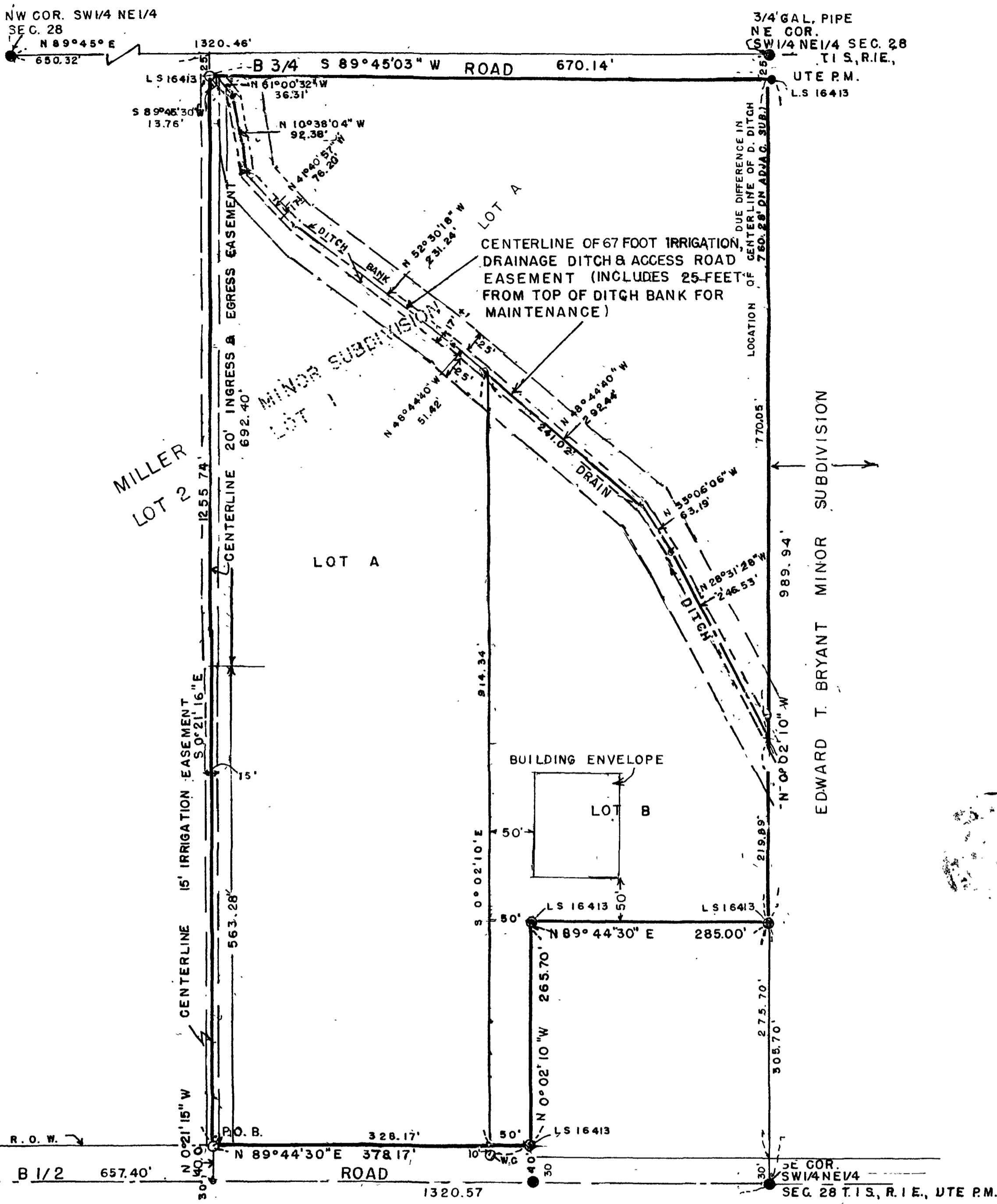
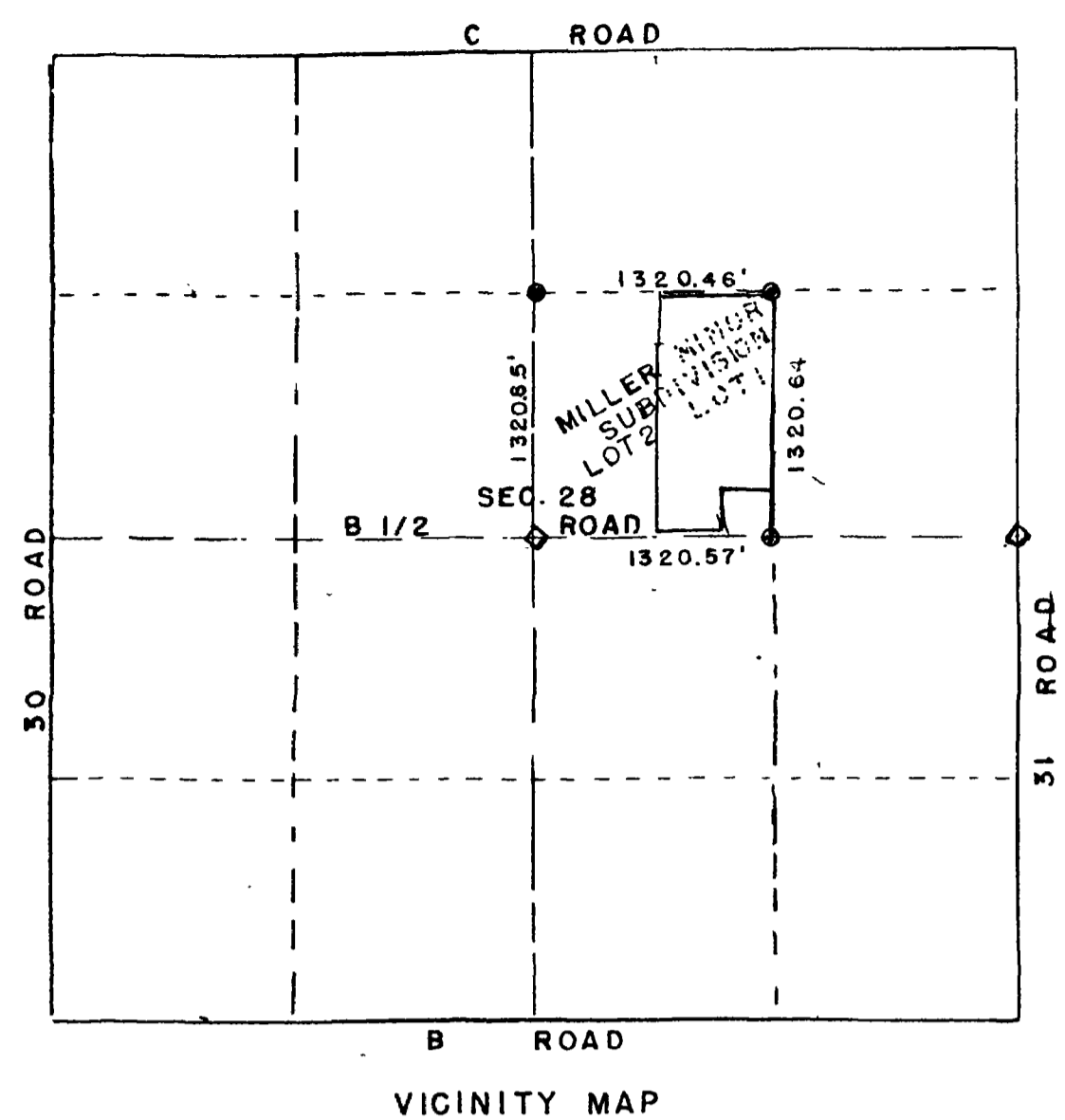


# REPLAT OF LOT 1 OF MILLER MINOR SUBDIVISION FINAL PLAN

SW1/4 NE1/4 SECTION 28 TWP 1 S RANGE 1 E UTE MERIDIAN



**SUMMARY OF AREAS**  
 LOT A = 13.537 ACRES  
 LOT B = 3.942 ACRES  
 TOTAL = 17.479 ACRES

**NOTICE**

According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you 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.

**LEGEND**

- ◆ MESA CO. SURVEY LAND MONUMENT BRASS CAP
  - 5/8" X 20" REBAR WITH CAP SET IN CONCRETE
  - 5/8" REBAR & CAP FOUND IN PLACE
- ALL BEARINGS HEREON BEING RELATIVE TO N 0° 02' 10" W BETWEEN FOUND SURVEY MONUMENTS ON EAST LINE OF SW1/4 NE1/4 SEC. 28

**SURVEYOR'S CERTIFICATE**

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 28TH DAY OF MAY, 1992 A.D.

COPE SURVEYING COMPANY  
 1625 North 17th, Grand Jct., CO 81501  
 242-0760

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, CECIL R. MILLER AND JUANITA L. MILLER WHO ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, IN THE SW1/4 NE1/4 SECTION 28 T. 1 S., R. 1 E., UTE P.M. AS DESCRIBED IN MESA COUNTY CLERK'S RECORD BOOK, 1648 PAGE 337 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW1/4 NE1/4 SECTION 28 ASSUMING THE EAST LINE OF SAID SW1/4 NE1/4 SEC. 28 BEARS N 0° 02' 10" W AND ALL OTHER BEARINGS HEREIN CONTAINED ARE RELATIVE THERETO THENCE N 89° 44' 30" E ALONG THE SOUTH LINE OF SAID SW1/4 NE1/4 SEC. 28 657.40 FEET, THENCE N 0° 21' 15" W 40.00 FEET TO THE TRUE POINT OF BEGINNING AND THE NORTH R.O.W. OF MESA COUNTY ROAD, THENCE ALONG THE SAID R.O.W. N 89° 44' 30" E 378.17 FEET, THENCE N 0° 02' 10" W 265.70 FEET, THENCE N 89° 44' 30" E 285.00 FEET TO THE EAST LINE OF SAID SW1/4 NE1/4 SEC. 28, THENCE N 0° 02' 10" W ALONG THE SAID EAST LINE 989.94 FEET TO A POINT 25.00 SOUTH OF THE NE CORNER OF SAID SW1/4 NE1/4 SECTION 28, THENCE S 89° 45' 03" W ALONG A LINE 25 SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SW1/4 NE1/4 SEC. 28 670.14 FEET, THENCE S 0° 21' 16" E 1255.74 FEET TO THE POINT OF BEGINNING.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS REPLAT LOT 1 OF MILLER MINOR SUBDIVISION A SUBDIVISION OF A PART OF MESA COUNTY, STATE OF COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATED AND SET APART ALL OF THE STREETS AVENUES AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOREVER, AND DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS 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 AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNERS CAUSED THEIR NAMES TO BE HEREBY SUBSCRIBED THIS 18 DAY OF December A.D. 1992

CECIL R. MILLER  
 JUANITA L. MILLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December A.D. 1992  
 MY COMMISSION EXPIRES 1/95

NOTARY PUBLIC  
 CLERK & RECORDER'S CERTIFICATE

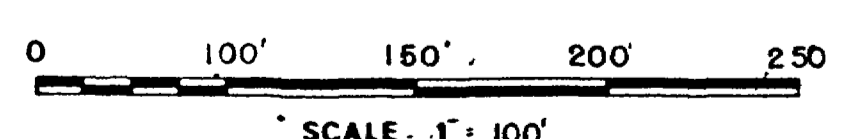
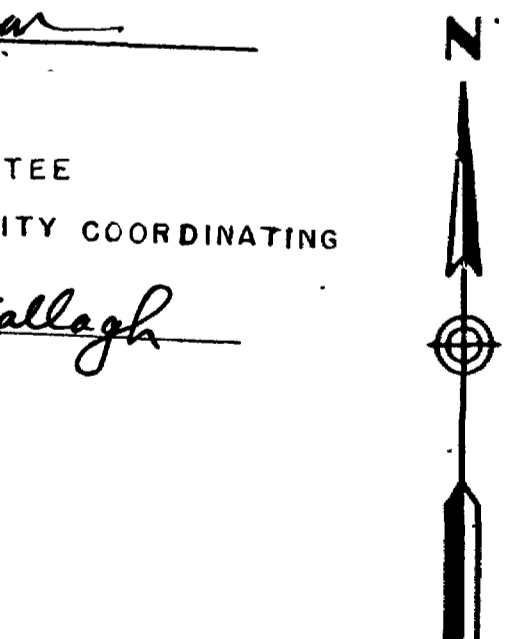
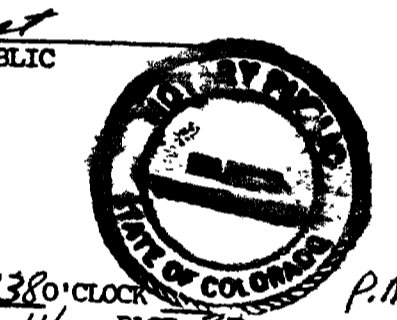
STATE OF COLORADO )  
 COUNTY OF MESA )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 03:30 O'CLOCK THIS 29th DAY OF December A.D. 1992 AND IS DULY RECORDED IN BOOK NO. 14 PAGE 23

CLERK & RECORDER  
 DEPUTY

COUNTY PLANNING COMMISSION CERTIFICATE  
 APPROVED THIS 17th DAY OF December 1992, A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

COUNTY COMMISSIONER'S CERTIFICATE  
 APPROVED THIS 22nd DAY OF December 1992, A.D. COUNTY COMMISSIONER'S, COUNTY OF MESA, COLORADO

UTILITY COORDINATING COMMITTEE  
 APPROVED THIS 22nd DAY OF December 1992 A.D. UTILITY COORDINATING OF COUNTY OF MESA, COLORADO



**FINAL PLAN**

**REPLAT OF LOT 1 OF MILLER MINOR SUBDIVISION** IN THE SW1/4 NE1/4 SECTION 28 T. 1 S., R. 1 E., UTE P.M. BY  
 COPE SURVEYING COMPANY  
 1625 NORTH 17TH STREET  
 GRAND JUNCTION, COLORADO

BOOK NO 26 MAY 4, 1992  
 PLAT BY B.R.C. 5-19-92