

EDWARD T. BRYANT MINOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, EDWARD T. BRYANT, & DOROTHY M. BRYANT are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 556 at Page 137 of the Mesa County Clerk and Recorders Office, and being situated in the SE 1/4 NE 1/4 Section 28, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows: (EXCEPTING BOOK 1366 PAGE 682)

Beginning at the Northeast corner of the SE 1/4 NE 1/4 of Section 28, Township 1 South, Range 1 East, of the Ute Meridian, and considering the East line of the SE 1/4 NE 1/4 of Section 28 to bear N00°02'00"W and all bearings contained herein to be relative thereto; thence S00°02'00"E along the east line of the SE 1/4 NE 1/4 of Section 28 a distance of 1320.22 feet to the E 1/4 corner of Section 28; thence S89°42'36"W 1196.85 feet along the South line of the SE 1/4 NE 1/4 Section 28; thence N07°29'26"W 446.89 feet; thence N35°37'17"W 112.74 feet to the West line of the SE 1/4 NE 1/4 Section 28; thence N00°02'10"W 785.28 feet to the NW corner of the SE 1/4 NE 1/4 Section 28; thence N89°43'40"E 1320.50 feet along the North line of the SE 1/4 NE 1/4 Section 28 to the point of beginning, containing 38.9945 Acres.

SUBJECT to existing rights-of-way for road purposes.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18th day of March A.D., 1987.

EDWARD T. BRYANT Edward T. Bryant DOROTHY M. BRYANT Dorothy M. Bryant

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

The foregoing instrument was acknowledged before me this 18th day of March A.D., 1987, by Edward T. Bryant, and Dorothy M. Bryant.

My commission expires: July 23, 1989
Notary Public Della C. Weiss
Address Grand Junction, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S. Rec #1451418 4-59
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 9:53 o'clock A. M. this 9th day of April A.D., 1987, and is duly recorded in Plat Book No. 13, Page 360.

Paul Sawyer by Territt H. Taylor
County Planning Commission Certificate
Deputy Co. Clerk

Approved this 1st day of April A.D., 1987, County Planning Commission of the County of Mesa, Colorado.

Mary K. Fuller
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 6th day of April A.D., 1987, Board of County Commissioner's of the County of Mesa, Colorado.

R.W. Holmes
Chairman

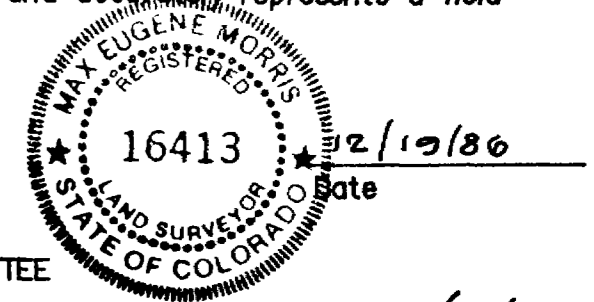
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EDWARD T. BRYANT 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.

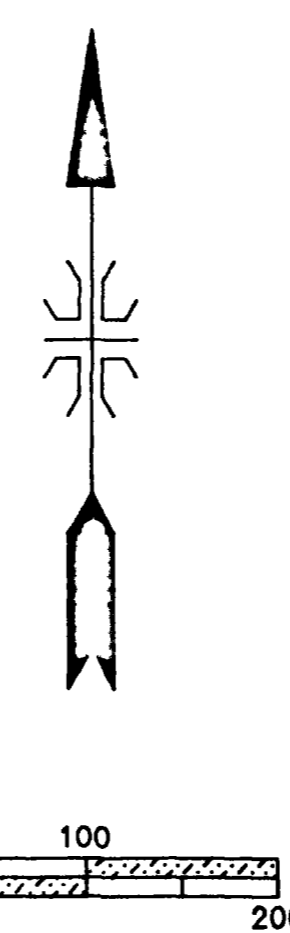
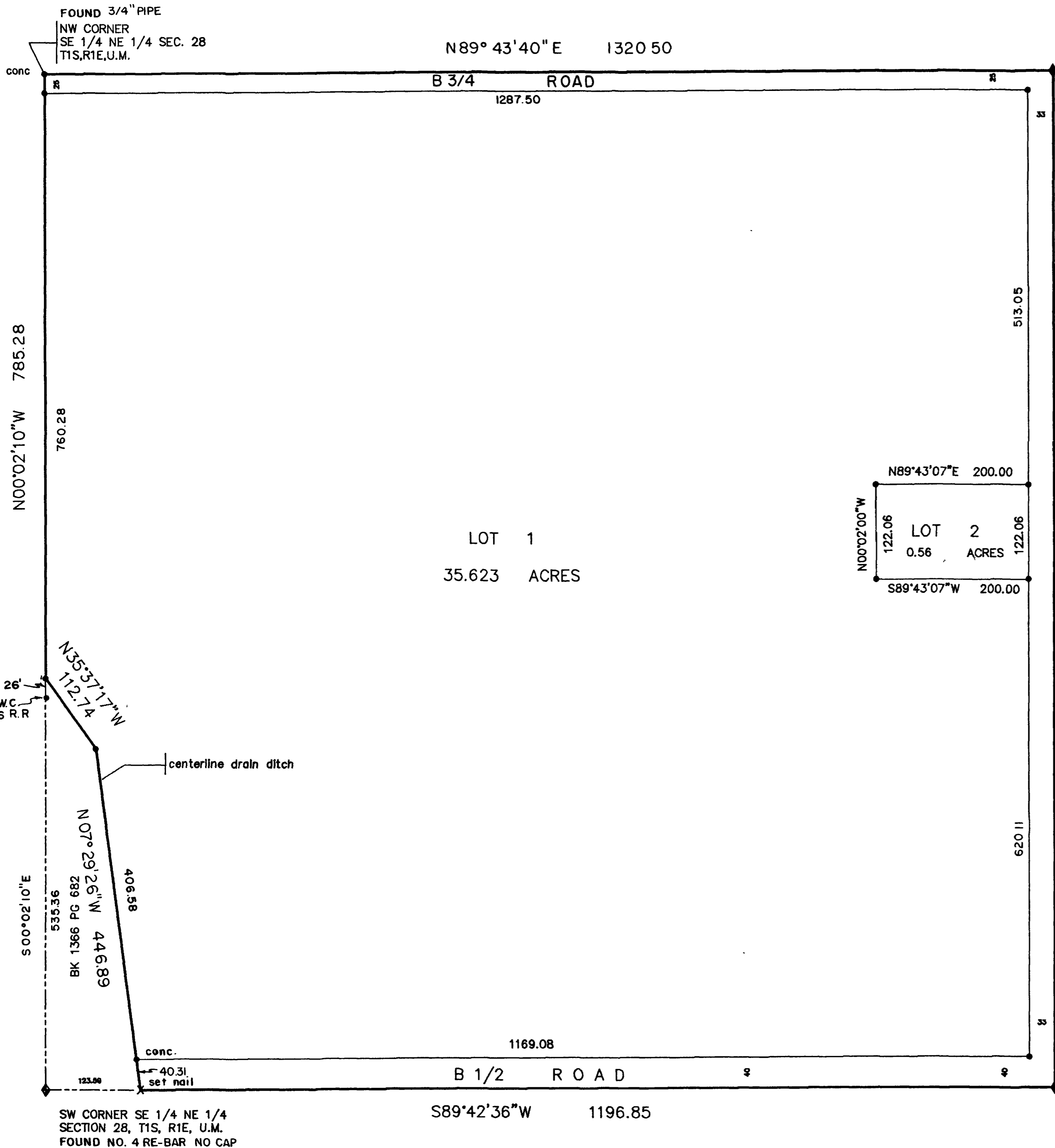
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413

UTILITIES COORDINATING COMMITTEE

CE Staebler
Chairman



03/11/87
Date



- LEGEND & NOTES
- SET NO 5 RE-BAR W/CAP L.S. 16413
 - conc. • SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONC.

AREA SUMMARY		
LOTS	36.184 A.	93%
ROADS	2.810 A.	7%
TOTAL	38.994 A.	100%

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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.

EDWARD T. BRYANT MINOR SUBDIVISION		
SITUATED IN THE SE 1/4 NE 1/4 SECTION 28 T1S, R1E, U.M.		
FOR: EDWARD T. BRYANT	Q.E.D. SURVEYING SYSTEMS Inc. P.O. Box 186 PALISADE COLO. 464-7568 241-2370	SURVEYED BY: MEM & DKB
SCALE: 1" IN. = 100' FT.		DRAWN BY: ACAD - QED
DATE: 12/3/86		APPROVED BY:
		SHEET NO.
		FILE: 6270