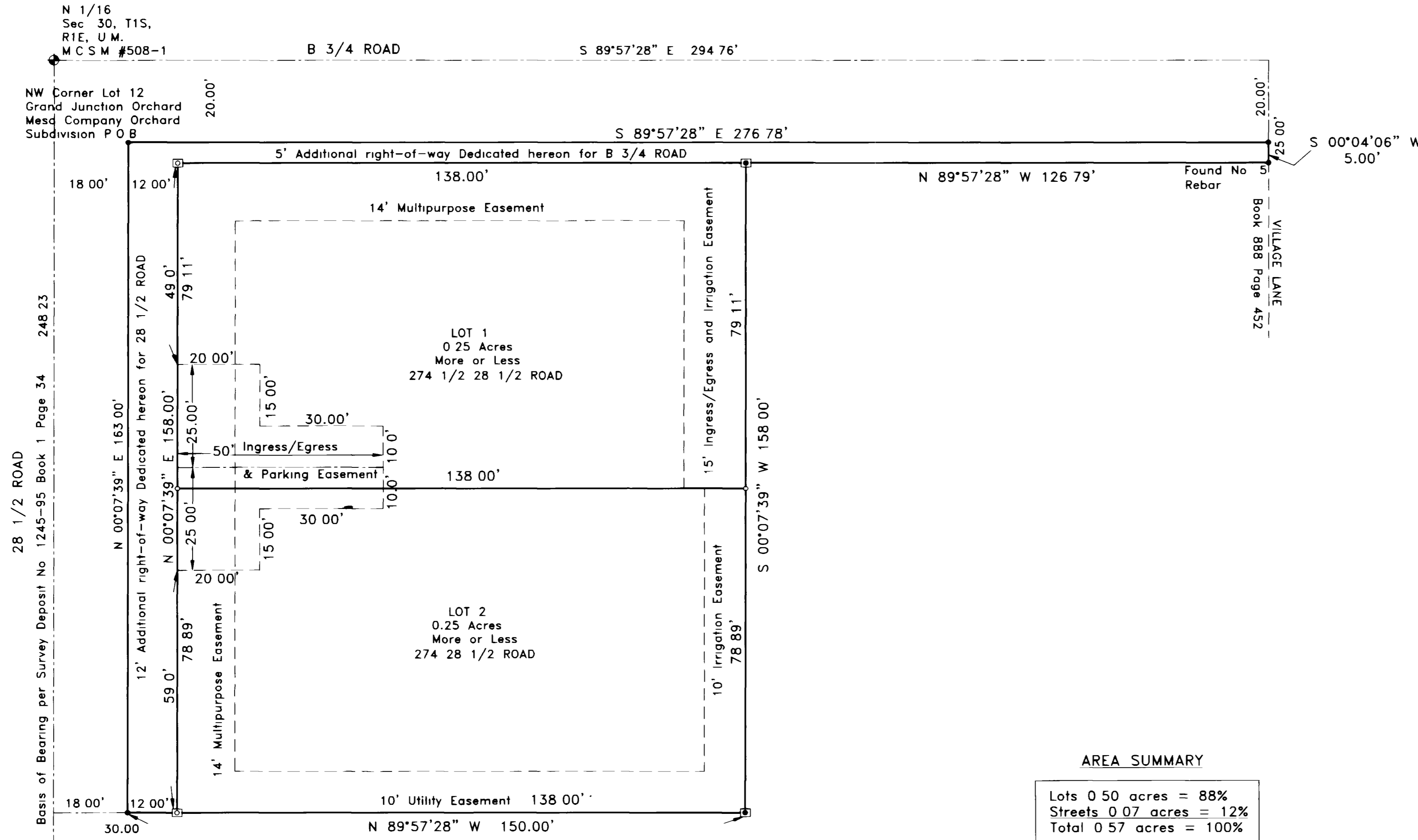


# ARMANTROUT MINOR SUBDIVISION

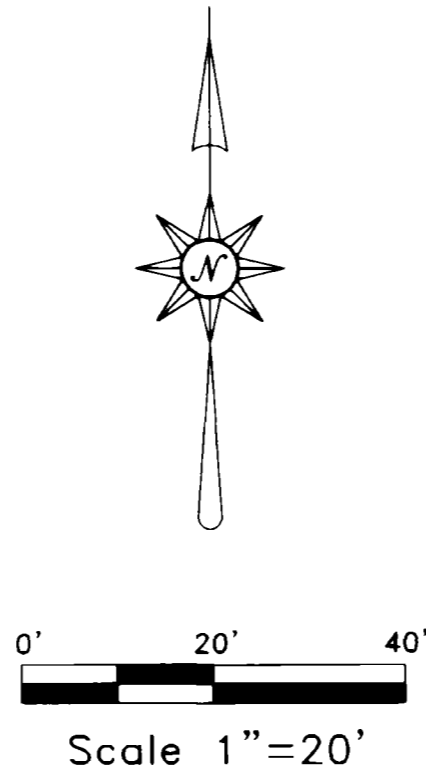


**AREA SUMMARY**

Lots	0.50 acres = 88%
Streets	0.07 acres = 12%
<b>Total</b>	<b>0.57 acres = 100%</b>

**LEGEND**

- = Found No 5 Rebar & Cap "Monument PLS 24943"
- = Set No 5 Rebar & Cap "Monument PLS 24943"
- = Monument Set in Concrete

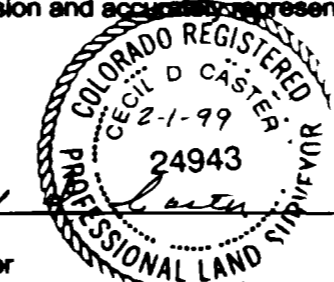


**SURVEYOR'S CERTIFICATE**

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

Cecil D. Caster  
P.L.S. Number 24943

Basis of Bearing A bearing of N00°07'39"E is recorded in the Mesa County Land Survey Deposits at Survey Deposit No 1245-95 in Book 1 at Page 34 between the Center 1/4 corner and N1/16 corner of Section 30, T1S, R1E of the UM was used as the basis of bearing



**DEDICATION**  
KNOW ALL MEN THESE PRESENTS  
That Robert J. Armantrout and Yvonne C. Armantrout are the owners of that real property as described in Book 2426 at Page 658 in the Mesa County, Clerk and Recorder's Office

Said real property being more particularly described as Beginning at the Northwest corner of Lot 12, Grand Junction Orchard Mesa Company Orchard Subdivision in Section 30, Township 1 South, Range 1 East of the Ute Meridian, thence South 163 feet, thence East 150 feet, thence North 25 feet, thence East to West line of right of way as described in Book 888 at Page 454 of the Mesa County Recorder's Office, thence North to North line of said Lot 12, thence West along the North line of Lot 12 to the point of beginning, EXCEPT that part described as Beginning 25 feet South and 170 feet East of the Northwest corner of the SW 1/4 NE 1/4 of said Section 30, thence East 125 feet, thence South 113 feet, thence West 125 feet, thence North 113 feet to the point of beginning, and EXCEPT that part conveyed in Book 2137 at Page 568, Mesa County, Colorado

Said real property being more particularly described by metes and bounds as Beginning at the NW corner of Lot 12 of Grand Junction Orchard Mesa Company Orchard Subdivision whose West line is recorded as bearing N00°07'39"E in Mesa County Survey Deposit No 1245-95 in Book 1 at Page 34 and all bearings contained herein to be relative thereto, thence S89°57'28"E 276.78 feet along the North line of said Lot 12 to the West right of way line of Village Lane, thence S00°04'06"W 5.00 feet thence leaving said West right of way N89°57'28"W 126.79 feet; thence S00°07'39"W 158.00 feet, thence N89°57'28"W 150.00 feet to the West line of said Lot 12, thence N00°07'39"E 163.00 feet to the point of beginning. Said real property contains 0.57 acres more or less

That said owners have caused that real property to be laid out and surveyed as ARMANTROUT MINOR SUBDIVISION

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 ingress and egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles

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

IN WITNESS said Owners have caused their names to be hereunto subscribed  
this 1<sup>st</sup> day of February A.D. 1999  
Robert J. Armantrout  
Yvonne C. Armantrout

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of February A.D. 1999

My commission expires 7/19/2000  
Notary Public  
STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 1:52 o'clock P.M. this 19th day of February A.D. 1999  
Plat Book 10 at Page No 394, Reception No 1889465  
Drawer No GG-84 Fees 10" 1"  
Monika Todd Olivia Hansen  
Clerk and Recorder Deputy

BOARD OF MESA COUNTY COMMISSIONER'S  
Approved this 18th day of February A.D. 1999  
Kathryn Hall  
Chairperson

MESA COUNTY PLANNING COMMISSION  
Chairperson  
Community First National Bank  
Grand Junction  
1211 North 7th Street  
Grand Junction, CO 81501-1600

STATE OF Colorado )  
COUNTY OF mesa )  
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of February A.D. 1999

My commission expires 7/19/2000  
Notary Public  
STATE OF COLORADO

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.**  
741 Wood Ave.  
Grand Junction, CO 81501  
(970) 245-4180 Fax (970) 245-4874

**ARMANTROUT MINOR SUBDIVISION**  
Located in the NE 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian

DESIGNED _____	FIELD APPROVAL BKH _____
DRAWN CDC _____	TECHNICAL APPROVAL _____
CHECKED RM _____	APPROVED _____
PREPARED FOR Bob Armantrout	JOB NO 98-54