

COLLINS SUBDIVISION

A REPLAT OF PARTS OF LOTS 1 THRU 4 SMITHVILLE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned, JOHN M. COLLINS and KENESA G. COLLINS, and INEZ M. BRYAN, are the owners of that real property situated in the County of Mesa, State of Colorado and is described in Book 2881 at Page 71-72, and Book 2856 at Page 173-174, and Book 1838 at Page 927 of the Mesa County Clerk and Recorder's Office, and being situated in the NE1/4 SE1/4 Section 19, Township 1 North, Range 1 West, of the Ute Meridian, being described as follows:

A parcel of land situated in the NE1/4 SE1/4 Section 19, Township 1 North, Range 1 West of the Ute Meridian and being a part of Lots 1 thru 4 SMITHVILLE SUBDIVISION, being described as follows:

Beginning at a point on the North line of the NE1/4 SE1/4 Section 19, Township 1 North, Range 1 West of the Ute Meridian being 30.00 feet N89°55'44"W of the NE corner of the NE1/4 SE1/4 Section 19, T1N, R1W, U.M. to bear S00°00'04"W and all bearings contained herein to be relative thereto; thence S00°00'11"W 25.01 feet; thence N89°55'40"W 261.68 feet; thence S00°00'11"W 204.93 feet; thence N71°47'08"W 130.86 feet; thence N83°48'31"W 98.90 feet; thence S80°52'04"W 180.43 feet; thence S86°28'59"W 148.52 feet; thence N80°11'42"W 105.50 feet; thence N72°45'38"W 47.87 feet to the East line of Lot 4, SMITHVILLE SUBDIVISION; thence S00°00'35"W 70.26 feet; thence S00°00'35"W 1045.09 feet to the SE corner of Lot 4, SMITHVILLE SUBDIVISION; thence N89°52'31"W 330.18 feet to the SW corner of Lot 4, SMITHVILLE SUBDIVISION; thence N00°00'46"E 1209.66 feet; thence N00°00'46"E 87.29 feet; thence N00°00'46"E 2.92 feet to the NW corner of the NE1/4 SE1/4 Sec. 19; thence S89°55'44"E 330.12 feet; thence S89°55'44"E 330.12 feet; thence S89°55'44"E 630.24 feet; to the POINT OF BEGINNING, containing 13.23 acres as described.

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

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Multi-purpose easements to the County of Mesa for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

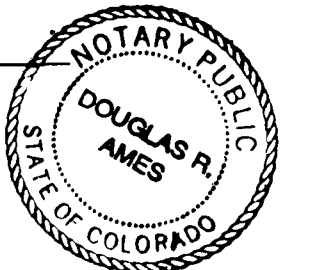
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27TH day of MARCH A.D., 2002.

John M. Collins *Kenesa G. Collins* *Inez M. Bryan*
JOHN M. COLLINS KENESA G. COLLINS INEZ M. BRYAN

STATE OF COLORADO)
COUNTY OF MESA) S.S.
The foregoing instrument was acknowledged before me this 27 day of MARCH A.D., 2002, by JOHN M. COLLINS, KENESA G. COLLINS, and INEZ M. BRYAN.

5/30/03
My commission expires:

Notary Public
Notary Public
Address 3378 C¹/₂ ROAD
PALISADE, CO 81526



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 1:13 o'clock P.M. this 11th day of APRIL A.D., 2002, and is duly recorded in Plat Book No. 18, Page 379

Reception No. 2050305 Drawer No. LL-125 Fees: \$ 10.00
Monika Toal *Lucian McElroy*
CLERK & RECORDER DEPUTY

Approved this 11th day of April A.D., 2002, Board of County Commissioner's of the County of Mesa, Colorado.

Acting Chairman *James R. Baughman*

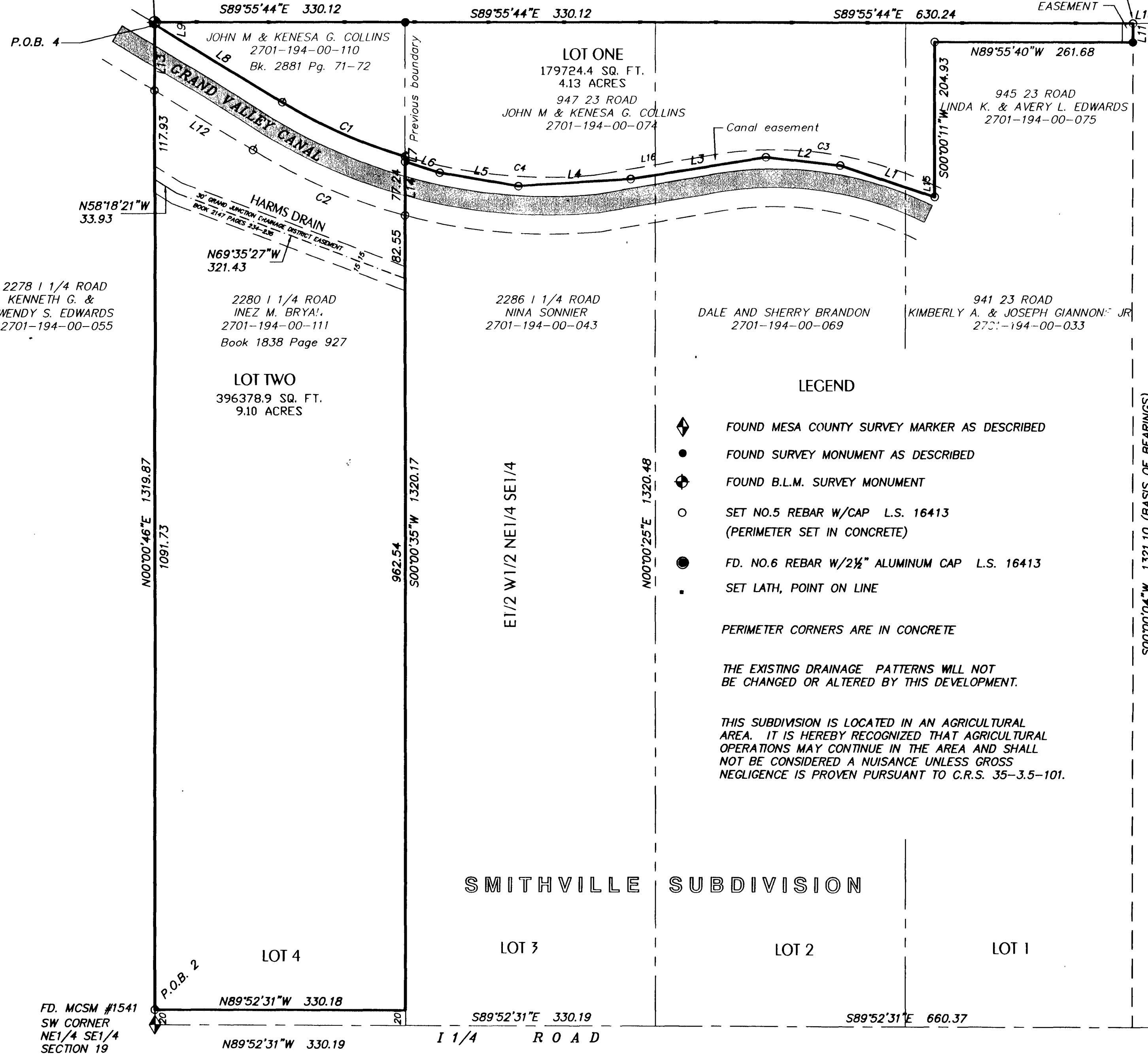
COLLINS SUBDIVISION A REPLAT OF PARTS OF LOTS 1 THRU 4 SMITHVILLE SUBDIVISION

FINAL PLAT	
SITUATED IN THE NE1/4 SE1/4 SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN	
FOR: COLLINS	SURVEYED BY: SB EG
SCALE: 1 IN = 100 FT	DRAWN BY: MEM
DATE: 3/6/2002	ACAD ID: CollinsFIN
	SHEET NO.
	FILE: 2001-152

FD. B.L.M. ALUM MON.
NW CORNER
NE1/4 SE1/4
SECTION 19
T1N, R1W, U.M.
P.O.B. 3

951 23 ROAD
WILLIAM R. & MARTHA A. PRITCHETT
2701-191-00-049

FD. MCSM #
E 1/4 CORNER
SECTION 19
T1N, R1W, U.M.



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- ◆ FOUND B.L.M. SURVEY MONUMENT
- SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)
- FD. NO.6 REBAR W/2 1/2" ALUMINUM CAP L.S. 16413
- SET LATH, POINT ON LINE

PERIMETER CORNERS ARE IN CONCRETE

THE EXISTING DRAINAGE PATTERNS WILL NOT BE CHANGED OR ALTERED BY THIS DEVELOPMENT.

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.

SMITHVILLE SUBDIVISION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N71°47'08"W	130.86
L2	N83°48'31"W	98.90
L3	S80°52'04"W	180.43
L4	S86°28'59"W	148.52
L5	N80°11'42"W	105.50
L6	N72°45'38"W	47.87
L7	N00°00'35"E	6.98
L8	N58°27'20"W	197.49
L9	N00°00'46"E	2.92
L10	N89°55'44"W	30.00
L11	S00°00'11"W	25.01
L12	N58°27'20"W	151.84
L13	S00°00'46"E	87.29
L14	S00°00'35"W	70.26
L15	N00°00'11"E	15.07
L16	N80°17'20"E	148.55

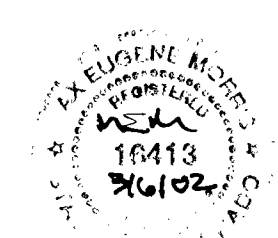
BASIS OF BEARINGS STATEMENT:

Bearings are based on S00°00'04"W along the East line of the NE1/4 SE1/4 Section 19 Township 1 North, Range 1 West, Ute Meridian as recorded in the Mesa County Clerk Recorder's Office.

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COLLINS 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, A.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413



3/6/2002
Date

CABLE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	177.60	674.07	177.09	S66°00'12"E	15°05'45"	89.32
C2	219.06	748.48	218.28	S66°50'25"E	16°46'09"	110.32
C3	310.44	500.43	305.49	S82°52'35"E	35°32'35"	160.40
C4	251.86	674.07	250.40	S84°15'19"E	21°24'29"	127.42

FD. MCSM 88-1
SE CORNER
SECTION 19
T1N, R1W, U.M.

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.