

ROBBINS MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Howard M. Mason and Marti M. Mason are the owners of that real property situated in the County of Mesa, State of Colorado, and being that part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being described as follows:

Parcel No. 1: E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 1 South, Range 1 East, Ute Meridian, and Parcel No. 2: Beginning at the Northeast Corner of W $\frac{3}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 28, Township 1 South, Range 1 East, Ute Meridian, which point bears East 988.83 feet and North 0°07'28" East 1316.88 feet from the Southwest Corner of said Section 28; thence South 0°07'28" West 455.06 feet; thence North 33°16'12" West 315.14 feet; thence North 45°03'10" West 270.89 feet; thence North 89°58'10" East 365.6 feet to the point of beginning.

The basis of bearing is East (N90°00'00"E) between Mesa County Survey Monuments at the Southwest Corner and S $\frac{1}{4}$ Corner of said Section 28, T1S, R1E, U.M.

That said owners have caused the said real property to be laid out and surveyed as Robbins Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart that part of B Road as shown on the accompanying plat to the use of the public forever. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners, Howard M. Mason and Marti M. Mason, have caused their names to be hereunto subscribed this 5th day of August A.D., 1987.

Howard M. Mason
Howard M. Mason

Marti M. Mason
Marti M. Mason

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5 day of August A.D., 1987, by Howard M. Mason and Marti M. Mason.

My Commission expires May 11, 1988
Witness by hand and official Seal.

Janette K. Shewer
NOTARY PUBLIC



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:12 o'clock A.M., this 22 day of October A.D., 1987, and is duly recorded in Plat Book No. 13, Page 376, Reception No. 1449540
Fee \$ 10.00 y.95
Shirley Church Deputy Clerk and Recorder
Paul Sawyer Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16 day of October A.D., 1987. County Planning Commission of the County of Mesa, Colorado.

Mary K. Fuller
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13 day of October A.D., 1987. Board of County Commissioners of the County of Mesa, Colorado.

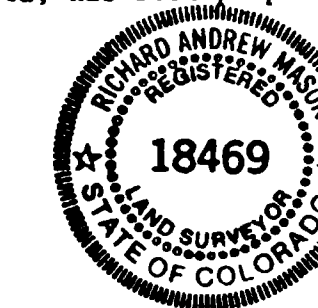
R.W.H. Pomas
Chairman

UTILITIES COORDINATING COMMITTEE

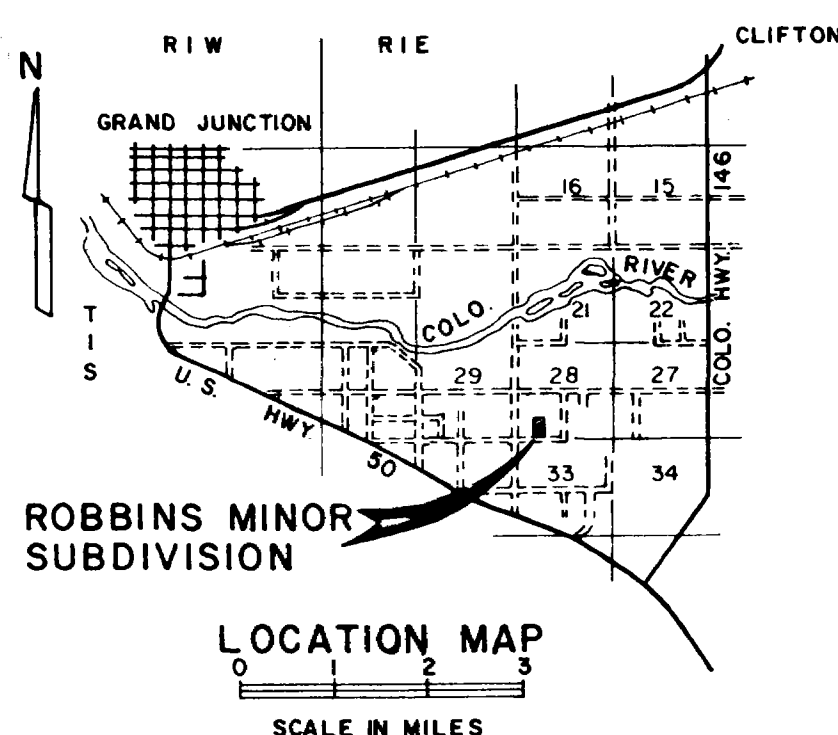
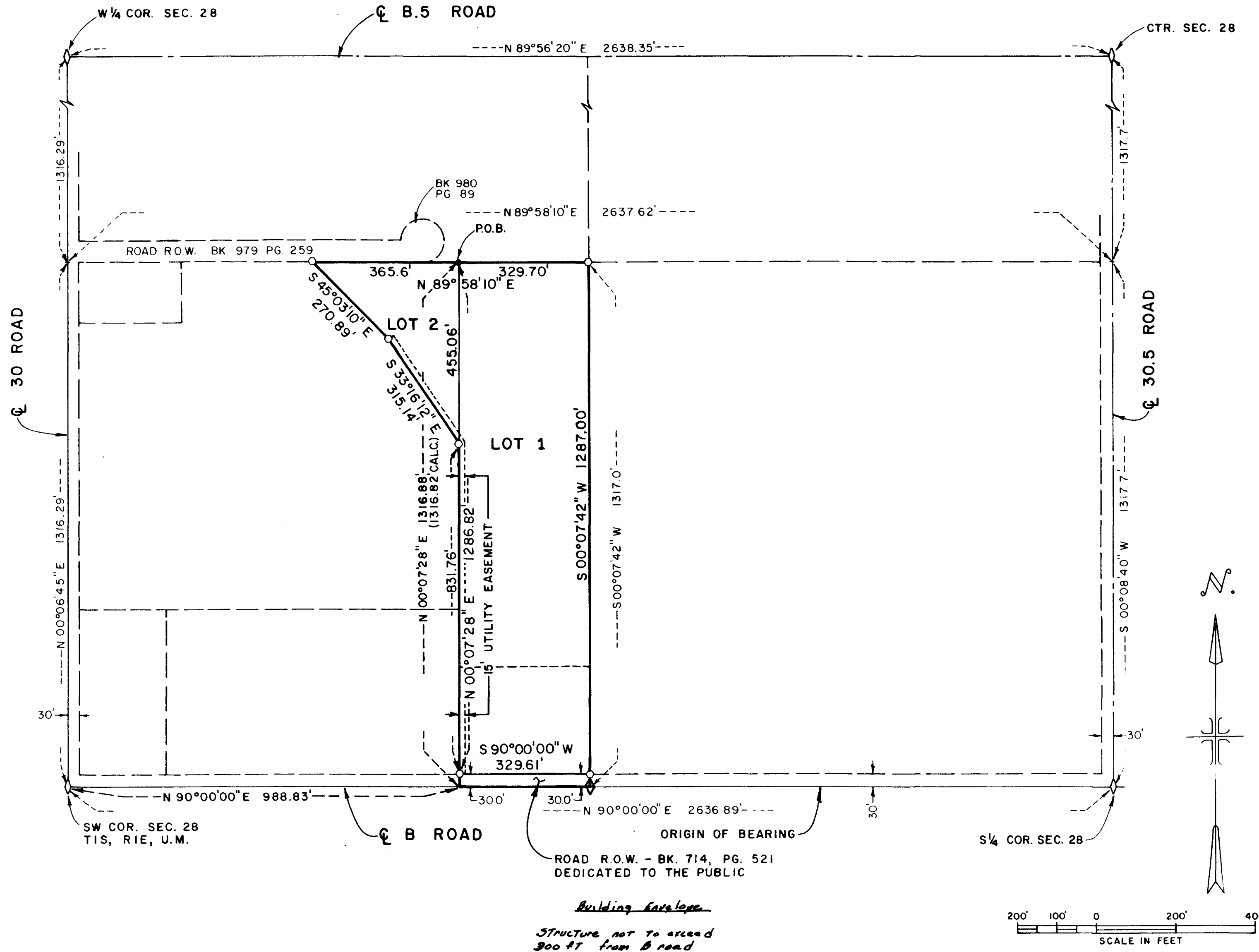
Approved this 14th day of AUGUST A.D., 1987. Utilities Coordinating Committee of the County of Mesa, Colorado. Richard S. Miller

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Robbins Minor Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.



Richard A. Mason Aug 3, 1987
Richard A. Mason
Registered Land Surveyor
Colorado Reg. No. 18469



AREA SUMMARY

LOT 1	= 1.71 ACRES OR 15 %
LOT 2	= 9.74 ACRES OR 83 %
DEDICATED R.O.W.	= 0.23 ACRES OR 2 %
TOTAL	= 11.68 ACRES OR 100 %

LEGEND

- ◇ MESA COUNTY SURVEY MONUMENT
- FOUND # 5 REBAR
- # 5 REBAR W/ALUM. CAP IN CONC. (REMONUMENTED ORIGINALS FOUND FROM 1979 SURVEY BY WESTERN ENGINEERS, INC.)

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 the certification shown hereon.

WESTERN CONSULTING ENGINEERS/LAND SURVEYORS
2150 Hwy 1 & 50 Grand Junction CO 81505 - 363242-5292

PLAT OF
ROBBINS MINOR SUBDIVISION
IN SW $\frac{1}{4}$ S $\frac{1}{4}$ R. 1 E., UTE MERIDIAN
MESA COUNTY, COLORADO

REVISION: 9/21/87

SURVEYED: R.A.M.	DRAWN: R.W.G.	CHECKED: R.A.M.
DATE: 8/3/87	DWG. NO. 1941-1057-1	