

MILLER'S HAVEN

A Replat of Lot A of The Replat of Lot 1 of Miller Minor Subdivision
Part of the SW 1/4 NE 1/4 of Section 28, T1S, R1E, Ute Meridian, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned CECIL R. MILLER AND JUANITA L. MILLER are the owners of that real property being parts of the SW 1/4 NE 1/4 Section 28, Township 1 South., Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 1648 at Page 337 of the Mesa County Clerk and Recorder's records. That portion of real property being part of this dedication is;

LOT A OF THE REPLAT OF LOT 1 OF MILLER MINOR SUBDIVISION, being more particularly described as follows:

Commencing at the Southwest corner of said SW 1/4 NE 1/4 Section 28 using as a basis, the East line of said SW 1/4 NE 1/4 Section 28 to bear N 00°02'10" W, with all other bearings contained herein being relative thereto. Thence N 89°44'30" E, 657.40 feet along the South line of said SW 1/4 NE 1/4 Section 28. Thence N 00°02'10" W, 40.00 feet to the TRUE POINT OF BEGINNING on the North R.O.W. of Mesa County B 1/2 Road. Thence along the said R.O.W. N 89°44'30" E, 328.17 feet. Thence N 00°02'10" W, 914.34 feet to the centerline of an existing drain ditch. Thence along said centerline of drain ditch S 48°44'40" E, 241.02 feet and S 35°06'06" E, 63.19 feet and S 28°31'28" E, 246.53 feet to a point on the East line of said SW 1/4 NE 1/4 of Section 28, Thence N 00°02'10" W, 770.05 feet along said East line to a point which bears S 00°02'10" E, 25.00 feet from the Northeast corner of said SW 1/4 NE 1/4 of Section 28. Thence S 89°45'03" W, 670.14 feet along a line 25.00 feet South of and parallel to the North line of said SW 1/4 NE 1/4 of Section 28, Thence S 00°21'16" E, 1255.74 feet to the point of beginning.

The above parcel, as described, contains 13.54 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as: MILLER'S HAVEN, a subdivision of the County of Mesa and State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines: together with the right to trim interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That said owners do hereby certify that to their knowledge no liens exist on the property being dedicated hereon.

That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21st day of August, A.D., 1996.

CECIL R. MILLER
JUANITA L. MILLER

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 21st day of August, A.D., 1996.

Witness my hand and official seal. Notary Public 970 341 888

My commission expires: 9/21/98

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 4:19 o'clock P.M. on this ~~November 05th~~ 21st day of ~~November~~ August, A.D., 1996 and was recorded as reception number 1776854 in Plat Book 15 on Page 185 Drawer CC97
Mesa County Clerk and Recorder
Fees: \$10.00 + 1.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

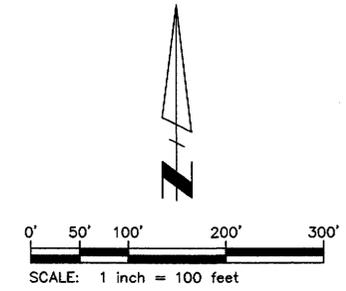
Approved this 21st day of August, A.D., 1996
Board of County Commissioners of the County of Mesa, Colorado.
Kathryn A. Hall
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of October, A.D., 1996.
County Planning Commission of the County of Mesa, Colorado.
Thomas R. Berto
Chairman

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

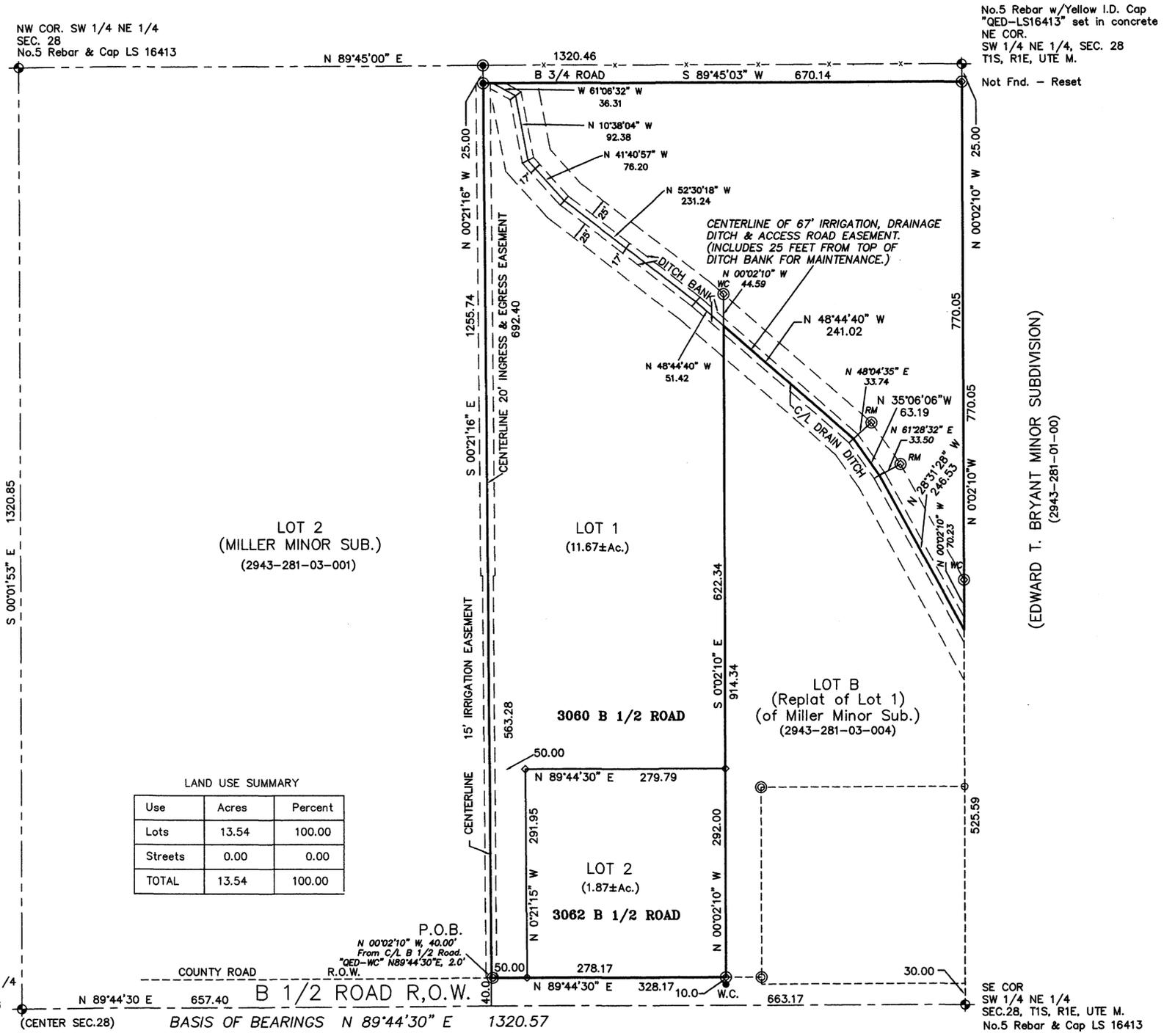


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

July 31, 1996
Date of Certification

FINAL PLAT A REPLAT OF LOT A OF THE REPLAT OF LOT 1 OF MILLER MINOR SUBDIVISION

MILLER'S HAVEN
SW 1/4 NE 1/4 Sec. 28, T1S, R1E, Ute M.
DATE: July 31, 1996 SCALE: 1" = 100'
MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(303)268-5851 FAX (303)268-5532



LAND USE SUMMARY

Use	Acres	Percent
Lots	13.54	100.00
Streets	0.00	0.00
TOTAL	13.54	100.00

LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/ I.D. CAP "COPE-LS 11221"
- FOUND NO.5 REBAR W/ I.D. CAP "QED-LS 16413"
- ◇ SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-LS 11980"
- CONCRETE COLLAR AROUND ABOVE INDICATED MONUMENT
- ├ CALCULATED POSITION
- WC WITNESS CORNER SET ON LINE OR EXTENSION THEREOF.
- RM REFERENCE MONUMENT SET ON THE EASEMENT LINE BISECTOR.

NOTICE: RIGHT TO FARM ACT
This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

BASIS OF BEARING
The basis of bearing is based on the previously recorded plat for the REPLAT OF LOT 1 OF MILLER MINOR SUBDIVISION recorded in Plat Book 14 at Page 83 as Reception No. 1625140, the 29th day of December, 1992, which records the East line of the SW 1/4 NE 1/4 of Section 28, Township 1 South, Range 1 East, Ute Meridian to bear N 00°02'10" W between the No. 5 rebar monument (LS 16413) for the Southeast corner and a No.5 rebar monument (LS 16413) for the Northeast corner thereof.

No.5 Rebar w/Yellow I.D. Cap "QED-LS16413" set in concrete NE COR. SW 1/4 NE 1/4, SEC. 28 T1S, R1E, UTE M. Not Fnd. - Reset

(EDWARD T. BRYANT MINOR SUBDIVISION)
(2943-281-01-00)

NW COR. SW 1/4 NE 1/4 SEC. 28 No.5 Rebar & Cap LS 16413

SW COR. SW 1/4 NE 1/4 SEC. 28 MCSM No.126

SE COR SW 1/4 NE 1/4 SEC.28, T1S, R1E, UTE M. No.5 Rebar & Cap LS 16413