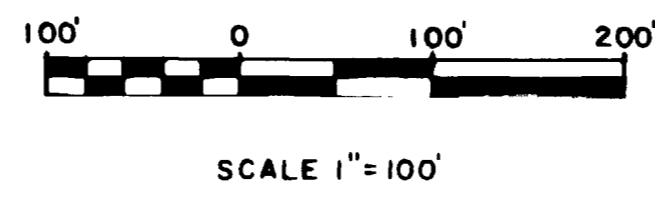
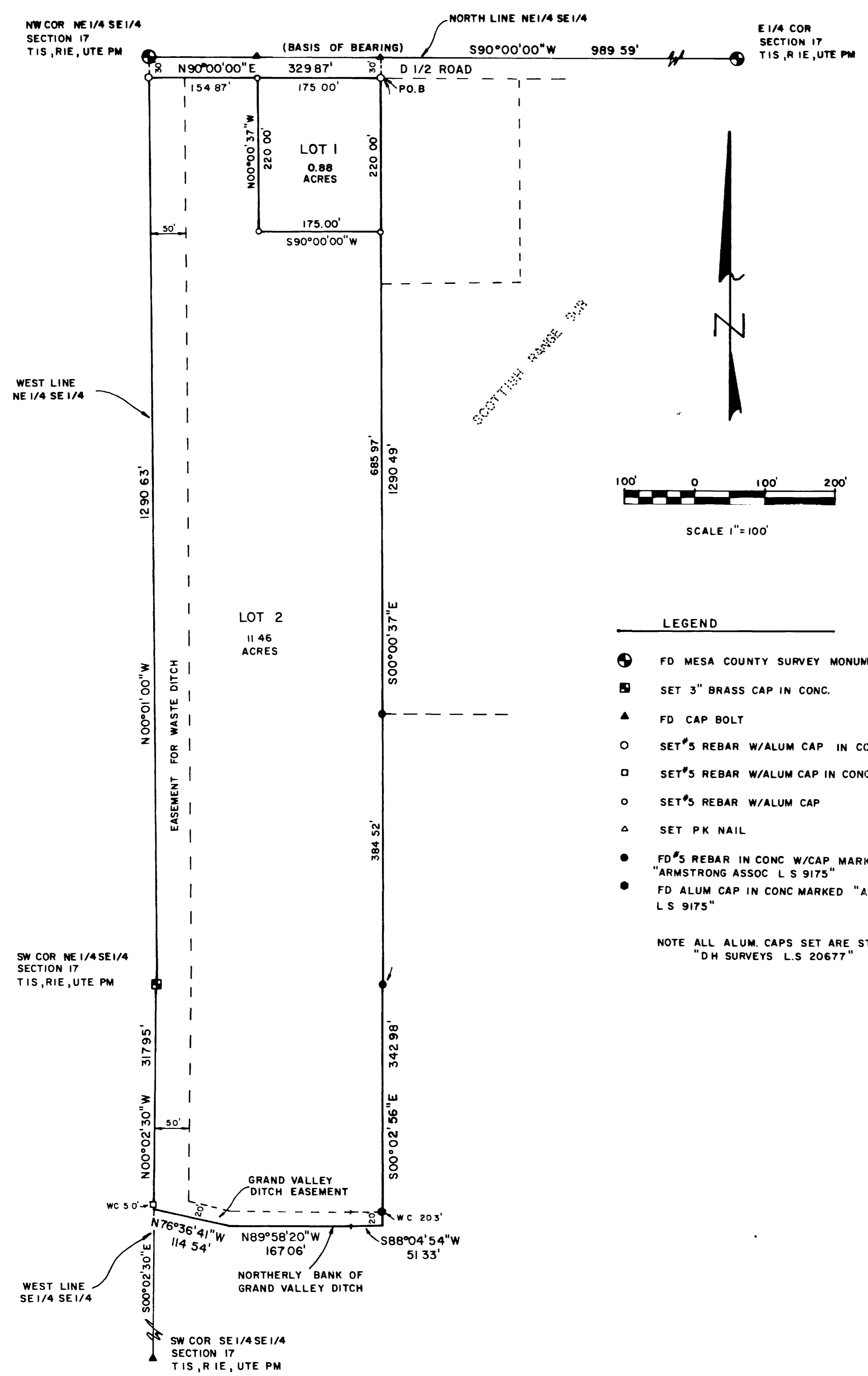


# BROWN'S MINOR SUBDIVISION



- LEGEND**
- FD MESA COUNTY SURVEY MONUMENT
  - SET 3" BRASS CAP IN CONC.
  - ▲ FD CAP BOLT
  - SET #5 REBAR W/ALUM CAP IN CONC.
  - SET #5 REBAR W/ALUM CAP IN CONC. MARKED "WC"
  - SET #5 REBAR W/ALUM CAP
  - ▲ SET PK NAIL
  - FD #5 REBAR IN CONC W/CAP MARKED "ARMSTRONG ASSOC L S 9175"
  - FD ALUM CAP IN CONC MARKED "ARMSTRONG ASSOC L S 9175"
- NOTE ALL ALUM. CAPS SET ARE STAMPED "DH SURVEYS L.S. 20677"

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned Elvis L. Brown and Oletta Brown are the owners of that real property situated in the County of Mesa, State of Colorado and being W 1/2 NE 1/4 SE 1/4 and a part of the W 1/2 W 1/2 SE 1/4 SE 1/4 lying North of the Grand Valley Ditch all in Section 17, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the found Mesa County Survey Monument for the E 1/4 Corner of said Section 17, thence S 90°00'00" W being the (Basis of Bearing) along the North Line of the NE 1/4 SE 1/4 of said Section 17, 989.59 feet, thence S 00°00'37" E 30.00 feet to the Point of Beginning, thence S 00°00'37" E 1290.49 feet, thence S 00°02'56" E 342.98 feet to a point on the Northernly bank of the Grand Valley Ditch, thence Westerly along the Northernly bank of said Grand Valley Ditch the following three courses: S 88°04'54" W 51.33 feet, N 89°58'20" W 167.06 feet, N 76°36'41" W 114.54 feet to a point on the West Line of the SE 1/4 SE 1/4 of said Section 17, thence N 00°02'30" W 317.95 feet to the Southwest Corner of said NE 1/4 SE 1/4, thence N 00°01'00" W 1290.63 feet along the West Line of said NE 1/4 SE 1/4 to a point 30.00 feet South of the Northwest corner of said NE 1/4 SE 1/4; thence N 90°00'00" E 329.87 feet to the Point of Beginning. Said parcel contains 12.34 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Brown's 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 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be herunto subscribed this 17th day of January A.D., 1985

*Elvis L. Brown*  
Elvis L. Brown  
*Oletta Brown*  
Oletta Brown

STATE OF COLORADO ) CALIFORNIA )  
COUNTY OF MESA ) SOLANO )

The foregoing instrument was acknowledged before me this 17th day of January A.D., 1985 by Elvis L. Brown and Oletta Brown

My commission expires: January 28, 1986  
 Witness my hand and official seal

*E. J. Jordan*  
E. J. JORDAN  
NOTARY PUBLIC - CALIFORNIA  
Principal Office in Yuba County  
My Commission Expires: Jan 28, 1986  
Address: 138 Peabody Rd, Vacaville, CA 95688

**CLERK AND RECORDERS CERTIFICATE**  
 STATE OF COLORADO )  
COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 4:22 o'clock P.M. this 30 day of April A.D., 1985, and is duly recorded in Plat Book No. 13 Page 339 Filed 4-30  
*Earl Sawyer* \$10.00  
*By Bonnie Nelson* Deputy

**COUNTY PLANNING COMMISSION CERTIFICATE**  
 Approved this 20th day February A.D., 1985  
 County Planning Commission of the County of Mesa, Colorado  
*Paul W. Nelson*  
 Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
 Approved this 21st day of February A.D., 1985  
 Board of County Commissioners of the County of Mesa, Colorado  
*Michael W. Drissel*  
 Chairman

**UTILITIES COORDINATING COMMITTEE**  
*Charles E. Heckman* Jan 24, 1986  
 Chairman Date

**SURVEYOR'S CERTIFICATE**  
 I, Michael W. Drissel, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.  
*Michael W. Drissel*  
 2067 Michael W. Drissel L.S. 20677

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

<b>DH SURVEYS</b>		BROWN'S MINOR SUBDIVISION	
DATE 10/16/85	SURVEY DATE 10/15/85	DRAWN MWD	JOB NO 85947
CHECKED	SHEET 1 OF 1	2844 Newport Circle • Grand Junction, CO 81503 • (303) 245-8749 • (303) 434-8522	