RAM'S SUBDIVISION A REPLAT OF PARCEL B REIGAN SIMPLE LAND DIVISION DEDICATION CENTER LINE CONCRETE DITCH KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Robert M. Reigan Jr. and Marie H. Reigan, are the owners of that real property located in the SW 1/4 SW 1/4 of Section 30, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 1843 at Page 643 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows: Parcel B, Reigan Simple Land Division Said parcel contains 7.0 acres more or less: That said owners have caused the real property to be laid out and surveyed as RAM'S SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of Colorado. $\Delta = 46$ '34'52" That said owners do hereby dedicate and set apart real property as shown ARC=48.78 and labeled on the accompanying plat. R=60.00' All Multi-purpose Easements shown hereon are hereby dedicated to the public for the use of County-approved utilities and public providers as perpetual, non-exclusive easements for the installation, CHD DIST=47.45' CHD BRG=S65 *40 '38 "E operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, and Ingress/Egress Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s), their guest(s), and invitee(s), and also for the use by the public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. N88 *58 '04" W 43.88' GRAPHIC SCALE All Irrigation and Drainage Easements shown hereon are to be granted to an association if formed now or in the future for the benifit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. That all expenses for the installation of utilities referred to above, shall LEGEND & ABBREVIATIONS be furnished by the seller or the purchaser, not by the County of Mesa. • FOUND MESA COUNTY SURVEY MARKER BM HERRY FOUND #5 REBAR AND CAP STAMPED "ITS L.S. 10097" FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS INC. L.S.24306 W.C. = WITNESS CORNER STATE OF COLORADO) ALL EXTERIOR MONUMENTS ARE SET IN CONCRETE County of Mesa The foregoing instrument was acknowledged before me this 29H day of Dovember A.D., 2005 by Robert M. Reigan Jr. and Marie H. Reigan Witness my hand and official seal: KANNALL THICS Address 750 Main St., Grant Justier My commission expires: 12/7/05 LOT 2 LOT 1 SURVEYOR'S STATEMENT 3.4±ACRES 3.6±ACRES I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me BOARD OF COUNTY COMMISSIONERS CERTIFICATE of under my direct responsibility, supervision, and checking. That title research was supplied by CPR Title, Inc. in Title Commitment No.01-03759. Approved this 8" day of DECEMBER. D. 2005, by the Board of County Commissioners of the County of Mesa, State of Colorado. CLERK AND RECORDER'S CERTIFICATE I hereby certify that this instrument was filed for recording in my office at 2:19 o'clock PM., this 9th day of December A.D. 2005, and is duly recorded in Book No. 4056 at page 462 Reception No. 2291994 . Fees 1000 \$100 Drawer No. RR-81 AREA SUMMARY LOTS 1 & 2 = 7.0 AC. / 100% TOTAL = 7.0 AC. / 100% S 1/16 CORNER SECTION 30 MCSM #887 NO LIENS EXIST N90 *00 '00 "E 36.50 '\ LIENHOLDERS SIGNATURE PLAT NOTES "RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq." NOO *00 '00 "E 35. 00 ' RAM'S SUBDIVISION STATE OF COLORADO Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder. 249.01' 14' MULTI-PURPOSE EASEMEN A REPLAT OF PARCEL B County of Mesa) 392.51 REIGAN SIMPLE LAND DIVISION ROAD R.O.W. BOOK 1599, PAGE 414 & 415 The foregoing instrument SW1/4 SW1/4 SECTION 30, T. 1N., R. 1 W., UTE M. <u>670</u>. <u>8</u>3 ' "Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific A.D., 2005 by 1323.16 S89 *56 ' 30 " W H ROAD development plan has been approved by Mesa County for RAM'S SUBDIVISION. SW CORNER W 1/16 CORNER D H SURVEYS INC. Witness my hand a SECTION 30 MCSM#89-1 SECTION 30 MCSM #406-1 Notary Publi 118 OURAY AVE. - GRAND JUNCTION, CO. NOTICE: According to Colorado law you must commence any legal Address action based upon any defect in this survey within three years (970) 245-8749 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/statement esigned By A. VP. Checked By M. W.D. Job No. 338-02-02 C. C. FRi. Recorded in Book 3801 BJ. Sheet 1 OF 1