

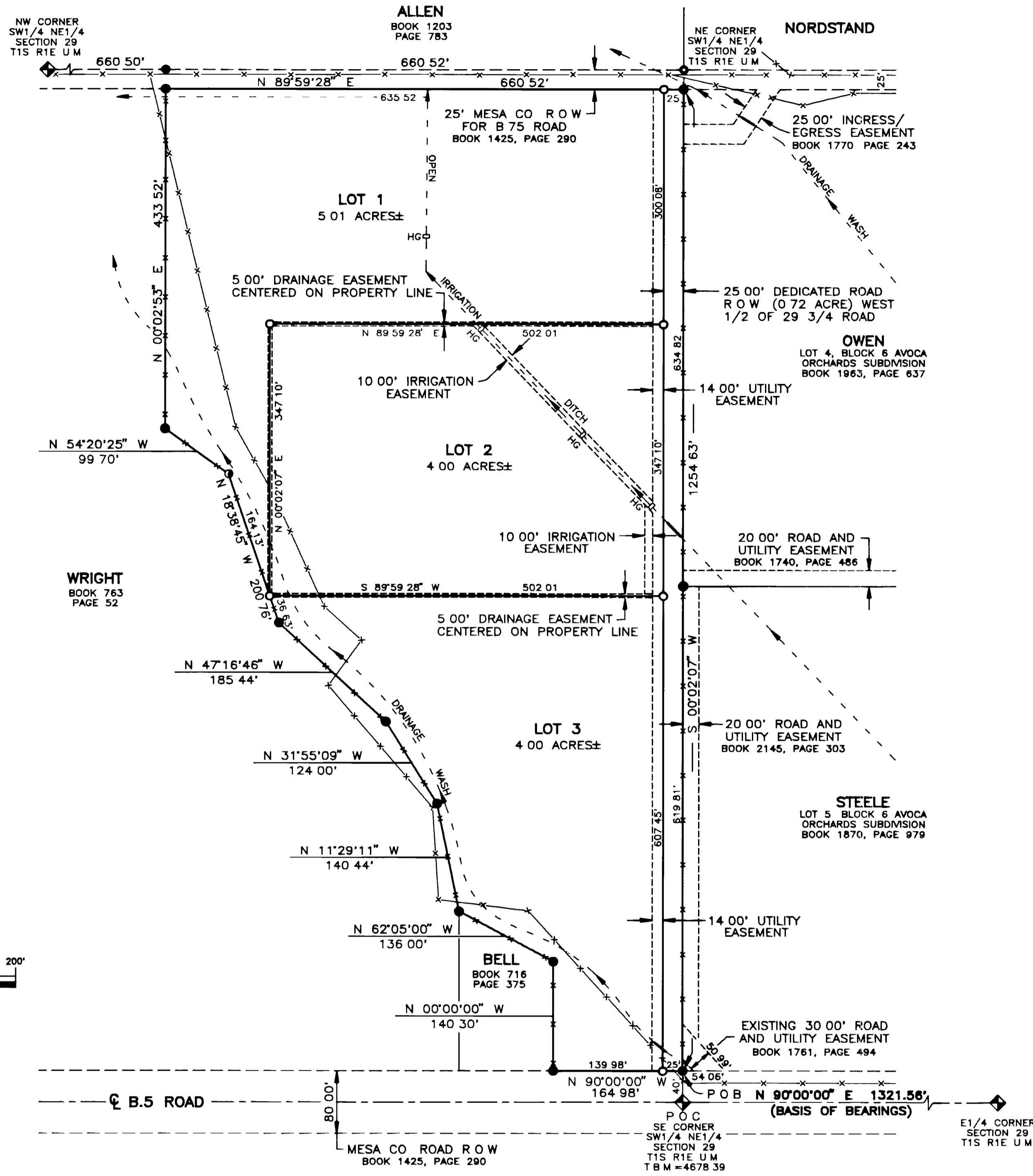
PINE GLEN SUBDIVISION

A PLANNED UNIT DEVELOPMENT

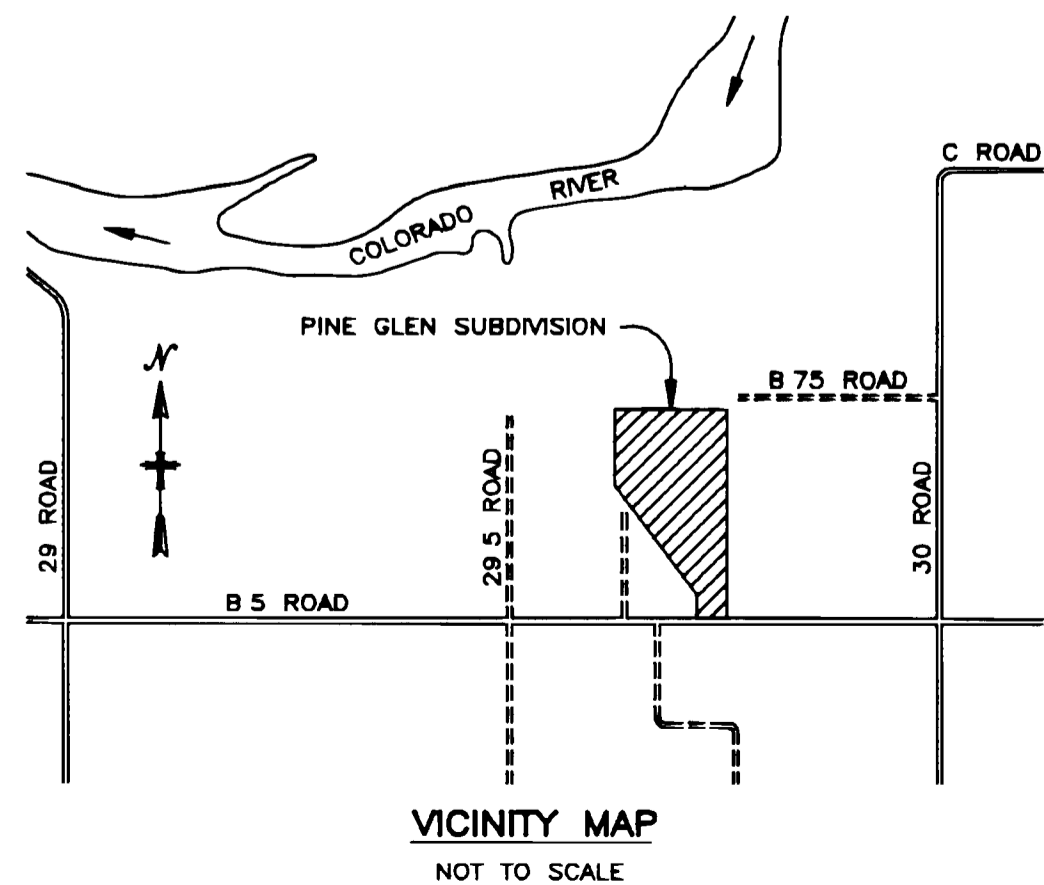
E1/2 SW1/4 NE1/4 SECTION 29, T.1S., R.1E., U.M.

ACREAGE SUMMARY

LOT 1	5.01 ACRES
LOT 2	4.00 ACRES
LOT 3	4.00 ACRES
R/W	0.72 ACRES
TOTAL	13.73 ACRES



- LEGEND:**
- ◆ - MESA COUNTY SURVEY MONUMENT
 - - FOUND #5 REBAR IN CONC (LS 7734)
 - - FOUND #5 REBAR 1/16 COR (LS 7734)
 - - FOUND #5 REBAR (LS 18469)
 - - SET #5 REBAR IN CONC (LS 29041)
 - x-x- EXISTING FENCE LINE
 - HG= IRRIGATION HEADGATE
 - - - DRAINAGE WASH OR IRRIGATION DITCH
 - - - EXISTING MESA COUNTY R.O.W. LINE
 - EASEMENT LINE
 - - - EXISTING C.M.P.



NOTES:

- 1) BASIS OF BEARING BASED ON PREVIOUS SURVEY BY LARRY BECKER (LS 7734), RECORDED BOOK 1740, PAGE 486, RECEPTION #1514641, DATED DECEMBER 1983 AND REVISED JANUARY 1989
- 2) POSITIONAL TOLERANCE FOR ALL MONUMENTS IS ±0.20'
- 3) THIS SUBDIVISION IS IN AN AGRICULTURAL AREA IT IS HEREBY RECOGNIZED THAT AGRICULTURAL USES MAY CONTINUE IN THE AREA, AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101.
- 4) ORIGINAL FIELD WORK BY WESTERN ENGINEERS INC DATED 9-24-90, UPDATED THIS DATE OF CERTIFICATION
- 5) HEADGATE AT ROADS B1/2 AND 30 IS 1300± EAST OF SOUTHEAST PROPERTY CORNER
- 6) 20.00' ROAD AND UTILITY EASEMENT ON STEELE PROPERTY SUBJECT TO AGREEMENT RECORDED AT BOOK 2145, PAGE 303 OF THE MESA COUNTY RECORDS
- 7) THERE ARE NO LIENHOLDERS FOR THIS PROPERTY
- 8) ORCHARD MESA IRRIGATION DISTRICT HAS PRESCRIPTIVE RIGHTS FOR OPERATION AND MAINTENANCE OF BOTH SURFACE DRAINAGE CHANNELS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Richard L. Boren, is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the E1/2 SW1/4 NE1/4 of Section 29, T1S, R1E of the Ute Meridian which is described in book 1755, page 558-560 of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, thence N00°02'07"E 40.00 feet to the Point of Beginning, thence N90°00'00"W 164.98 feet, thence N00°00'00"W 140.30 feet, thence N62°05'00"W 136.00 feet, thence N11°29'11"W 140.44 feet, thence N31°55'09"W 124.00 feet, thence N47°16'46"W 185.44 feet, thence N18°38'45"W 200.76 feet, thence N54°20'25"W 99.70 feet, thence N00°02'53"E 433.52 feet, thence N89°59'28"E 660.52 feet, thence S00°02'07"W 1254.63 feet to the point of beginning

That said owner has caused the said real property to be laid out and surveyed as Pine Glen Subdivision, a subdivision of a part of the County of Mesa, State of Colorado

That said owner does hereby dedicate to the County of Mesa those portions of real property labeled as drainage, irrigation and utility easements as shown on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines and telephone lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. That said owner does hereby dedicate and set apart that part of 29 3/4 Road as shown on the accompanying plat to the County of Mesa for the use of the public forever as road right-of-way. Said easements and rights-of-way shall be utilized in a reasonable and prudent manner.

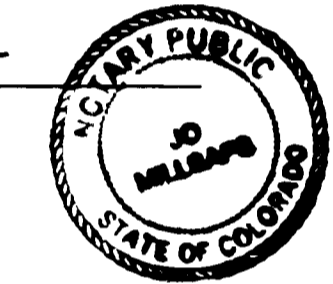
IN WITNESS WHEREOF said owner, Richard L. Boren has caused his name to be hereunto subscribed this 12 day of June A.D., 1995

Richard L. Boren
Richard L. Boren

(STATE OF COLORADO)
(COUNTY OF MESA) §

The foregoing instrument was acknowledged before me this 12th day of June A.D., 1995, by Richard L. Boren

My Commission expires 10/29/95
Witness by hand and official Seal



J. Millspaugh
Notary Public

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
(COUNTY OF MESA) §

I hereby certify that this instrument was filed in my office at 9:56 o'clock A. M. this 13th day of June A.D., 1995, and is duly recorded in plat Book No 14 Page 359, Reception No 119976 Drawer BB32

Fee \$ 10.00

Carl Lynde Deputy
Monika Telle Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of June A.D., 1995 County Planning Commission of the County of Mesa, Colorado

W. E. Ward
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of June A.D., 1995 Board of County Commissioners of the County of Mesa, Colorado

Stephen B. Genova
Chairman

SURVEYOR'S CERTIFICATE

I, Michael J. Helmer, do hereby certify that the accompanying plat of Pine Glen Subdivision, a subdivision of a part of the County of Mesa, Colorado, has been prepared under my direction and accurately represents a field survey of the same.

Michael J. Helmer
Colorado Reg. No. 29041

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy # 26, Grand Junction, CO (970)242-5202

PLANNED UNIT DEVELOPMENT FOR
RICHARD L. BOREN
PINE GLEN SUBDIVISION
LOCATED IN THE E1/2 SW1/4 NE1/4
OF SECTION 29, T1S, R1E U.M.
MESA COUNTY, COLORADO

SURVEYED	M J H	DRAWN	G B G	CHECKED	M J L
DATE	5-5-95	WEI DWG. NO.	2790-1132-1		