

WEST 1/4 CORNER SECTION 28 T1S, R1E UTE MER. FD MCSM #129  
 WEST 1/16 CORNER SECTION 28 T1S, R1E UTE MER. SET 3" ALUM CAP LS 16413

CENTER 1/4 CORNER SECTION 28 T1S, R1E UTE MER. FD. MCSM #126

RHOADES MINOR SUBDIVISION

B 1/2 ROAD

N 90°00'00" E 1319.14' (BASIS OF BEARINGS - ASSUMED)  
 N90°00'00"E 629.57'

R.O.W. DEDICATED HEREON  
 25182.90 SF.  
 0.58 AC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, VERA RHOADES, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 426 at Page 377 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 NE1/4 SW1/4 Section 28, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Commencing at the Northwest corner of the Northeast 1/4, Southwest 1/4 of Section 28, Township 1 South, Range 1 East, of the Ute Meridian, and considering the North line of said Northeast 1/4, Southwest 1/4 of Section 28 to bear N90°00'00"E and all the bearings contained herein to be relative thereto, thence N90°00'00"E 30.00 feet to the Point of Beginning, thence N90°00'00"E 629.57 feet, thence S00°13'07"W 382.65 feet; thence N89°59'24"W 629.58 feet, thence N00°13'13"E 382.36 feet to the Point of Beginning, containing 5.53 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as RHOADES 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; 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.

That said owners have stated there are no Leinholders.

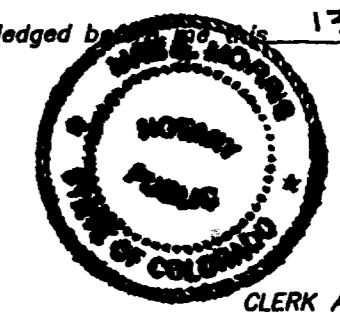
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 13<sup>TH</sup> day of JUNE, A.D., 1996

Vera L. Rhoades  
 VERA RHOADES

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

The foregoing instrument was acknowledged by me this 13<sup>TH</sup> day of JUNE, A.D., 1996 by Vera Rhoades.

11/16/1999  
 My commission expires:



Notary Public  
 1018 CO. AVE. GRAND JCT. CO.  
 Address

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:04 o'clock P.M. this 10<sup>TH</sup> day of July, A.D., 1996 and is duly recorded in Plat Book No. 15, Page 109 Fee 10<sup>00</sup> 1<sup>00</sup> 9<sup>00</sup>

Monika Jodd Reception No. 1763758, Drawer No. CC29.  
 Sherry Howard Deputy Mesa County Clerk - Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9<sup>TH</sup> day of July, A.D., 1996, County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 9<sup>TH</sup> day of July, A.D., 1996 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 RHOADES 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, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 16413

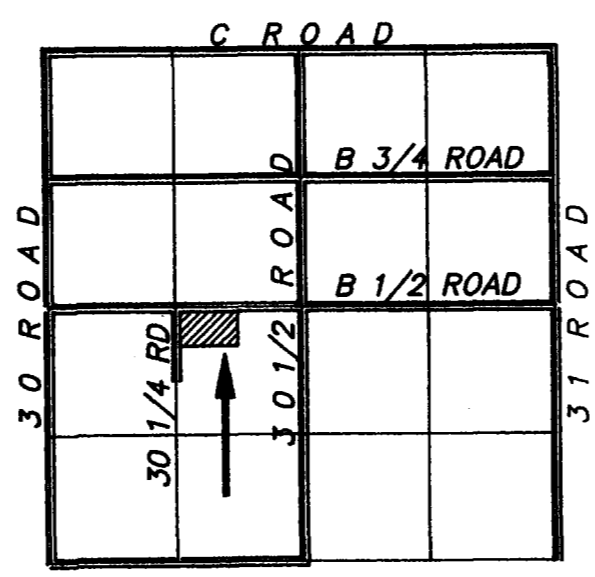
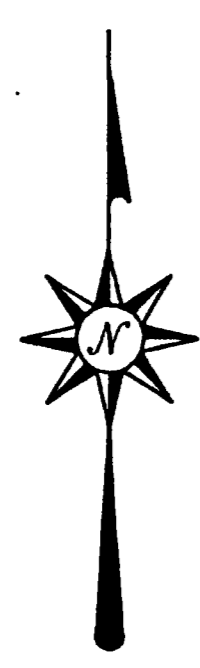


5/24/96  
 Date

FINAL PLAT

RHOADES MINOR SUBDIVISION		
NW1/4, NE1/4, SW1/4 OF SECTION 28, T1S, R1E OF THE UTE MERIDIAN		
FOR: SOUTH CONG.	Q.E.D. SURVEYING SYSTEMS Inc. 4088 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: BM VP
SCALE: 1" = 40'		DRAWN BY: VP
DATE: 5/21/96		ACAD ID: SRHOADES
		SHEET NO.
		FILE: 93201

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



VICINITY MAP  
 SCALE 1" = 2000'

BOOK 471 PAGE 137

BOOK 426 PAGE 377

30 1/4 ROAD  
 PRIVATE OWNERSHIP BOOK 905 PAGE 191  
 N00°13'13"E 382.36'

UTILITY EASEMENT BOOK 1676 PAGE 905  
 276.00'

N 00°13'13" E 1316.70'

SW 1/16 CORNER SECTION 28 T1S, R1E UTE MER. FD 3" ALUM LS 18469

S 00°13'07" W 342.65'  
 S 00°13'07" W 382.65'

276.00'

658.96'

S 00°13'01" W 1317.92'

S 89°56'49" E 1319.22'  
 SOUTH 1/16 CORNER SECTION 28 T1S, R1E UTE MER. FD MCSM #1288

LOT 2  
 87244 SF.  
 2.00 AC.  
 3031 B 1/2 ROAD

LOT 1  
 128390 SF.  
 2.95 AC.  
 3033 B 1/2 ROAD

INGRESS/EGRESS EASEMENT FOR LOT ONE  
 EXISTING HOUSE

14.0' MULTI-PURPOSE EASEMENT 323.83'

305.75' 14.0' MULTI-PURPOSE EASEMENT

185.75'

443.83'

FD DISTURBED #5 REBAR N82°17'25"E 0.97 FEET OF CALC. CORNER (NO CAP)

FD #5 REBAR NO CAP

N 90°00'00" E 659.57'  
 FD #5 REBAR NO CAP

POINT OF BEGINNING

1319.14'

659.57'

40.00'

40.00'

30.00'

40.00'

14

30.00'

658.35'

658.35'

FD #5 ARMSTRONG CAP

1767539 0354PM 08/12/96  
MONIKA TODD CLK&REG MESA COUNTY CO

WHEREAS, on the 13TH day of JUNE 19 96

VERA RHOADES

executed a Subdivision Plat of \_\_\_\_\_

RHOADES MINOR SUBDIVISION dated MAY 21, 1996

and recorded JULY 10, 19 96, in/<sup>Plat</sup>Book 15 at Page 109,

Reception Number 1763758.

WHEREAS, on the Notary Acknowledgement THE SIGNATURE OF THE OWNER

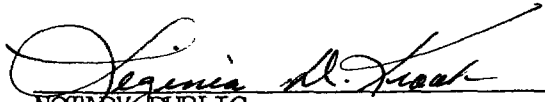
APPEARED AS VERA L. RHOADES

NOW THEREFORE THE SIGNATURE SHOULD HAVE BEEN VERA RHOADES

  
MAX E. MORRIS AKA MAX EUGENE MORRIS

STATE OF COLORADO }  
COUNTY OF MESA }

Sworn to and subscribed before me this 9TH day of AUGUST, 1996.  
BY: MAX E. MORRIS AKA MAX EUGENE MORRIS

  
NOTARY PUBLIC  
LEGINIA D. KROOK

My Commission Expires 11-10-97

