

EDGEMOOR MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, M/T INVESTMENTS, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1648 at Page 697 of the Mesa County Clerk and Recorders Office, and being situated in the NW 1/4 SW 1/4 Section 17, Township 1 South, Range 1 East, Ute 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 NW 1/4 SW 1/4 Section 17, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County Colorado, being 211.00 feet S0072'42"E of the NW corner NW 1/4 SW 1/4 Section 17, and considering the North line of the NW 1/4 SW 1/4 of Section 17 to bear S89'59'52"E and all bearings contained herein to be relative thereto; thence S89'59'52"E 461.00 feet; thence N89'28'13"E 50.00 feet to the centerline of the Grand Valley Canal; thence S89'24'41"E 114.04 feet along the centerline of the Grand Valley Canal; thence S83'48'45"E 47.92 feet along the centerline of the Grand Valley Canal to the East line of the W1/2 NW1/4 SW1/4 Section 17; thence S0070'58"E 851.14 feet along the East line of the W1/2 NW1/4 SW1/4 Section 17, T1S, R1E, U.M.; thence S89'58'46"W 659.86 feet to the West line of the NW1/4 SW1/4 Section 17; thence N0072'42"W 50.98 feet along the West line of the NW1/4 SW1/4 Sec. 17; thence N89'48'38"E 260.50 feet; thence N0072'42"W 189.00 feet; thence S89'48'38"W 30.00 feet; thence N0072'42"W 150.00 feet; thence S89'48'38"W 230.50 feet to the West line of the NW1/4 SW1/4 Sec. 17; thence N0072'42"W 522.00 feet to the point of beginning, containing 11.79 ACRES as described.

SUBJECT to existing rights-of-way for road purposes.

That said owner has caused the said real property to be laid out and surveyed as EDGEMOOR 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 owner has caused his name to be hereunto subscribed this 10 day of January A.D., 1990

Ross Transmeier
M/T INVESTMENTS, A GENERAL PARTNERSHIP
BY: ROSS TRANSMER general partner

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

The foregoing instrument was acknowledged before me this 10 day of January A.D., 1990, by ROSS TRANSMER, General Partner M/T INVESTMENTS.

4-29-91
My commission expires: _____
Virginia M. McDaniel
Notary Public
Address P.O. Box 849, Co. Jct., Ar.

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 1:06 o'clock P.M. this 5th day of March A.D., 1990 and is duly recorded in Plat Book No. 13, Page 461

Reception: 1536859 \$10.00 fee
County clerk: *Earl Sawyer*

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11 day of JAN A.D., 1990, County Planning Commission of the County of Mesa, Colorado.

Wendy
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 10th day of FEB A.D., 1990, Board of County Commissioner's of the County of Mesa, Colorado.

Mike
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EDGEMOOR 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.

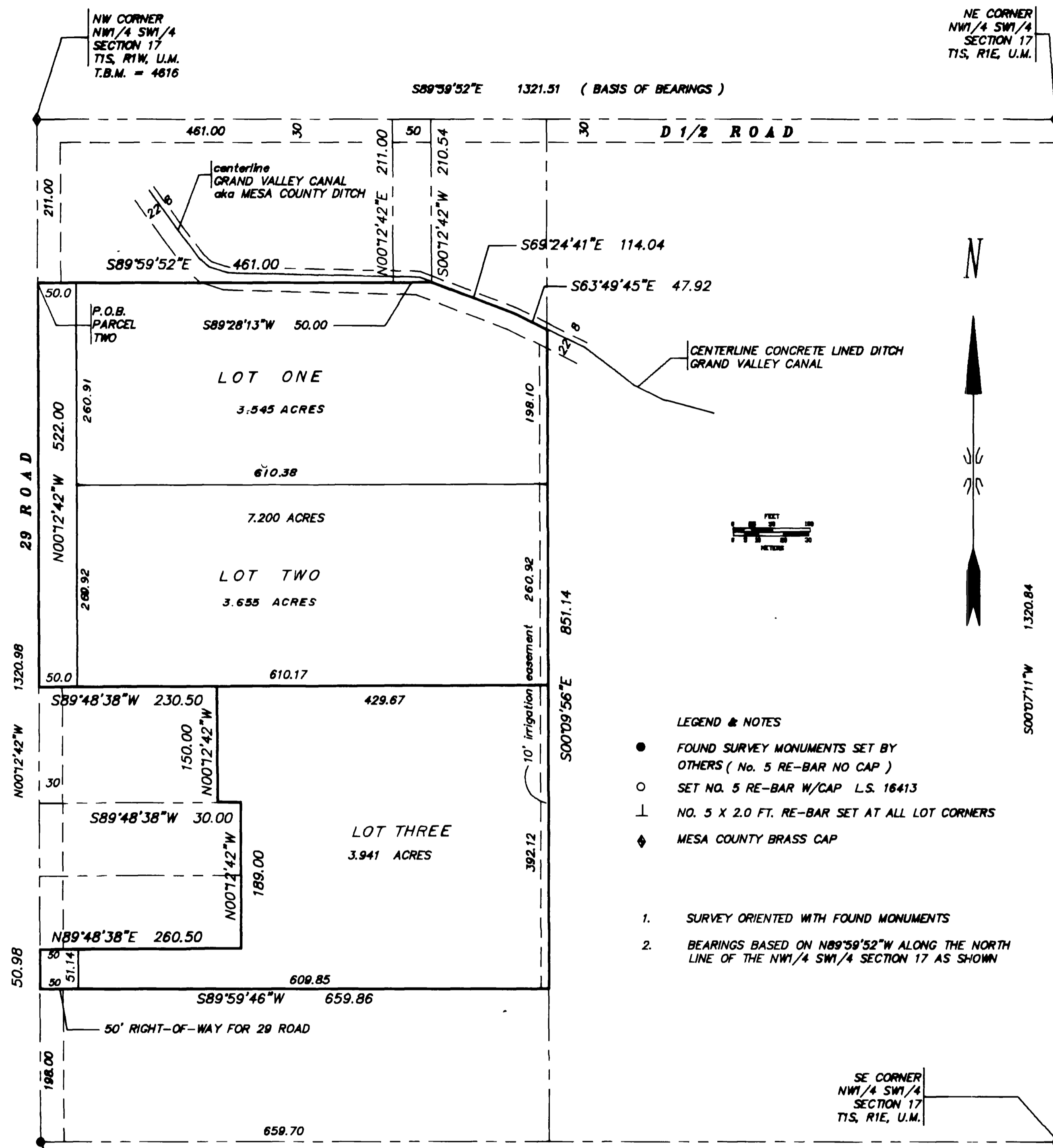
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413

REVISED 10/24/89 X/S/89
Date

UTILITIES COORDINATING COMMITTEE

Richard D. Miller
Chairman

1/10/90
Date



AREA SUMMARY		
LOTS =	11.14 ACRES	94%
ROADS =	.66 ACRES	6%
TOTAL =	12.74 ACRES	100%

Recorder's Note: Poor Legibility On Document Provided For Recording.

Recorder's Note: No Notary Seal When Recorded

NOTICE: ACCORDING TO COLORADO LAW YOU MUST OBTAIN THIS LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST RECEIVE SAID REPORT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE BRINGED MORE THAN TEN YEARS FROM THE DATE OF THE REPRODUCTION THEREOF.

EDGEMOOR MINOR SUBDIVISION		
SITUATED IN THE W1/2 NW1/4 SW1/4 SECTION 17, T1S, R1E, U.M.		
FOR: M / T INVESTMENTS	Q.E.D. SURVEYING SYSTEMS Inc. P.O. Box 188 PALISADE COLO. 464-7568 241-2370	SURVEYED BY: MEM DKB
SCALE: 1" IN. = 100' FT.		DRAWN BY: MEM
DATE: 2/20/90		APPROVED BY:
		SHEET NO.
		FILE: 8-8033