

GOSS MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Melvin Goss and Vicki Goss, are the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2120 at Page 281 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SW1/4 Section 25, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at the Northeast Corner of the SW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian; and considering the West line of the SW1/4 SW1/4 Section 25, T1S, R1W, U.M. to bear S00°00'00"E and all bearings contained herein to be relative thereto; thence S00°01'10"E 300.00 feet; thence N89°51'12"W 200.00 feet; thence N00°01'10"W 75.00 feet; thence S89°51'12"E 80.00 feet; thence N00°01'10"W 225.00 feet; thence S89°51'12"E 120.00 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as GOSS MINOR SUBDIVISION, 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 Multi-purpose 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 and sewer 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.

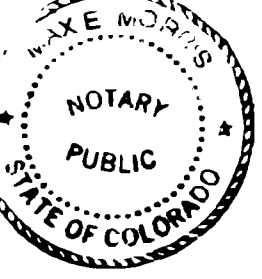
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 15TH day of MARCH A.D., 1999.

Melvin Goss MELVIN GOSS
Vicki Goss VICKI GOSS

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 15TH day of MARCH A.D., 1999, by Melvin Goss and Vicki Goss.

11/16/99
My commission expires: _____
Notary Public [Signature]



ENCUMBRANCE'S RATIFICATION AND APPROVAL

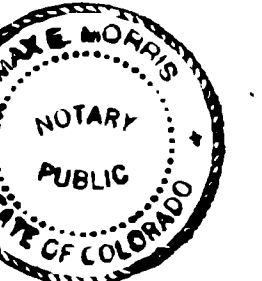
The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of GOSS MINOR SUBDIVISION.

Lorene A. Goss
LORENE A. GOSS

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 12TH day of MARCH A.D., 1999, by Lorene A. Goss.

11/16/99
My commission expires: _____
Notary Public [Signature]



STATE OF COLORADO)
COUNTY OF MESA) S.S. CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:06 o'clock P. M. this 28th day of April A.D., 1999 and is duly recorded in Plat Book No. 17, Page 58

Reception No. 1899788 Drawer No. GG136 Fee 10.00 + 1.00
Monika Todd County Clerk by Elaine Laake Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of March A.D., 1999 County Planning Commission of the County of Mesa, Colorado.

Shawn N. Butler
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of March A.D., 1999, Board of County Commissioner's of the County of Mesa, Colorado.

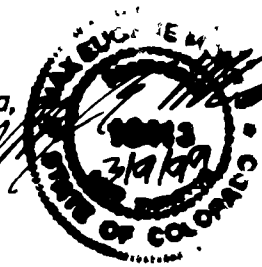
Kathryn H. Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of GOSS 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.
Colorado Registered Professional Land Surveyor L.S. 16413

3/9/99
Date



GOSS MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE SW1/4 SW1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: MELVIN GOSS		SURVEYED BY: DMM EG GD
SCALE: 1 IN = 20 FT		DRAWN BY: MEM
DATE: 3/8/99	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: GMSFIN
		SHEET NO. 97180
		FILE: 97180

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 OR IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SE CORNER
SW1/4 SW1/4
SECTION 25
T1S, R1W, U.M.
Alum. cap set by
Tom Moore L.S. 12085

S89°51'12"E 1320.65

NW CORNER
SW1/4 SW1/4
SECTION 25
T1S, R1W, U.M.
MCSM#1095

N89°51'12"W 1120.65



CIGAX LANE
BOOK 795 PAGE 350

2945-253-00-041

S89°51'12"E 120.00
B 1/4 ROAD
Dedicated hereon
3000.0 SQ. FT.
0.07 ACRES
S89°51'12"E 120.00

NE CORNER
SW1/4 SW1/4
SECTION 25
T1S, R1W, U.M.
MCSM#1165

14' Multi-purpose easement

LOT 1
19095.0 SQ. FT.
0.44 ACRES
272 1/2 B 1/4 ROAD

Ingress, Egress, utility, irr. & drainage easmt.

2945-253-00-040

N89°58'50"E 48.16

4.20
N45°00'00"E 53.67
73.70
S67°16'09"E 77.90

LOT 2
18930.1 SQ. FT.
0.43 ACRES
2723 B 1/4 ROAD

S89°51'12"E 80.00

24'

13.00 67.00

Road right-of-way Dedicated hereon
975.0 SQ. FT. 0.02 ACRES

N00°01'10"W 75.00
N00°01'10"W 75.00

24'

13.00

187.00

N89°51'12"W 200.00

2945-253-00-043

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ◆ MESA COUNTY SURVEY MARKER OR AS NOTED

AREA SUMMARY

LOTS = 0.87 ACRES = 90%
ROAD = 0.09 ACRES = 10%
TOTAL = 0.96 ACRES = 100%

NOTE: The Grand Junction Fire Department must review and approve fire protection system plans before a building permit is issued for any residential structures to be constructed on Lot 1.

N89°57'11"W 1321.10

S00°00'00"E 1320.82 (basis of bearings assumed)

SW CORNER
SW1/4 SW1/4
SECTION 25
T1S, R1W, U.M.
steel pin set
in concrete