NW CORNER E1/2 NW1/4 SECTION 16 TIS, RIE, U.M NE CORNER N89°55'18"E 330.33 W1/2 SW1/4 SE1/4 NW1/4 20' utility easement SECTION 16 NW CORNER 297 33 SW/4 SE1/4 NW1/4 SECTION 16 L O T428 ACRES LEGEND & NOTES QED SURVEY MONUMENTS SET IN CONCRETE NO. 5 RE-BAR (WITH CAP LS 16413 SET NO. 5 RE-BAR W/CAP L.S. 16413 MESA COUNTY BRASS CAP S89°55'00"W 297,32 POINT OF BEGINNING D 1/2R O A DSW CORNER SW1/4 SE1/4 NW1/4 SECTION 16 PK nail TIS, RIE, U.M. \$89.55'00"W 330.32 (BASIS OF BEARINGS) S89°55'00"W 990.94 SE CORNER SE CORNER NW1/4 W1/2 SW1/4 SECTION 16 SE1/4 NW1/4 TIS, RIE, U.M. SEĆTION 16 AREA SUMMARY LOTS = 428 ACRES = 86 : ROAD = .0.72 ACRES = .14 % TOTAL = 5.00 ACRES = 100% 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 THE SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREO

REPLAT OF VICTORIAN MANOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GEORGE L KEEFER AND SHARON M KEEFER are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book (BIO) at Page 545 of the Mesa County Clerk and Recorders Office, and being situated in the W1/2 SW1/2 SE1/4 NW1/4 Section 16, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the SW Corner of the SWY SEX No Yof said Section 16; Thence NOO'00'35"E along the west line of the SE1/4 NW1/4 of said Section 16 a distance of 659.87 feet to the NW Corner of the SW1/4 SE1/4 NW1/4 of said Section 16; thence N89'55'18"E along the North line of said SW1/4 SE1/4 NW1/4 of Section 16 a distance of 330.33 feet to the NE Corner of the W1/2 SW1/4 SE1/4 NW1/4 of said Section 16; thence SOO'00'39"W along the East line of said W1/2 SW1/4 SE1/4 NW1/4 of Section 16 a distance of 659.84 feet to the SE Corner of said W1/2 SW1/4 SE1/4 NW1/4 of Section 16; thence S89'55'00"W along the South line of the SE1/4 NW1/4 of said Section 16 a distance of 330.32 feet to the point of beginning, containing 5.00 Acres.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF VICTORAIN MANOR, a subdivision of a part of Mesa County, State of Colorado.

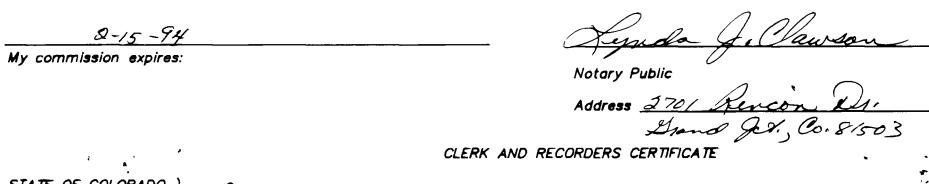
That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual 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

IN WITNESS WHEREOF said owners have caused their	names to be hereunto subscribed this \(\sigma \cdot \frac{1/\sigma}{\sigma} \) day of
Delle Leads	Lason M Keeler
GEORGE L. KEEFER	SHARON M KEEFER

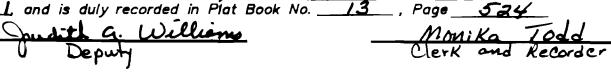
STATE OF COLORADO) COUNTY OF MESA

day of March A.D., 199 1 by GEORGE L KEEFER The foregoing instrument was acknowledged before me this ___ and SHARON M KEEFER.



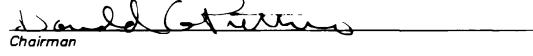
STATE OF COLORADO) 55 Reception NO. 1574740 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at <u>/0:53</u> o'clock <u>A</u> M this <u>A M</u> day of _______ A.D., 1991, and is duly recorded in Plat Book No. <u>/3</u> , Page <u>524</u>



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of JUNE A.D., 199 County Planning Commission of the County of Mesa, Colorado.



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

_ A.D., 199**_**, Board of County Commi**ssioner's of the County of Mesa,** Colorado.

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF VICTORIAN MANOR, 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 3/22/91

2846

UTILITIES COORDINATING COMMITTEE

Approved this 12 th day of A.D. 1990.
Utilities Coordinating Committee of the County of Mesa, Colorado.



REPI	LAT OF VICTORIAN MAN	VOR	
	FINAL PLAT		
SITAUTED IN W	1/2 SW1/4 SE1/4 NW1/4 SECTION 16, 1	ris, Rie, U.M.	
FOR:	Q.E.D.	SURVEYED BY.	DMM MF
KEEFER	SURVEYING	DRAWN BY:	MEM
10 20 20 40 30	SYSTEMS Inc.	ACAD ID:	KEEFER
SCALE: 6 3 6 9 12 18 1 N = 50'FT	GRAND JUNCTION COLORADO 81501	SHEET NO.	
DATE: 3/15/91	(303) 241-2370 464-7568	FILE:	91055