



HUGHES MINOR SUBDIVISION

CORRECTION PLAT

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, David J. Hughes, 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, Book 2609 at Page 110 and Plat Book 17 at Page 86 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 9th day of June, A.D., 1999
 DAVID J. HUGHES
 DAVID HUGHES
 CONNIE HUGHES

STATE OF COLORADO } S.S.
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 9 day of December, A.D., 1999, by David J. Hughes and Connie Hughes.
4/20/02
 My commission expires:
 BILLIE ATKLEY
 Notary Public
 Address 302 S 7th St G.J. Co B1601
 CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 9:22 o'clock A.M. this 9th day of June, A.D., 1999, and is duly recorded in Plat Book No. 17, Page 336
 Reception No. 1953011 Drawer No. II 109
 Monica Todd
 Clerk
 Deputy
 Fees \$ 10.00

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
 Approved this 1st day of June, A.D., 2000, Board of County Commissioner's of the County of Mesa, Colorado.
 Chairman

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 6th day of Feb, A.D., 2000, County Planning Commission of the County of Mesa, Colorado.
 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, Q.E.D. Surveying Systems Inc.
 Colorado Registered Professional Land Surveyor L.S. 16413
 12/1/99
 Date

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS AS DESCRIBED
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ FOUND MESA COUNTY SURVEY MONUMENTS
 - EXISTING FENCE LINE
 - 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.

THE PURPOSE OF THIS PLAT IS TO AMEND THE DRAINAGE & IRRIGATION EASEMENT ALONG THE SOUTH BORDER OF LOTS 1 & 2. ORIGINAL PLAT FILED UNDER PLAT BK-17 PG-86

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.
 J. Dennis D. Peane, Vice President
 January 25, 2000
 STATE OF COLORADO } S.S.
 COUNTY OF MESA }
 The foregoing Emcumbencer's Ratification and Approval was acknowledged before me this 25th day of January, A.D., 1999 by D. Peane of Home Side Lending Inc.
 My commission expires: 12/31/2003
 Notary Public Donna Mart
 Address 1255 Baymeadow Way
Jax, FL 32056

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.
 Charles Baker, V.P.
 12/9/1999
 STATE OF COLORADO } S.S.
 COUNTY OF MESA }
 The foregoing Emcumbencer's Ratification and Approval was acknowledged before me this 9 day of Dec, A.D., 1999 by Charles Baker of U.S. Bank
 My commission expires: 12/31/2003
 Notary Public John R. Cammichel
 Address 422 White Ave
Ord. of Co. 81501



HUGHES MINOR SUBDIVISION

CORRECTION PLAT

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'	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.	CHECKED BY: MEM
DATE: 12/01/99		SHEET NO.
		FILE: 98021.1