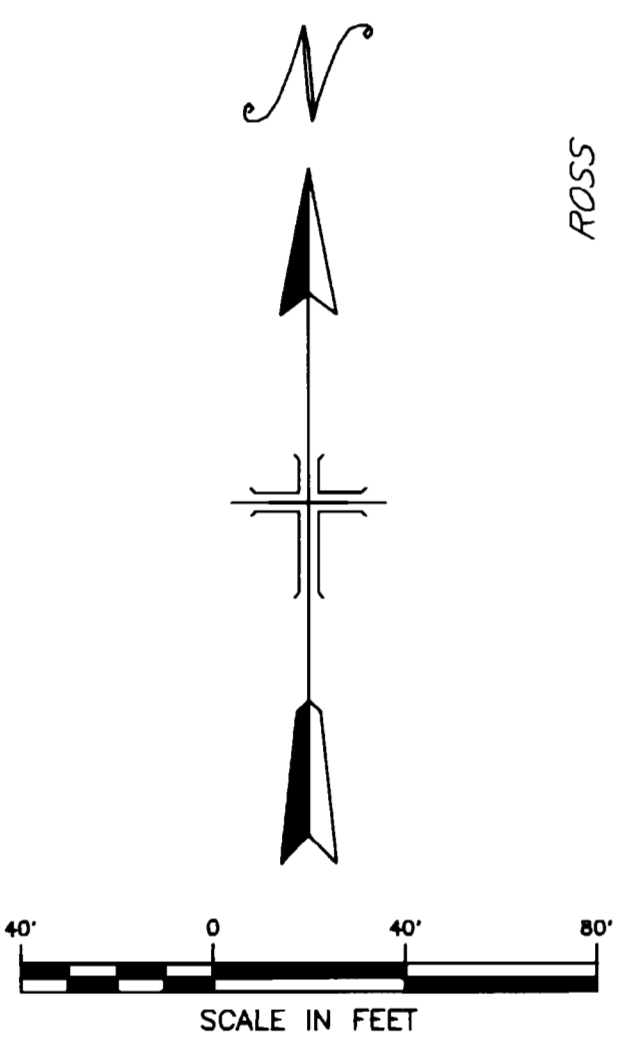
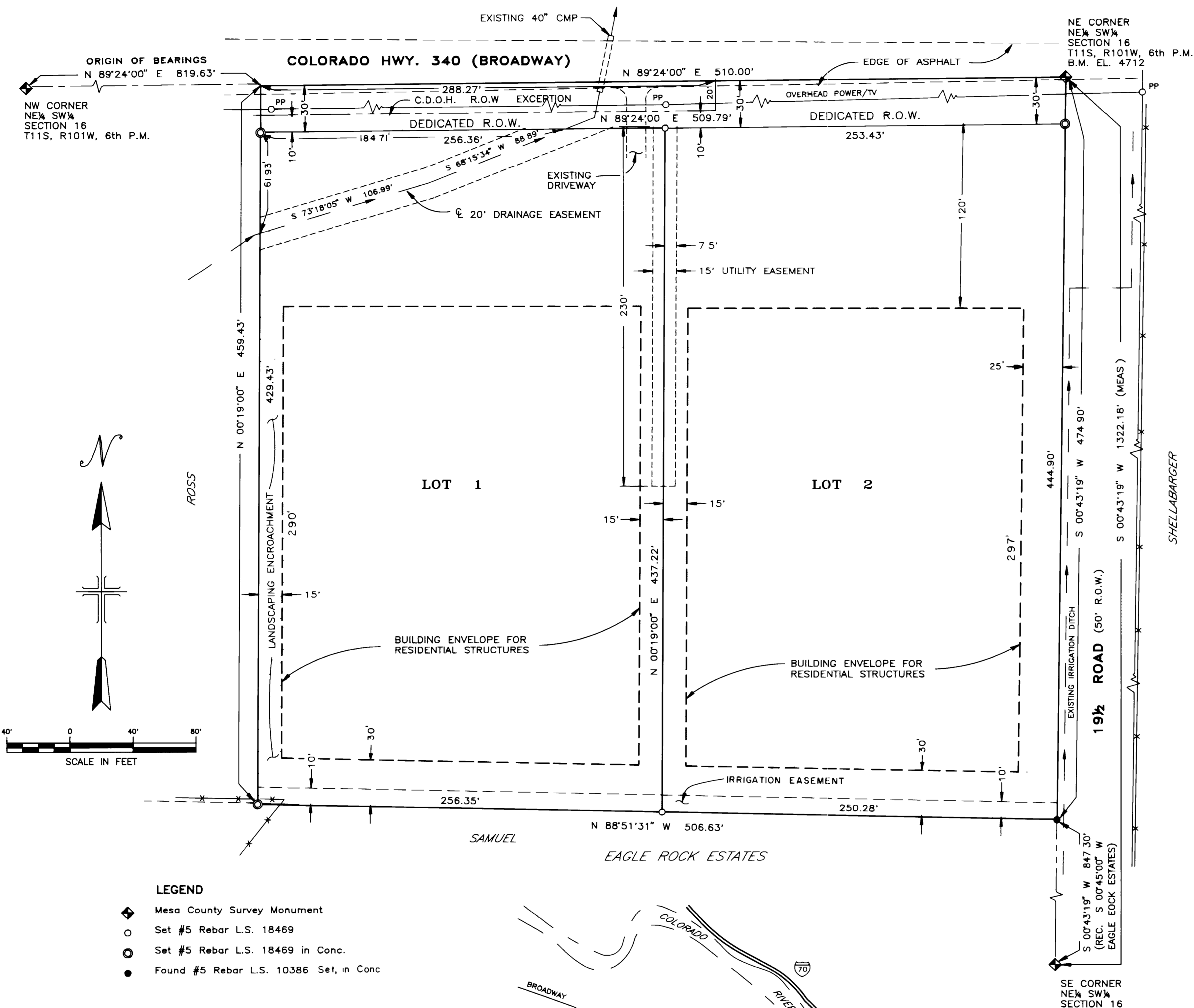


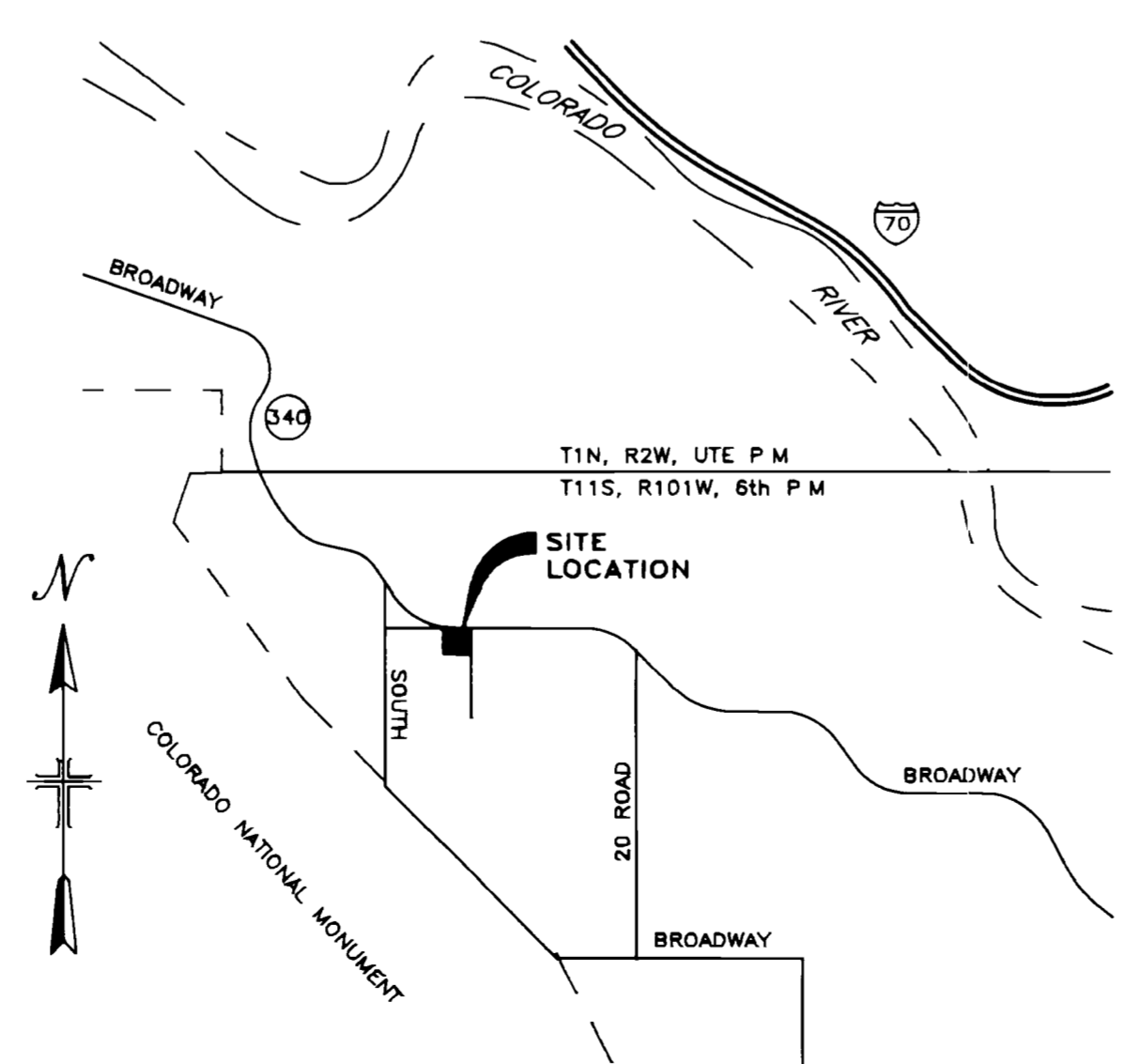
WALTER'S MINOR SUBDIVISION



- LEGEND**
- ◆ Mesa County Survey Monument
 - Set #5 Rebar L.S. 18469
 - Set #5 Rebar L.S. 18469 in Conc.
 - Found #5 Rebar L.S. 10386 Set, in Conc.

AREA SUMMARY

LOT 1	2.55 ACRES
LOT 2	2.55 ACRES
PUBLIC DED	0.22 ACRES
EXCEPTION	0.13 ACRES
(C.D.O.H. R.O.W.)	
TOTAL	5.45 ACRES



LOCATION MAP
NOT TO SCALE

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.

NOTES.
Engineered foundations and septic systems required on properties.
Soils study should be referenced prior to any installation of landscaping.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Randall D. and Selina R. Walter is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the NE 1/4 SW 1/4 Sec. 16, T11S, R101W, 6th P.M. which is described in book 686, page 686, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NE Corner of the NE 1/4 SW 1/4 of Section 16, T11S, R101W of the 6th P.M., thence 500' 43' 19" W 474.90' feet, thence N88°51'31" W 506.63' feet, thence N00°19'00" E 459.43' feet, thence N89°24'00" E 510.00' feet to the beginning, EXCEPT the North 20.00 feet of the West 288.27 feet thereof for Highway 340 right-of-way.

That said owner has caused the said real property to be laid out and surveyed as Walter's Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that part of Colorado Hwy. 340 as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owner, Randall D. and Selina R. Walter has caused their name to be hereunto subscribed this 21st day of July, 1991.

Randall D. Walter
Randall D. Walter

Selina R. Walter
Selina R. Walter

(STATE OF COLORADO) §
(COUNTY OF MESA) §

The foregoing instrument was acknowledged before me this 21st day of July, 1991, by Randall D. and Selina R. Walter.

My Commission expires 5-1-95
Witness by hand and official Seal

Marilyn D. Johnson
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO) §
(COUNTY OF MESA) §

I hereby certify that this instrument was filed in my office at 9:18 o'clock A.M., this 19 day of July, 1991, A.D., 1991, and is duly recorded in plat Book No. 13 Page 528, Reception No. 1526259, Drawer J114.

Fee \$10⁰⁰

Judith A. Williams
Deputy

Monika Todd
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of May, 1991, A.D., 1991. County Planning Commission of the County of Mesa, Colorado.

David C. Peterson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17 day of July, 1991, A.D., 1991. Board of County Commissioners of the County of Mesa, Colorado.

William B. Johnson
Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 12th day of June, 1991, A.D., 1991. Utilities Coordinating Committee of the County of Mesa, Colorado.

Sam L. Mathews
Chairman

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Walter's 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 5/14/91
Richard A. Mason Date
Colorado Reg. No. 18469



WESTERN CONSULTING ENGINEERS / LAND SURVEYORS			
ENGINEERS, INC. 2150 Hwy # 8, 90, Grand Junction, CO (970)344-3202			
PLAT OF			
WALTER'S MINOR SUBDIVISION			
NE 1/4 SW 1/4 SECTION 16			
T11S, R101W, 6th P.M.			
MESA COUNTY, COLORADO			
SURVEYED R.A.M.	DRAWN G.L.L.	CHECKED R.A.M.	
DATE 2-15-91	WEB DWG NO. 2876-1140-1		