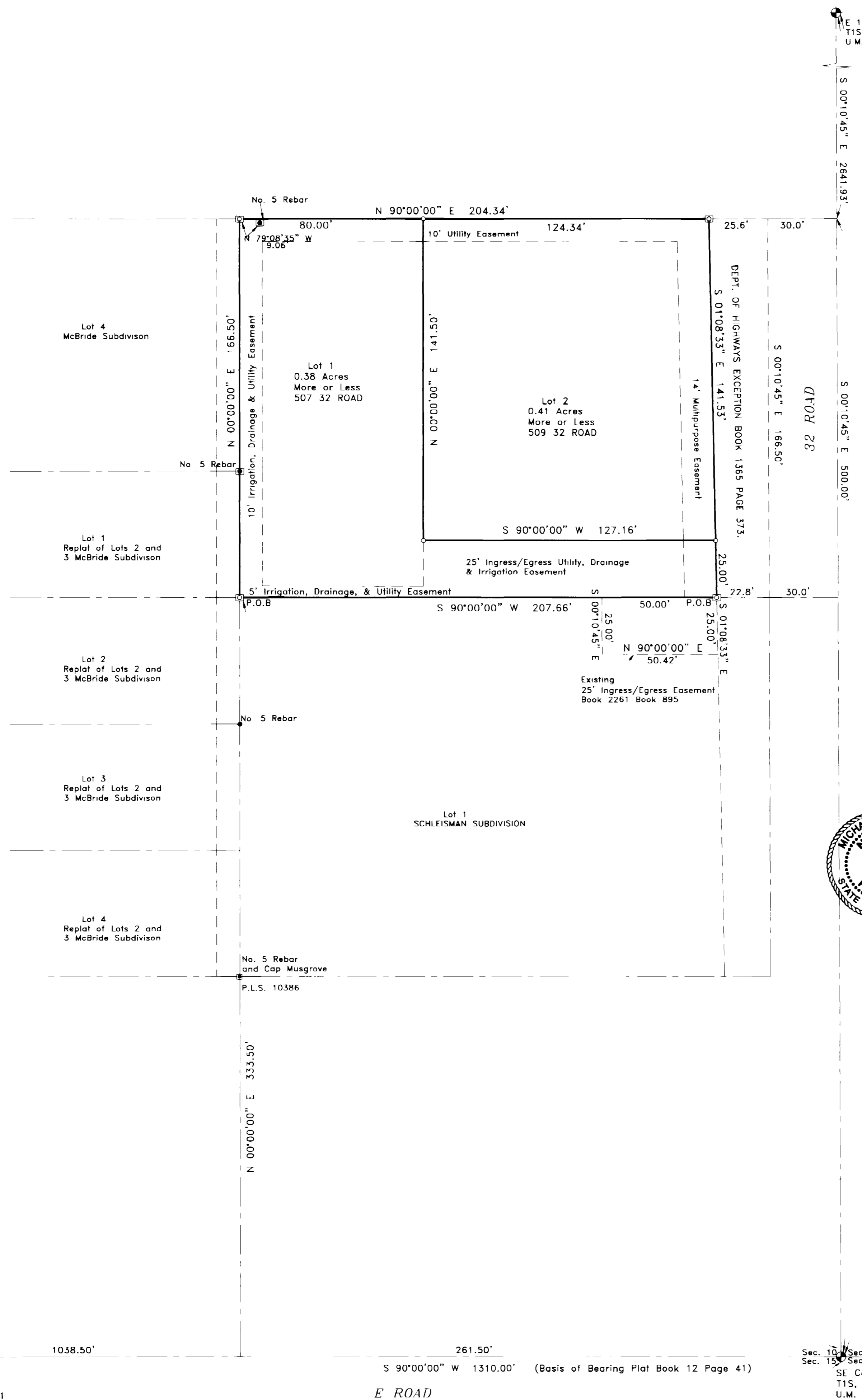
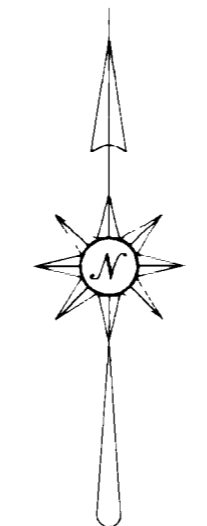


# SALGADO'S MINOR SUBDIVISION

Being a Replat of a Portion of Lot 2, Schleisman Subdivision



E 1/4 Sec 10  
T15S, R1E,  
U.M. MCSM No. 18-1



Scale 1"=30'

**LEGEND**  
 ● Found No. 5 except where as noted.  
 ○ Set No 5 Rebar & Cap "Monument P.L.S. 24943"  
 □ Monument Set in Concrete

**AREA SUMMARY**  
 Lots 0.79 acres = 100%  
 Streets 0 acres = 0%  
 Total acres = 100%

**LIENHOLDER APPROVAL**

Representative \_\_\_\_\_  
 STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8th day of March AD 1999

My commission expires 4-7-2002

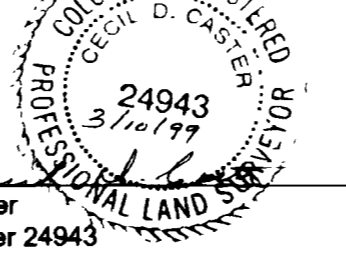
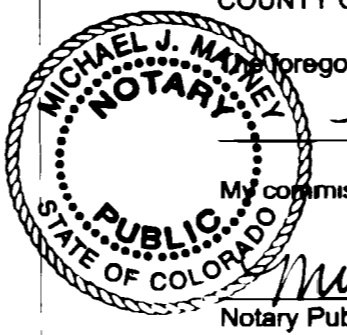
Michael Matney  
 Notary Public

**SURVEYOR'S CERTIFICATE**

I Cecil D. Caster, do hereby certify that the accompanying plat of SALGADO'S MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster  
 P.L.S. Number 24943

Basis of Bearing: A bearing of S 90°00'00" W is recorded in Plat Book 12 at Page 41 in the Mesa County Clerk and Recorder's Office between the SE Corner of Section 10 T15 R1E of the U.M. and the E 1/16 corner of the South line of said Section and was used as the basis of bearing.



**DEDICATION**

KNOW ALL MEN THESE PRESENTS:  
 That Jose Salgado and June Salgado are the owners of that real property as described in Book 2261 at Page 895 in the Mesa County, Clerk and Recorder's Office.

Said real property being more particularly described as: Lot 2 SCHLEISMAN SUBDIVISION, EXCEPTING THEREFROM that portion thereof conveyed to the State Department of Highways, State of Colorado, by instrument recorded April 5, 1982, in Book 1365 at Page 373, TOGETHER WITH an easement for ingress and egress purposes described as follows: Beginning at the Northeast corner of Lot 1, SCHLEISMAN SUBDIVISION, EXCEPTING from said Lot 1 that portion thereof conveyed to State Department of Highways, Division of Highways, State of Colorado, by instrument recorded April 5, 1982 in Book 1365 at page 373, thence West, along the North line of said Lot 1, 50 feet, thence South 25 feet, thence East 50 feet, thence North 25 feet to the point of beginning, Mesa County, Colorado.

Said real property being more particularly described by metes and bounds as a replat: Commencing at the Southeast corner of Section 10, Township 1 South, Range 1 East of the Ute Meridian and when aligned with the E 1/16 corner of the South line is recorded as bearing S90°00'00"W in Plat Book 12 at Page 41 and all bearings contained herein to be relative thereto; thence S90°00'00"W 261.50 feet, thence N00°00'00"E 333.50 feet to the point of beginning; thence continuing N00°00'00"E 166.50 feet thence N90°00'00"E 204.34 feet to the West right-of-way of 32 Road; thence along said West right-of-way S01°08'33"E 141.53 feet, thence leaving said West right-of-way S90°00'00"W 207.66 feet to the point of beginning. Said real property contains 0.79 acres more or less.

That said owners have caused that real property to be laid out and surveyed as SALGADO'S MINOR SUBDIVISION

That said owners do hereby dedicate and set apart all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances, thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All ingress and egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 8th day of March A.D. 1999

Jose Salgado June Salgado

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8th day of March AD 1999

My commission expires 4-7-2002

Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:02 o'clock P.M.

this 15th day of April A.D. 1999 and is duly recorded

Reception No. 1898041 in Plat Book 17 at Page 44

Drawer Number 66124 Fees 10.00 1.00

Monika Todd Baylen Henderson  
 Clerk and Recorder Deputy

**BOARD OF MESA COUNTY COMMISSIONER'S**

Approved this 15th day of March AD 1999

Chairperson

MESA COUNTY PLANNING COMMISSION  
 Chairperson

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 herein.

SALGADO'S MINOR SUBDIVISION  
 Being a Replat of a Portion of Lot 2,  
 Schleisman Subdivision Located in the  
 SE 1/4 of Section 10, Township 1 South,  
 Range 1 East, of the Ute Meridian.

	<b>Monument Surveying Co.</b>		DESIGNED _____ FIELD APPROVAL BKH DRAWN RM _____ TECHNICAL APPROVAL _____ CHECKED CDC _____ APPROVED 2/23/99 PREPARED FOR Jose & June Salgado JOB NO 98-60
	741 Road Ave.		
	Grand Junction, CO 81501		
	(970) 245-4188 Fax (970) 245-4674		

Sec. 10  
 E 1/16  
 T15S, R1E,  
 U.M. MCSM No. 991

Sec. 12  
 Sec. 11  
 SE Cor.  
 T15S, R1E,  
 U.M. MCSM No. 12-2