

# GSELL MINOR SUBDIVISION

SW 1/4 corner  
Sec. 16 T11S,  
R101W, 6th P.M.  
MCSM #623

**PLAT NOTES:**

**NOTICE: RIGHT TO FARM ACT**  
This property 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 to C.R.S. 35-3.5-101.

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for the GSELL MINOR SUBDIVISION.

Further Minor Subdivision of any portion of the subject tract are prohibited pursuant to Section 3.5.6B of the 2000 Mesa County Land Development Code. Further division, if any, shall be processed through the Major Subdivision process.

**KNOW ALL MEN THESE PRESENTS:**

That Stephen A. Gsell and Darleen E. Gsell are the owners of that real property as described in Book 948 at Page 249 in the Mesa County Clerk and Recorder's Office. Said real property described as beginning at a point which is N00°19'E 151.83 feet from the SW corner of the SE1/4 SW1/4 of Section 16, Township 11 South Range 101 West of the 6th P.M.; thence N00°19'E 339.54 feet; thence S89°48'E 654.25 feet; thence S68°46'W 342.14 feet; thence along the arc of a 471.34 foot radius curve to the left 105.16 feet (the chord of which bears S62°22'30"W 104.94 feet) thence S55°59'W 294.59 feet to the point of beginning, EXCEPT the West 20 feet for road right of way. Said real property contains 2.05 acres more or less.

Said owners have caused the described real property to be subdivided and to be publicly known as GSELL MINOR SUBDIVISION.

Said owners do hereby offer the rights-of-way for streets and roads shown hereon as a dedication to the public in fee simple interest for any and all road purposes. The cost of any pavement or other improvements within these rights-of-way shall not be the responsibility of Mesa County. Easements designated on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with perpetual right of ingress and egress to the easement.

Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owners do subscribe their names

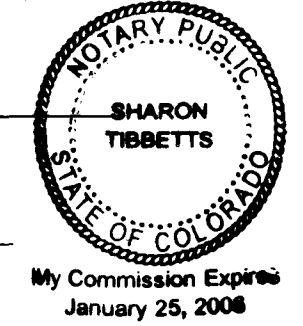
*Stephen A. Gsell*      *Darleen E. Gsell*  
Stephen A. Gsell      Darleen E. Gsell

**NOTARY STATEMENT**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

This plat was acknowledged before me by Stephen A. Gsell and Darleen E. Gsell on this 24th day of September, 2004.

My commission expires 01-25-06



Witness my hand and seal *Sharon Tibbetts*

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I certify that this instrument was filed in my office at 11:03 o'clock A. M. on the 23rd day of November, 2004 A.D. and was recorded in Plat Book 3784, at

Page 177 No. \_\_\_\_\_

Reception No. 222 5426      Drawer No. 99-6      Fees 10.00 1.00

By: *Jamie Haral*      *Suzana Horn*  
Clerk and Recorder      Deputy

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:**

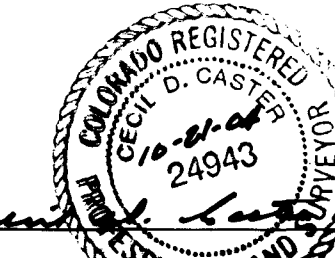
Approved this 17 day of Nov, 2004 A.D. by the

Board of County Commissioners of the County of Mesa, State of Colorado.

*Southern B. Genova*  
Chairperson

**SURVEYORS CERTIFICATION**

I Cecil D. Caster, do hereby certify that the accompanying plat of GSELL 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.



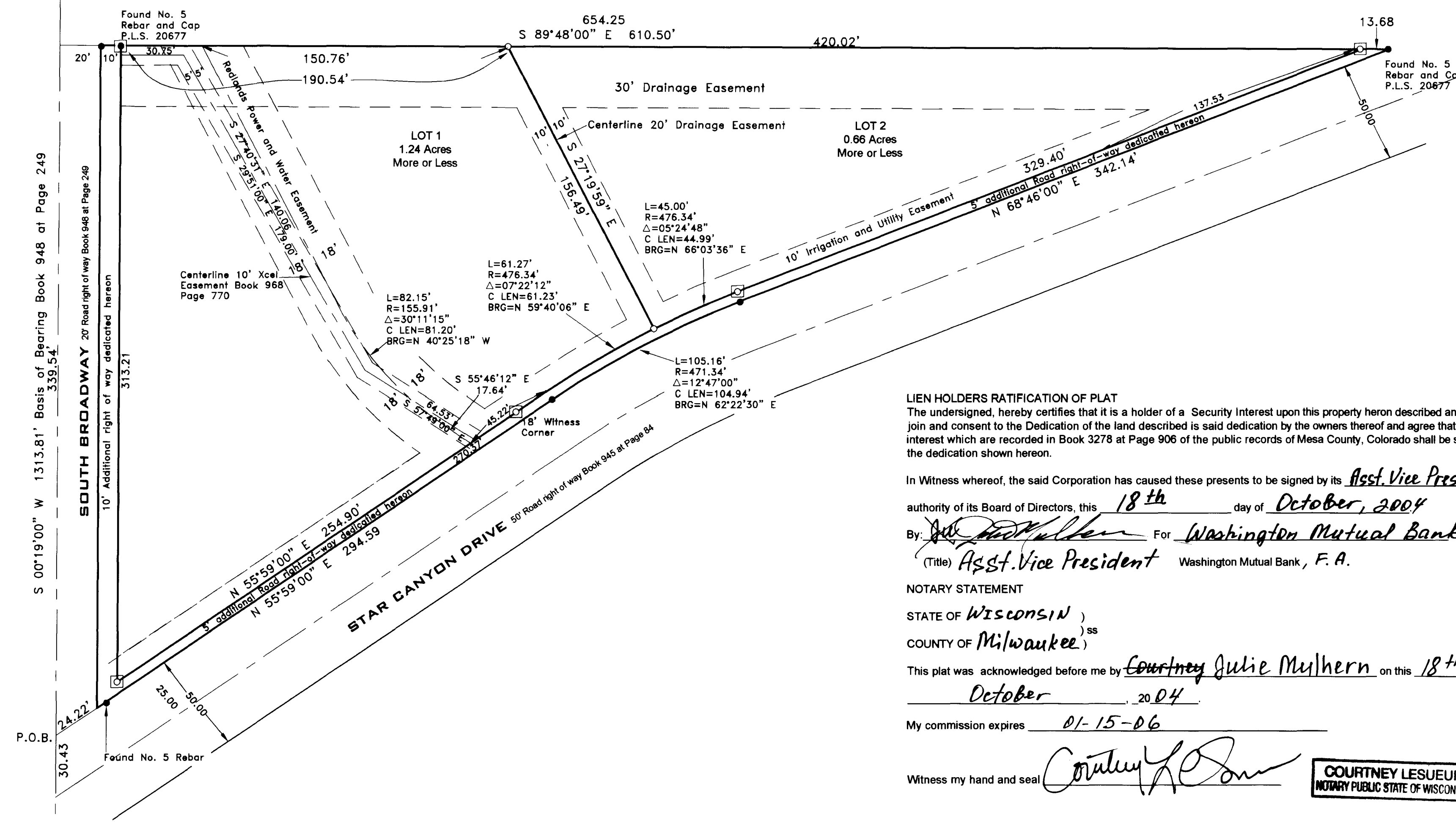
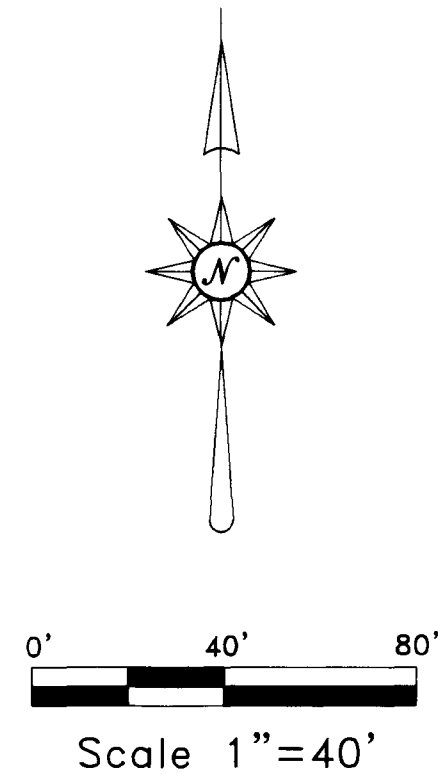
Cecil D. Caster  
Registered Professional Land Surveyor  
PLS No. 24943

Basis of Bearing: A bearing of S00°19'00"W is recorded in Book 948 at Page 249 in the Mesa County Clerk and Recorder's Office between the W 1/16 corner of the South line and SW 1/16 corner in Section 16, Township 11 South, Range 101 West in the 6th P.M.

**GSELL MINOR SUBDIVISION**  
Located in the SW 1/4 Section 16, Township 11 South, Range 101 West, of the 6TH Principal Meridian.

DESIGNED _____	FIELD APPROVAL _____
DRAWN <u>RM</u>	TECHNICAL APPROVAL _____
CHECKED <u>GDC</u>	APPROVED <u>9/20/04</u>
PREPARED FOR: <u>Stephen and Darleen Gsell</u>	JOB NO. <u>03-58</u>

**Monument Surveying Inc.**  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4674



**AREA SUMMARY**

Lots 1-2	1.90 acres = 93%
Dedicated right of way	0.15 acres = 7%
Total	2.05 acres = 100%

**LEGEND**

- ⊕ = Found Mesa County Survey Marker as noted
- = Set Monument in Concrete.
- = Set No. 5 Rebar and Cap "Monument PLS 24943".
- = Found No. 5 rebar as noted

**LIEN HOLDERS RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a Security Interest upon this property heron described and does hereby join and consent to the Dedication of the land described is said dedication by the owners thereof and agree that its security interest which are recorded in Book 3278 at Page 906 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In Witness whereof, the said Corporation has caused these presents to be signed by its Asst. Vice President with the authority of its Board of Directors, this 18th day of October, 2004

By: *Julie Mulhern* For Washington Mutual Bank, F.A.  
(Title) Asst. Vice President Washington Mutual Bank, F.A.

**NOTARY STATEMENT**

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) ss

This plat was acknowledged before me by Courtney Julie Mulhern on this 18th day of October, 2004.

My commission expires 01-15-06

Witness my hand and seal *Courtney Lesueur* **COURTNEY LESUEUR**  
NOTARY PUBLIC STATE OF WISCONSIN

**LIEN HOLDERS RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a Security Interest upon this property heron described and does hereby join and consent to the Dedication of the land described is said dedication by the owners thereof and agree that its security interest which are recorded in Book 3278 at Page 893 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In Witness whereof, the said Corporation has caused these presents to be signed by its vice president with the authority of its Board of Directors, this 24th day of September, 2004

By: *Carol Allen* For Bank of Colorado  
(Title) Vice President Bank of Colorado

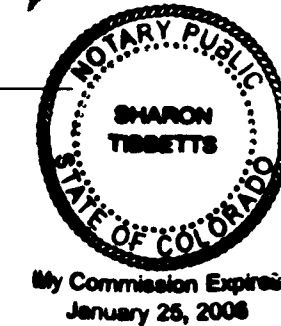
**NOTARY STATEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

This plat was acknowledged before me by Carol Allen V.P. Bank of Colorado on this 24th day of September, 2004.

My commission expires 01-25-06

Witness my hand and seal *Sharon Tibbetts*



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.

W 1/6 corner South Line  
Sec. 16 T11S,  
R101W, 6th P.M.  
MCSM #621