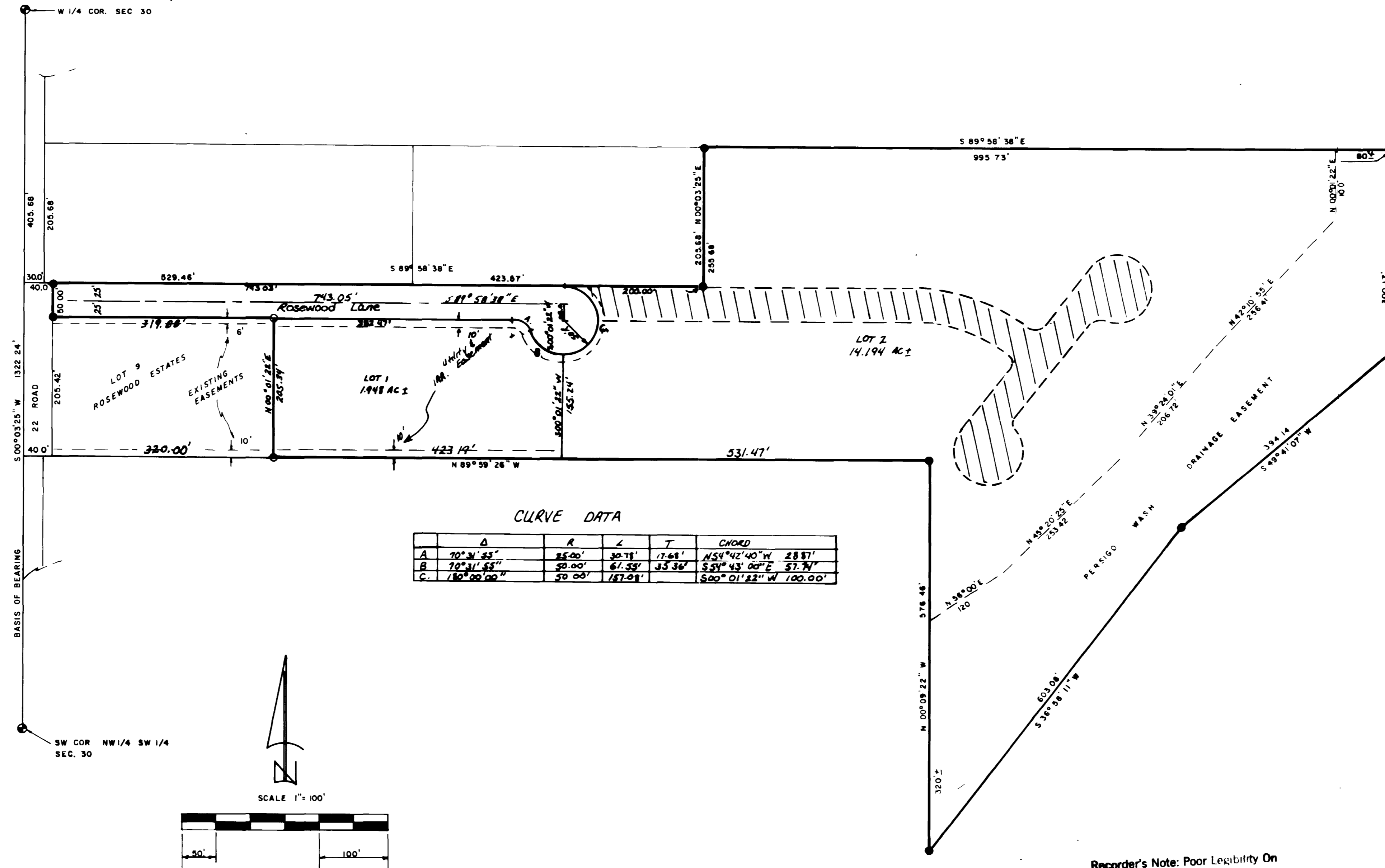


ROSEWOOD II

A REPLAT OF ROSEWOOD LANE AND LOTS 1 THRU 8 OF ROSEWOOD ESTATES,
BEING A MINOR SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF
SECTION 30, T.1N., R.1W., UTE MERIDIAN, MESA COUNTY, COLORADO.



LEGEND
 ● FOUND BRASS CAP MONUMENT
 ● 5/8 REBAR IN CONCRETE BY L.S. 19603
 ○ 5/8 REBAR IN CONCRETE BY L.S. 17478
 ALL OTHER LOT COR ARE 5/8 REBAR BY L.S. 17478

Vacation hereon

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.

ACRES

Rosewood Lane	.990
LOTS	16.142
TOTAL	17.132

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights of way, the vacation of fractional parts of previously dedicated rights of way dedicated by this plat are hereby ordered.

Approved this 18 day of SEPT A.D. 1990 by the Board of County Commissioners, County of Mesa, State of Colorado.

Chairman

DEDICATION:
Know all men by these presents:
That the undersigned warrants that they are the owners of or have some interest of record in all that portion of the Southwest quarter of Section 30, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, described as follows:
Rosewood Lane and Lots 1 thru 8 of Rosewood Estates and the East 20.0' of Lot 9 of Rosewood Estates, Mesa County, Colorado. Containing 17.132 acres, more or less.

The basis of all bearings contained herein being the bearing of South 090°25' West for the West line of the Northwest quarter of said Section 30.
That the owners have caused the said land to be laid out and surveyed as "Rosewood II, a replat of Rosewood Lane and Lots 1 thru 8 of Rosewood Estates, being a minor subdivision of a part of the SW 1/4 of Section 30, T.1N., R.1W., Ute Meridian, Mesa County, Colorado."
That said owners do hereby dedicate and set apart all streets, roads, easements and public sites as shown on the accompanying plat to the use of the public and public utilities forever and hereby grant those portions of real property labeled utility, drainage and irrigation easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to: transmission lines, 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, maintenance and replacement of such lines. Such easements and rights to be utilized in a reasonable and prudent manner.

That the expense for all street paving and improvements shall be paid for by the seller or purchaser, not by the County of Mesa.

In witness whereof:
 7 August 1990
 Date
 7 August 1990
 Date
 State of Colorado)
 County of Mesa) ss

Jerry Elliott

 Janet M. Elliott

The foregoing instrument was acknowledged before me this 7 day of August, 1990 by Jerry Elliott and Janet M. Elliott.

My commission expires 11/3/93

 Sara E. Foley
 Notary Public

SURVEYOR'S CERTIFICATE:
 I, Francis A. Collins, a registered professional surveyor in the State of Colorado, to the best of my professional knowledge, belief and opinion do hereby certify that this plat was prepared under my direction and accurately and properly represents a field survey of the same.

 Francis A. Collins
 L.S. # 17478 7/26/90



CLERK AND RECORDER'S CERTIFICATE:
 State of Colorado)
 County of Mesa) ss
 Reception # 1551260
 I hereby certify that this instrument was filed in my office at 2:17 o'clock P.M. this 13 day of September, A.D. 1990 and is duly recorded in Plat Book No. 13 at page 488.
 Fees paid \$10.00 by Sharon J. Brewer Sharon J. 77
 Deputy

 Mark Lakert
 Clerk and Recorder

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

COUNTY PLANNING COMMISSION CERTIFICATE:
 Approved this 9 day of August, A.D. 1990
 County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:
 Approved this 11 day of September, A.D. 1990
 Board of County Commissioners of the County of Mesa, Colorado.

Chairman

UTILITIES COORDINATING COMMITTEE CERTIFICATE:
 Approved this 8 day of August, A.D. 1990
 Utilities Coordinating Committee of the County of Mesa, Colorado.

Chairman

Recorder's Note: Poor Legibility On Document Provided For Recording

ROSEWOOD II
 A REPLAT OF ROSEWOOD LANE AND LOTS 1 THRU 8 OF
 ROSEWOOD ESTATES, BEING A MINOR SUBDIVISION OF
 A PART OF THE SW 1/4 OF SEC. 30, T.1N., R.1W., UTE
 MERIDIAN, MESA COUNTY, COLORADO.

SURVEYIT
 2004 NORTH 12th.
 GRAND JUNCTION, CO 81501