FOUND CONC. NAIL IN SURFACE OF PAVEMENT CONFIRMED BY MESA COUNTY REFERENCE ACCESSORIES AS POSITION OF NW CORNER OF SECTION 32, T1S, R1E, U.M. (MESA COUNTY BRASS CAP) J AND J MINOR SUBDIVISION **DEDICATION** KNOW ALL MEN BY THESE PRESENTS: That the undersigned, JUDY E. KUECHLER AND KENNETH W. KUECHLER are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1541 at Page 227 of the Mesa County Clerk and Recorders Office, and being situated in the E1/2 SW1/4 NW1/4 Section 32, 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:

Considering the West line of the SW1/4 NW1/4 of said Section 32 to bear S00°10'00"E and all bearings contained herein to be BLUE MOUNTAIN Beginning at a point on the North line of the SW1/4 NW1/4 of said Section 32 from whence the NW corner of the SW1/4 NW1/4 of said Section 32 bears S89*49'52"W 998.54 feet; thence S00°11'00"E 504.86 feet to the North line of U.S. Highway 50 Right-of-Way as recorded in Book 742 at Page 69; thence along said ROW 44.52 feet along the arc of a curve to the right having a radius of 11,335.00 feet and whose chord bears N64'08'00"W 44.52 feet; thence N00°11'00"W 219.95 feet; thence S89*49'00"W 132.80 feet; PUBLIC ALLEY N 89'49'52" E 319.58 S 89°49'52" W 189.48' thence S00"11'00"E 155.04 feet to the North Right-of-Way line of U.S. Highway 50 as recorded in Book 742 at Page 69; thence 18.56 feet along said ROW along the arc of a curve to the right having a radius of 11335.00 feet and whose chord bears N64°08'00"W 20' strip ROW as described in 18.56 feet: thence N0071'00"W 412.29 feet to the North line of the said SW1/4 NW1/4; Thence N89'49'52"E 189.48 feet to the P.O.B. Book 118 at Page 119 Monument Below Road Surface NW Corner of SW1/4 NW1/4 That said owners have caused the said real property to be laid out and surveyed as J AND J MINOR SUBDIVISION, a subdivision Section 32, TIS, RIE, U.M. of a part of Mesa County, State of Colorado. (MESA COUNTY BRASS CAP) LOT 1 FOUND MESA COUNTY BRASS CAP NE CORNER OF SW1/4 NW1/4 SECTION 32, T1S, R1E, U.M. 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 20842 SF. 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; 0.48 AC. 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. B 1792 P.134 That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of NEFF Sub. LOT 2 IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this A.D., $199\frac{V}{L}$. 41147 SF. 412. 0.94 AC. .00,11,00 STATE OF COLORADO) COUNTY OF MESA The foregoing instrument was acknowledged before me this 12 TH day of Hov A.D., 1991, by JUDY E. KUECHLER and KENNETH W. KUECHLER S B745 P. 324 ANY CONSTRUCTION SHALL BE IN ACCORD 20' sewer easement as WITH THE GEOLOGIC REPORT BY BARNES recorded in Book 1064 GEOLOGIC CONSULTING, INC. DATED AUG. 1991. SEWER ESMT. at Page 699. TERMINATES AT PROP. LINE My commission expires: not a part of Address this CLERK AND RECORDERS CERTIFICATE subdivision STATE OF COLORADO) Drawer # Z-47 s.s. Reception #1605737 FOUND MESA COUNTY BRASS CAP WEST 1/4 CORNER SECTION 32 TIS, RIE, U.M. (CH.)=S 64°08'00" E 18.56 I hereby certify that this instrument was filed in my office at 12:03 o'clock P M this 11th day of June

A.D., 1992, and is duly recorded in Plat Book No. 14, Page 55

Bahana Q Brown deputy County Clerk (ARC) = 18.56B.1263 P542 RADIUS = 11335.00' Parcel of land deeded COUNTY PLANNING COMMISSION CERTIFICATE in Book 742 at Page 69 Approved this 19th day of June A.D., 1992 County Planning Commission of the County of Mesa, Colorado. S 64.08'00" E 44.52' (Chord) LEGEND & NOTES 44.52'(ARC) 11335.00 (RADIUS) FOUND SURVEY MONUMENTS SET BY OTHERS BOARD OF COUNTY COMMISSIONER'S CERTIFICATE (NO. 5 REBAR NO CAP) Approved this 16th day of June A.D., 1992 Board of County Commissioner's of the County of Mesa, Colorado. SET NO. 5 RE-BAR W/CAP L.S. 23877 FOUND MONUMENT AS DESCRIBED SURVEYOR'S CERTIFICATE I, DANIEL K. BROWN, certify that the accompanying plat of J AND J 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. FINAL PLAT NOVEMBER 12, 91 Colorado Registered Professional Land Surveyor L.S. 23877

		REUISED 6/1/92
J AND J MINOR SUBDIVISION		
SITUATED IN THI	NW1/4 OF SECTION 32, T1S,	R1E, UTE MERIDIAN
FOR:	Q.E.D.	SURVEYED BY: CC DS
SCALE: 4" 50' SURVEY	SURVEYING	DRAWN BY: DKB
	SYSTEMS Inc. 1018 COLO. AVE.	ACAD ID: KUECHLER
SCALE. 7 = 50	GRAND JUNCTION COLORADO 81501	SHEET NO. 1 OF 1
DATE: 9-17-91	(303) 241–2370 464–7568	FILE: 91218

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

UTILITIES COORDINATING COMMITTEE

Approved this day of A.D. 1990.
Utilities Coordinating Committee of the County of Mesa, Colorado.

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