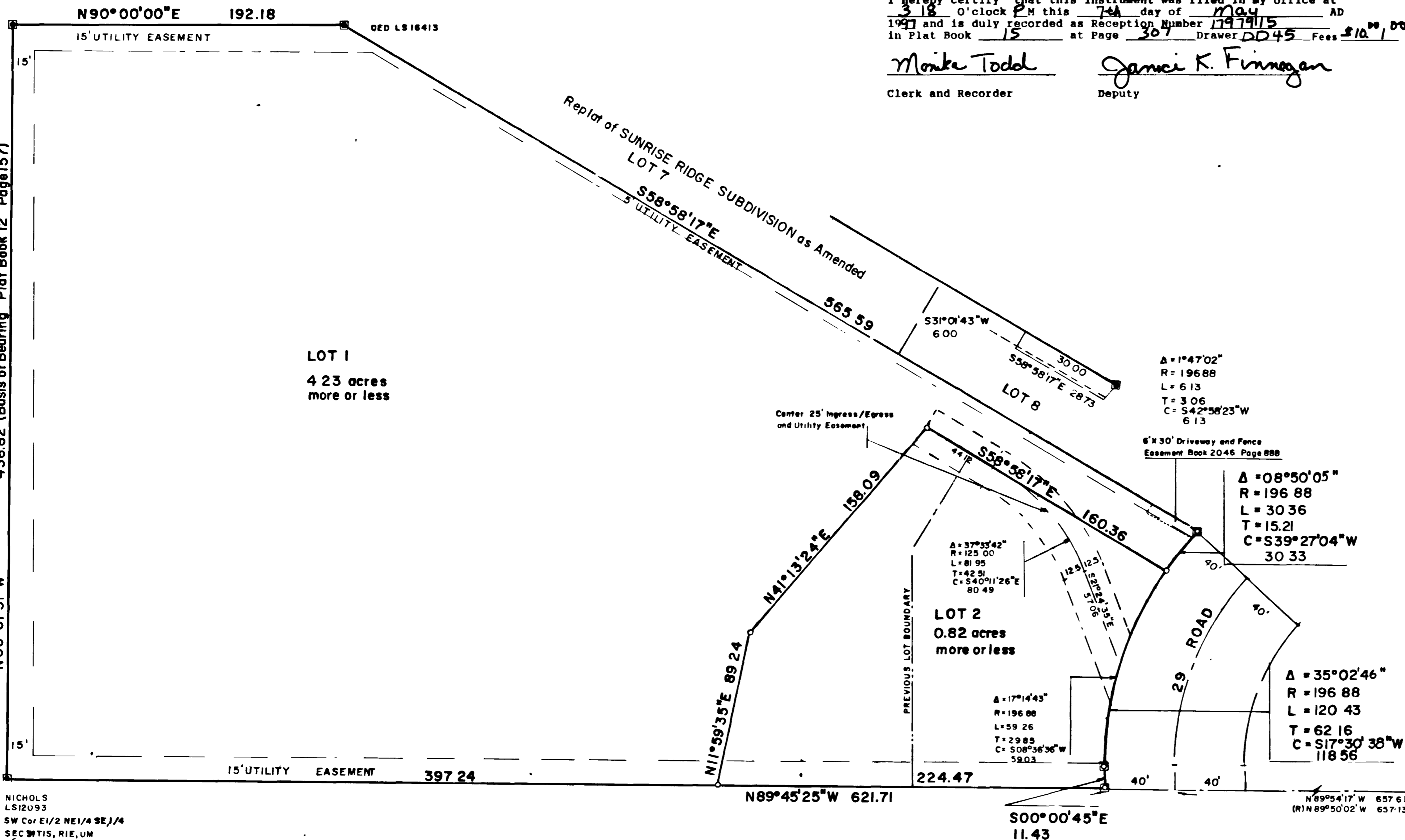
My commission expires 9-27-98

Pamela Acord  
 Notary Public.



Mesa County Board of Commissioners Approval 5/6/97  
Donna Genova  
 Chairperson

Lienholder Approval Thomas Gibson  
 Representative



### AREA SUMMARY

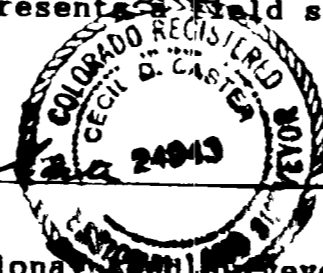
Lots 5.05 acres 100%  
 Streets 0.00 acres 0%  
 Total 5.05 acres 100%

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

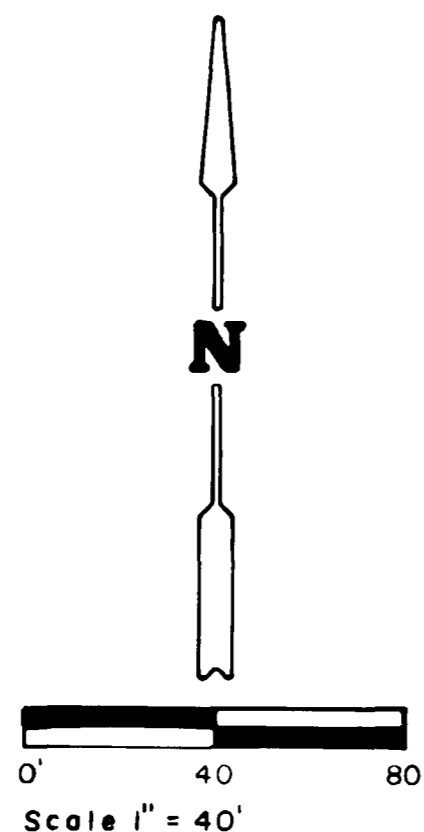
### SURVEYOR'S CERTIFICATE

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

Cecil D. Caster  
 Registered Professional Land Surveyor  
 P L S Number 24943



5/1/97  
 Date



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 the certification shown hereon.



Monument Surveying Co.  
 755 Rood Avenue  
 Grand Junction CO 81501  
 245-4189 FAX 245-4674

**SMITH MINOR SUBDIVISION**  
 A Replat of Lots 9 and 10, Block 4, A Replat of SUNRISE RIDGE SUBDIVISION as Amended  
 Located in the SW 1/4 of Sec 32 and SE 1/4 of Sec 31, T1S, R1E, U1M

DESIGNED - CDC	FIELD APPROVAL
DRAWN - CDC	TECHNICAL APPROVAL
CHECKED - BKH	APPROVED
PREPARED FOR - Bruce Smith	JOB NO.