

E1/16 CORNER
SEC. 25 & 24, T1N, R2W
UTE MERIDIAN
MCSM #1146-1

NE CORNER
SEC. 25, T1N, R2W
UTE MERIDIAN
MCSM #85

HUGHES MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, David Hughes and Connie Hughes, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1970 at Page 185 of the Mesa County Clerk and Recorders Office, and being situated in Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A parcel of ground situated in the NE1/4 NE1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian being described as follows:

Considering the East line of the NE1/4 NE1/4 of Section 25, T1N, R2W of the Ute Meridian to bear S00°00'00"E and all other bearings contained herein to bear relative thereto Commencing at the NE Corner of Section 25, Township 1 North, Range 2 West of the Ute Meridian; thence along the East line of the NE1/4 NE1/4 of Section 25, T1N, R2W of the Ute meridian S00°00'00"E 363.32 feet to the POINT OF BEGINNING; thence S00°00'00"E 297.23 feet; thence N89°57'57"W 661.27 feet; thence N00°00'48"W 660.64 feet; thence S89°57'30"E 378.42 feet; thence S00°00'00"E 363.53 feet; thence N90°00'00"E 283.00 feet which is the point of beginning, containing 7.67 Acres as described Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as HUGHES 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 accompany 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 owners have caused their names to be hereunto subscribed this 11 day of May, 1999 A.D.

David Hughes
DAVID HUGHES

Connie Hughes
CONNIE HUGHES

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

The foregoing instrument was acknowledged before me this 11 day of May, 1999 A.D., by David Hughes and Connie Hughes

4-20-02
My commission expires:

Billie Atchley
Notary Public
Address 1007 19.5 rd Fruita, CO 81521

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 12:12 o'clock P. M this 3rd day of

June A.D., 1999, and is duly recorded in Plat Book No 17, Page 86

Reception No. 1905315 Drawer No. 66160

Monika Jodd
Clerk

Debra Henderson
Deputy

10.00 1.00
Fees \$

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 26th day of May, 1999 A.D., 1999, Board of County Commissioner's of the County of Mesa, Colorado

Kathryn Hall
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of May, A.D., 1999, County Planning Commission of the County of Mesa, Colorado.

Thomas A. Bester
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of HUGHES MINOR SUBDIVISION, a survey 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.
Colorado Registered Professional Land Surveyor L.S. 16413

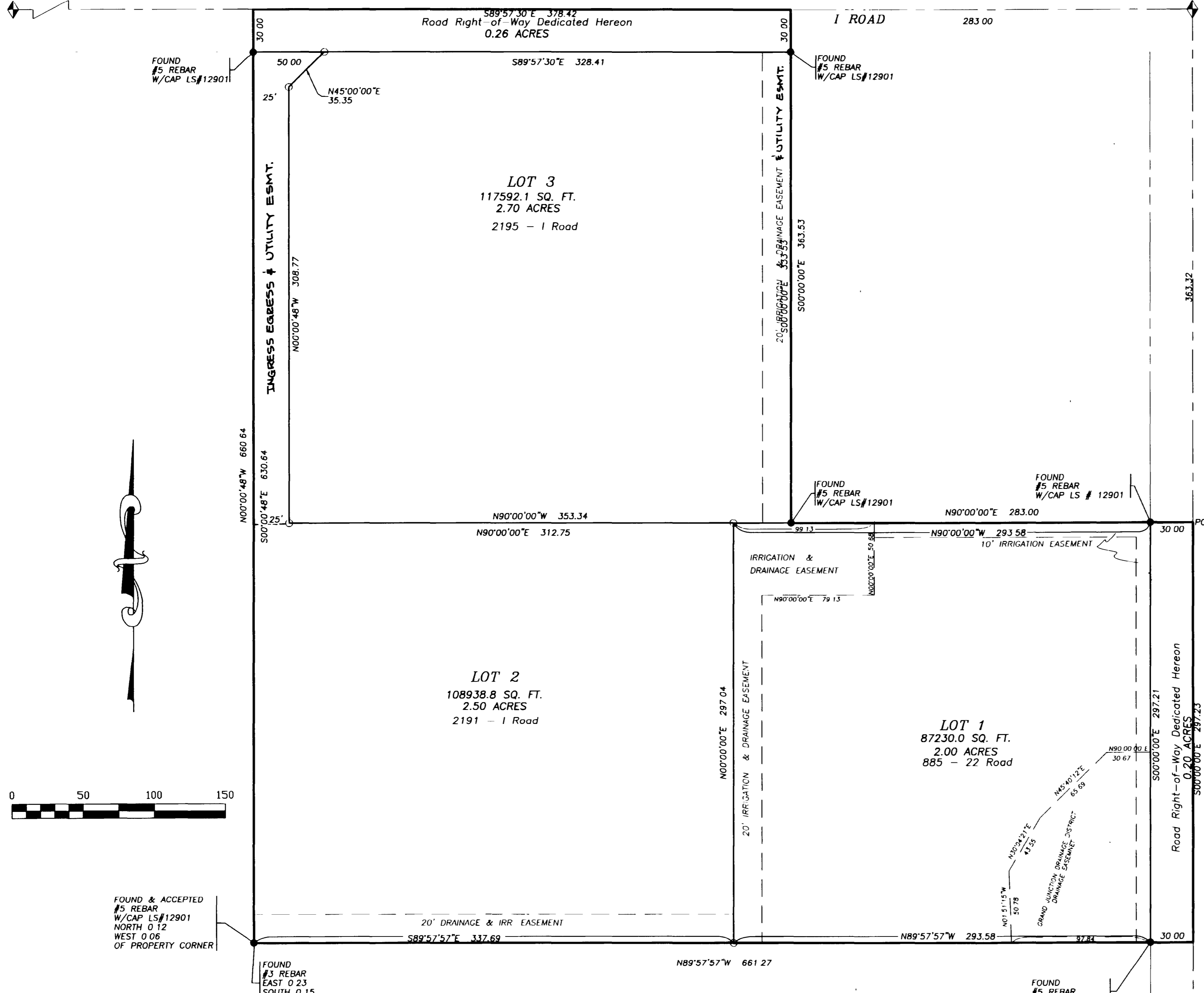
5/10/99
Date

HUGHES MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE NE1/4 NE1/4 OF SECTION 25 T1N, R2W OF THE UTE MERID.

FOR: HUGHES	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: SB EG
ACAD ID HUGHES		DRAWN BY: DMM
SCALE: 1" = 50'	FILE: 98021.1	CHECKED BY: MEM
DATE: 4/29/99		SHEET NO



LEGEND & NOTES

- FOUND SURVEY MONUMENTS AS DESCRIBED
- SET NO 5 RE-BAR W/CAP L.S. 16413
- ◆ FOUND MESA COUNTY SURVEY MONUMENTS

SUBDIVISION CORNER MONUMENTS SET IN CONCRETE

AREA SUMMARY

LOTS = 7.21 ACRES = 94%
R.O.W. ROAD = 0.46 ACRES = 6%
TOTAL = 7.67 ACRES = 100%

BASIS OF BEARING STATEMENT:
BEARINGS ARE BASED ON
THE ASSUMPTION THAT THE
EAST LINE OF THE NE1/4
SE1/4 SECTION 8, T1S, R2E
OF THE UTE MER. BEARS
N00°00'00"E.

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.

EMCUMBRANCER'S RATIFICATION AND APPROVAL

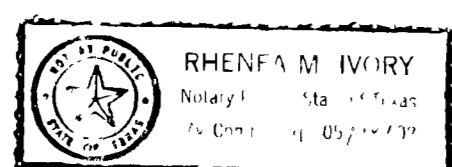
The undersigned financial institution of Home Side Lending Inc. holds a deed of trust on the herein described real property, and hereby ratifies and approves this plat of HUGHES MINOR SUBDIVISION

John Kerns Vice President May 19th Date

STATE OF TEXAS) S.S.
COUNTY OF BEXAR)

The foregoing Emcumbancer's Ratification and Approval was acknowledged before me this 12th day of MAY, A.D., 1999 by J.B. Kerns of HomeSide Lending Inc

5-18-2002
My commission expires



Address 9601 McAllister Freeway
San Antonio, TX
78216

EMCUMBRANCER'S RATIFICATION AND APPROVAL

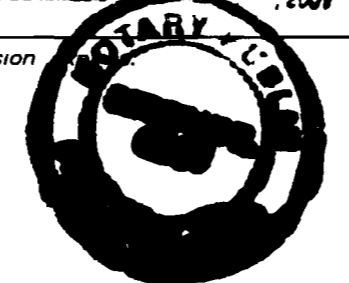
The undersigned financial institution of U.S. Bank holds a deed of trust on the herein described real property, and hereby ratifies and approves this plat of HUGHES MINOR SUBDIVISION

Arlene L. Praker Manager May 11, 1999 Date

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

The foregoing Emcumbancer's Ratification and Approval was acknowledged before me this 11 day of May, A.D., 1999 by Arlene L. Praker of U.S. Bank

4/25/01
My commission



Address 422 White, P.O. Box 8101

