

SELAN MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, FREDERICK F. SELAN and JANICE I. SELAN are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1543 at Page 467471 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 NW1/4 Section 9, 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 a point on the West line of the NW1/4 NW1/4 Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, being 640.00 feet S00°08'45"E of the NW corner of Section 9, T1S, R1E, U.M. and considering the West line of the NW1/4 NW1/4 Section 9, T1S, R1E, U.M. to bear S00°08'45"E and all bearings contained herein to be relative thereto; thence S89°58'00"E 193.00 feet to the intersection with the West line of Lot 9 Block 2 Wintergreen Estates as recorded in Book 12 Page 61 of the Mesa County Clerk and Recorders Office; thence S00°08'45"E 20.00 feet to the SW corner of said Lot 9, thence S89°58'00"E 176.53 feet to the West right-of-way line for Ronlin Street; thence along the West right-of-way lines for Ronlin Street and Green Place the following four (4) courses and distances: (1) S15°09'08"E 117.19 feet; (2) 179.00 feet along the arc of a curve to the right with a radius of 736.67 feet and whose chord bears S08°11'29"E, (3) 31.86 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S44°24'05"W 28.59 feet; (4) N89°58'00"W 404.81 feet to the intersection with the West line of the NW1/4 NW1/4 Section 9; thence S00°08'45"W 330.26 feet to the point of beginning, containing 2.97 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as SELAN MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 Twenty Second day of May A.D., 1992.

FREDERICK F. SELAN

JANICE I. SELAN

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 22 day of May A.D., 1992 by FREDERICK F. SELAN and JANICE I. SELAN.

12/22/90
My commission expires:

Notary Public

Address 2906 7th Road NE, Grand Junction, CO 81504

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.
Receipt # 1554312

I hereby certify that this instrument was filed in my office at 2:55 o'clock P M. this 15th day of October A.D., 1992 and is duly recorded in Plat Book No. 13, Page 493 Drawer J-81

Mark Eckert
Clerk and Recorder

By Judith A. Williams
Deputy

10⁰⁰
Fee

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of October A.D., 1992 County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

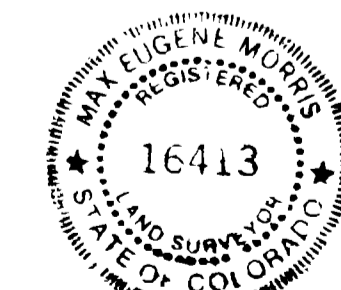
Approved this 20th day of Sept. A.D., 1992 Board of County Commissioner's of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SELAN 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
Max E. Morris, Q.E.D. Surveying Systems Inc.
Professional Land Surveyor L.S. 16413



5/22/90
Date

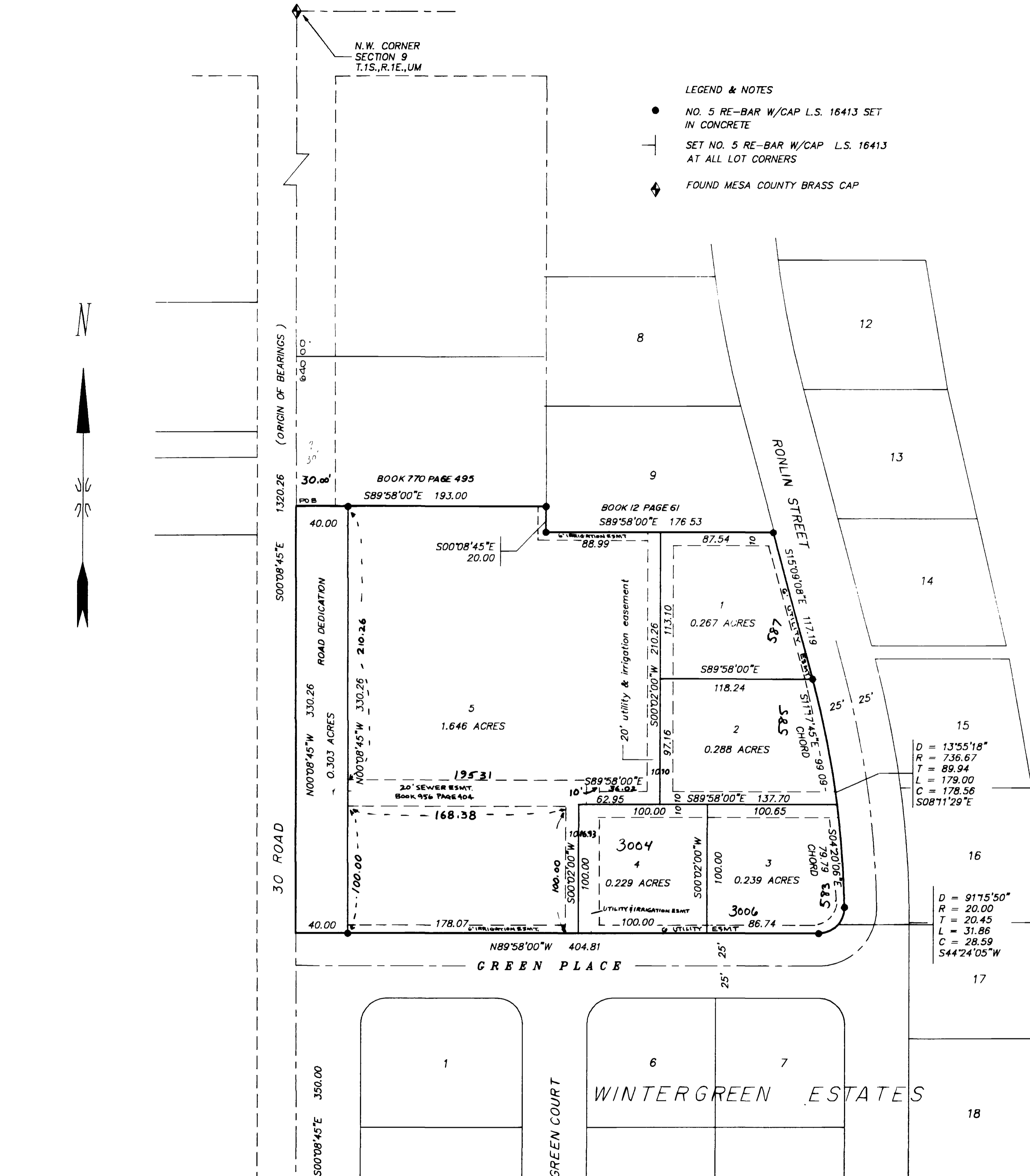
REVISED 9/19/90 9/28/90

SELAN MINOR SUBDIVISION		
SITUATED IN THE NW1/4 NW1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	SELAN	SURVEYED BY: MEM VAP
SCALE:	1" = 50' FT	DRAWN BY: MEM
DATE:	5/15/90	ACAD ID: SELAN
		SHEET NO.
		FILE: 90131

UTILITIES COORDINATING COMMITTEE
APPROVED THIS 20th DAY OF SEPT. A.D. 1992
UTILITIES COORDINATING COMMITTEE OF THE COUNTY OF MESA, COLORADO.

CHAIRMAN Richard D. Miller

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.



AREA SUMMARY	
ROAD =	0.30 ACRES = 10%
LOTS =	2.67 ACRES = 90%
TOTAL =	2.97 ACRES = 100%

T.B.M. 4682.00