

REPLAT OF LOT 3, S & G MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS Sherman D. Jones, Norma M. Jones
 That the undersigned, Richard A. Tope, Melinda S. Tope are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1690 at Page 340 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 NW1/4 Section 22, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

LOT 3, S & G MINOR SUBDIVISION, MESA COUNTY, COLORADO
 That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOT 3, S & G 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 utility 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

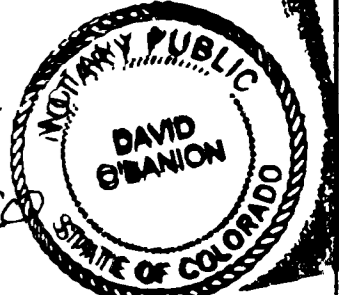
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7th day of April, 1992

Richard A. Tope
 Melinda S. Tope
 Sherman D. Jones
 Norma M. Jones

STATE OF COLORADO }
 COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 7 day of April A.D. 1992, by David O'Banion and

9-16-95
 My commission expires

Notary Public
 Address 3357 Hwy 6724 Cofpa Co


CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 11:14 o'clock A.M. this 5th day of May A.D. 1992 and is duly recorded in Plat Book No 14, Page 47

See 10:00 Reception # 1601414

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of April A.D. 1992 County Planning Commission of the County of Mesa, Colorado

David O'Banion
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 5th day of May A.D. 1992 Board of County Commissioner's of the County of Mesa, Colorado

John L. Balogh
 Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF LOT 3, S & G 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, Q.E.D. Surveying Systems Inc
 Colorado Registered Professional Land Surveyor L.S. 16413

4/1/92 Date



UTILITIES COORDINATING COMMITTEE

Approved this 8th day of April A.D. 1992
 Utilities Coordinating Committee of the County of Mesa, Colorado

John L. Balogh
 Chairman

REPLAT OF LOT 3, S & G MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE SE1/4 NW1/4 SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.	
FOR TOPE	QED SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568
SCALE 1" = 50' FT	SURVEYED BY DMM MF DRAWN BY MEM ACAD ID TOPEFIN SHEET NO 1 OF 1 FILE 92004
DATE 1/17/92	

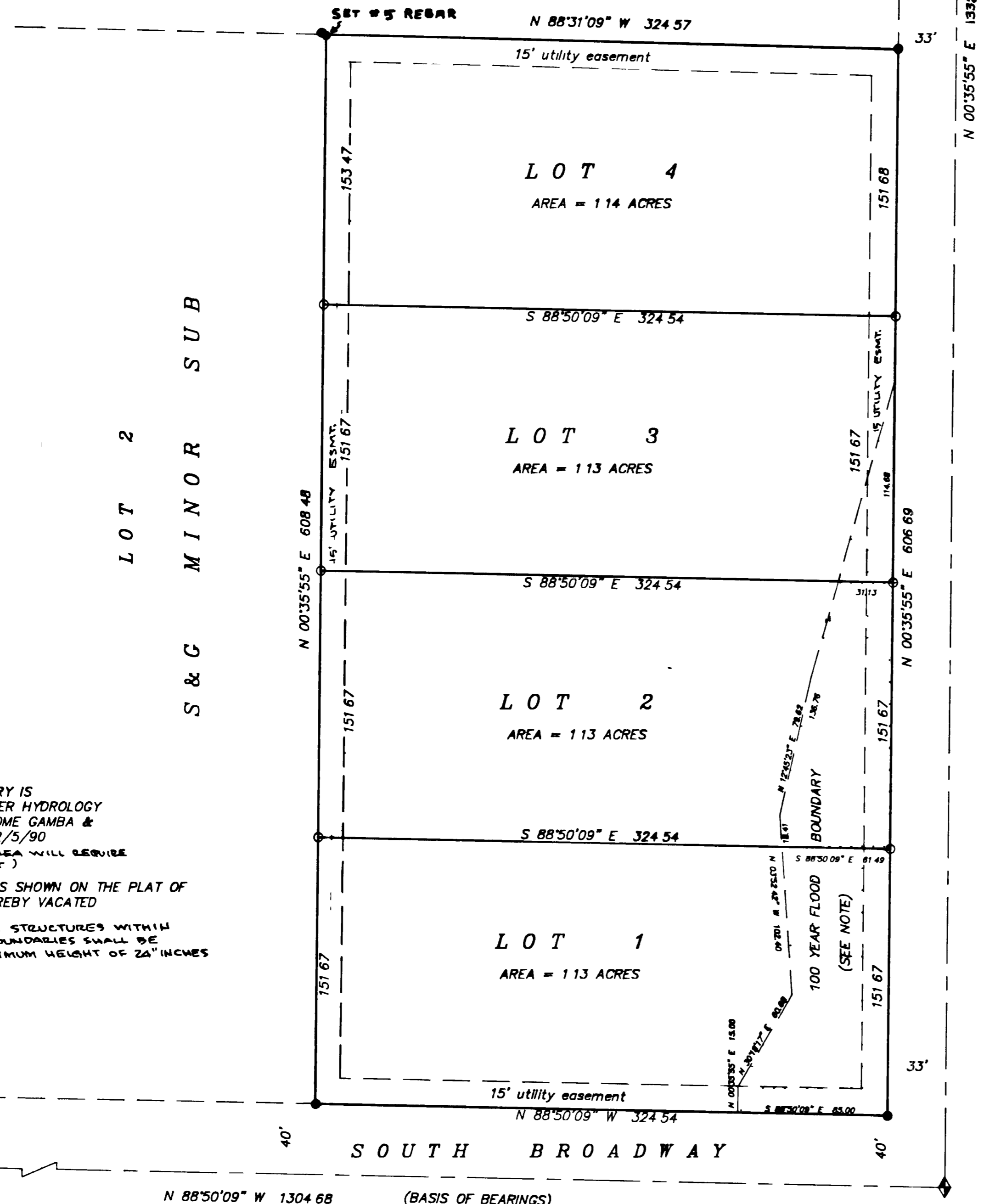
NOTICE
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY L.S. 17478
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY BRASS CAP
- ALL BOUNDARY MONUMENTS SET IN CONCRETE

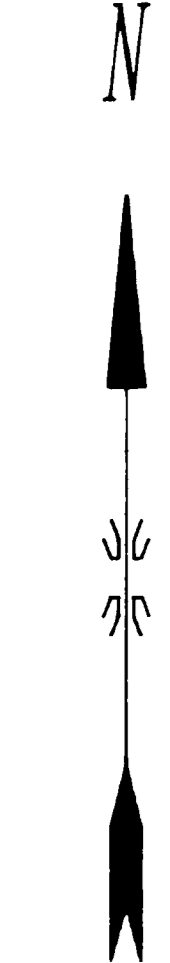
NE CORNER
 SE1/4 NW1/4
 SECTION 22
 T11S, R101W, 6TH P.M.
 NO. 5 RE-BAR SET
 BY ARMSTRONG

FOUND NO. 5 RE-BAR
 L.S. 17478
 FALLS 10' N & 27' W
 OF PLATTED LOT CORNER



N 88°50'09" W 1304.68 (BASIS OF BEARINGS)

SE CORNER
 SE1/4 NW1/4
 SECTION 22
 T11S, R101W, 6TH P.M.
 TBM = 4718.0



NOTE
 100 YEAR FLOOD BOUNDARY IS BASED ON THE VANDERMEER HYDROLOGY STUDY PREPARED BY JEROME GAMBA & ASSOCIATES, INC. DATED 2/5/90 (ANY GRADIES IN THIS AREA WILL REQUIRE A MESA COUNTY PERMIT)
 THE 100' SETBACK LINE AS SHOWN ON THE PLAT OF S & G SUBDIVISION IS HEREBY VACATED
 ALL VEGETATION AND OR STRUCTURES WITHIN THE 100 YEAR FLOOD BOUNDARIES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 24" INCHES

SW CORNER
 SE1/4 NW1/4
 SECTION 22
 T11S, R101W, 6TH P.M.