

WHITEROCK MINOR SUBDIVISION

PART OF THE SE1/4 NE1/4 OF SECTION 21, TOWNSHIP 11 SOUTH RANGE 101 WEST, 6TH P.M., MESA COUNTY, COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA M. ANDERSON FAMILY LIVING TRUST IS THE OWNER OF RECORD OF THAT PART OF THE NE1/4 OF SECTION 21 TOWNSHIP 11 SOUTH RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, MESA COUNTY COLORADO AS DESCRIBED AND OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN BOOK 2301, PAGE 860 & 861 SAID OWNER HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE WHITEROCK MINOR SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS

THAT PART OF THE NE1/4 OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF THE SECOND LIFT DITCH OF THE REDLANDS IRRIGATION WATER & POWER COMPANY, BEING DESCRIBED AS FOLLOWS COMMENCING AT THE SE CORNER NE1/4 OF SAID SECTION 21, T11S, R101W, 6TH P.M., THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE SE1/4 NE1/4 OF SAID SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO A DISTANCE OF 577.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF THE SECOND LIFT DITCH OF THE REDLANDS IRRIGATION WATER & POWER COMPANY ALONG THE FOLLOWING 16 COURSES AND DISTANCE: 1) NORTH 75 DEGREES 50 MINUTES 33 SECONDS WEST 31.03 FEET, 2) NORTH 51 DEGREES 48 MINUTES 07 SECONDS WEST, 15.27 FEET, 3) NORTH 41 DEGREES 40 MINUTES 49 SECONDS WEST, 97.80 FEET, 4) NORTH 42 DEGREES 27 MINUTES 47 SECONDS WEST 115.02 FEET, 5) NORTH 44 DEGREES 23 MINUTES 07 SECONDS WEST, 24.54 FEET, 6) NORTH 48 DEGREES 55 MINUTES 15 SECONDS WEST 30.26 FEET, 7) NORTH 54 DEGREES 10 MINUTES 03 SECONDS WEST, 36.22 FEET, 8) NORTH 59 DEGREES 14 MINUTES 36 SECONDS WEST, 196.79 FEET, 9) NORTH 59 DEGREES 21 MINUTES 01 SECONDS WEST, 215.11 FEET, 10) NORTH 54 DEGREES 46 MINUTES 37 SECONDS WEST, 35.70 FEET, 11) NORTH 49 DEGREES 39 MINUTES 32 SECONDS WEST 61.67 FEET, 12) NORTH 45 DEGREES 47 MINUTES 42 SECONDS WEST, 98.90 FEET, 13) NORTH 44 DEGREES 02 MINUTES 27 SECONDS WEST, 62.46 FEET, 14) NORTH 42 DEGREES 38 MINUTES 38 SECONDS WEST, 68.48 FEET, 15) NORTH 42 DEGREES 18 MINUTES 01 SECONDS WEST, 71.73 FEET, 16) NORTH 38 DEGREES 48 MINUTES 11 SECONDS WEST, 82.90 FEET, THENCE NORTH 41 DEGREES 47 MINUTES 30 SECONDS EAST, A DISTANCE OF 293.58 FEET, THENCE NORTH 89 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 718.27 FEET TO THE EAST LINE OF THE NE1/4 NE1/4 OF SAID SECTION 21, THENCE SOUTH 00 DEGREES 35 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE NE1/4 NE1/4 OF SAID SECTION 21, A DISTANCE OF 232.11 FEET TO THE SE CORNER NE1/4 NE1/4 OF SAID SECTION 21, THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE SE1/4 NE1/4 OF SAID SECTION 21, A DISTANCE OF 686.06 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 12.55 ACRES AS DESCRIBED

LINE	DIRECTION	DISTANCE
L1	S 89°23'13" W	83.00
L2	N 65°51'40" W	31.68
L3	N 38°58'28" W	54.61
L4	S 79°11'31" E	25.71
L5	S 00°18'42" W	60.89
L6	N 89°41'18" W	182.22
L7	N 89°41'18" W	123.84
L8	S 42°27'47" E	115.61
L9	S 44°23'07" E	25.95
L10	N 48°55'15" W	32.39
L11	N 54°10'03" W	36.48
L12	S 59°14'38" E	197.92
L13	N 59°21'01" W	214.13
L14	N 54°46'37" W	33.59
L15	N 49°39'32" W	59.71
L16	N 48°47'42" W	67.68
L17	N 44°02'27" W	61.78
L18	N 42°38'38" W	65.10
L19	N 42°18'01" W	70.89
L20	N 38°48'11" W	58.29
L22	S 41°40'48" E	66.98

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS WHITEROCK MINOR SUBDIVISION, A SUBDIVISION WITHIN THE COUNTY OF MESA, STATE OF COLORADO THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER THAT SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH IS LABELED AS MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM SEWER MAINS AND GAS PIPELINES ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USER'S RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE ALL INGRESS/EGRESS EASEMENTS TO THE OWNERS OF LOTS SPECIFICALLY IDENTIFIED ON THE PLAT AS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE USE BY SAID LOT OWNERS, THEIR GUESTS AND INVITEES, AND ALSO FOR USE BY PUBLIC SERVICES, INCLUDING BUT NOT LIMITED TO, POSTAL SERVICES, TRASH COLLECTION, FIRE, POLICE, EMERGENCY VEHICLES.

THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT THE RIGHT TO DREDGE PROVIDED HOWEVER THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS WHEREOF SAID OWNER, HAS CAUSED HER NAME TO BE HEREINTO SUBSCRIBED THIS 21 DAY OF January, A.D. 1999

Donna M. Anderson
DONNA M. ANDERSON FAMILY LIVING TRUST

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONNA M. ANDERSON THIS 21st DAY OF January, A.D. 1999

WITNESS MY HAND AND OFFICIAL Patricia A. Maurer MY COMMISSION EXPIRES 2-4-2002



LIENHOLDERS RATIFICATION THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON THE REAL PROPERTY INVOLVED, DO HEREBY RATIFY AND APPROVE THE PLAT OF WHITEROCK MINOR SUBDIVISION

SIGNED THIS _____ DAY OF _____, 1999 BY MA

NOTARY PUBLIC CERTIFICATION
STATE OF _____ }
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ OF _____

THIS _____ DAY OF _____, A.D. 1999

WITNESS MY HAND AND OFFICIAL _____ MY COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATION

APPROVED THIS 17th DAY OF February, A.D. 1999 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO

Kathryn A. Hall
CHAIRMAN

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 2nd DAY OF February, A.D. 1999 BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, STATE OF COLORADO

Thomas R. Burtis
CHAIRPERSON

Covenants recorded in the office of the Clerk and Recorder of Mesa County, Colorado, at Book 2544, Page 186-192

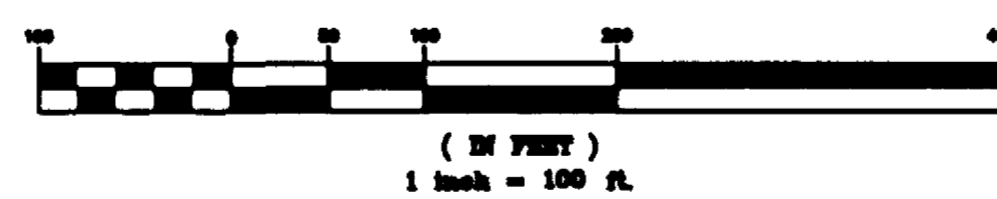
CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:12 O'CLOCK P.M. February 22 A.D. 1999 AND WAS DULY RECORDED IN PLAT BOOK NO. 16

PAGE 396 RECEPTION NO. 1889613 DRAWER NO. 6686 FEES 10.00

BY Lucille M. Eirey DEPUTY BY Monika Taha CLERK & RECORDER

GRAPHIC SCALE



PREPARED FOR DONNA M. ANDERSON
567 20 ROAD, GRAND JUNCTION, CO

WHITEROCK MINOR SUBDIVISION

PART OF THE SE1/4 NE 1/4 OF SECTION 21, T11S, R101W
6TH P.M. MESA COUNTY, COLORADO

PREPARED BY APPLIED EARTH SCIENCES, INC.
737 HORIZON DRIVE #204
GRAND JUNCTION, COLORADO 81506
970-248-3559

SURVY: SKW/TS	DATE SURV: JAN 1998	DRAWN BY: WSM	SCALE: 1"=100'
REVISIONS:			

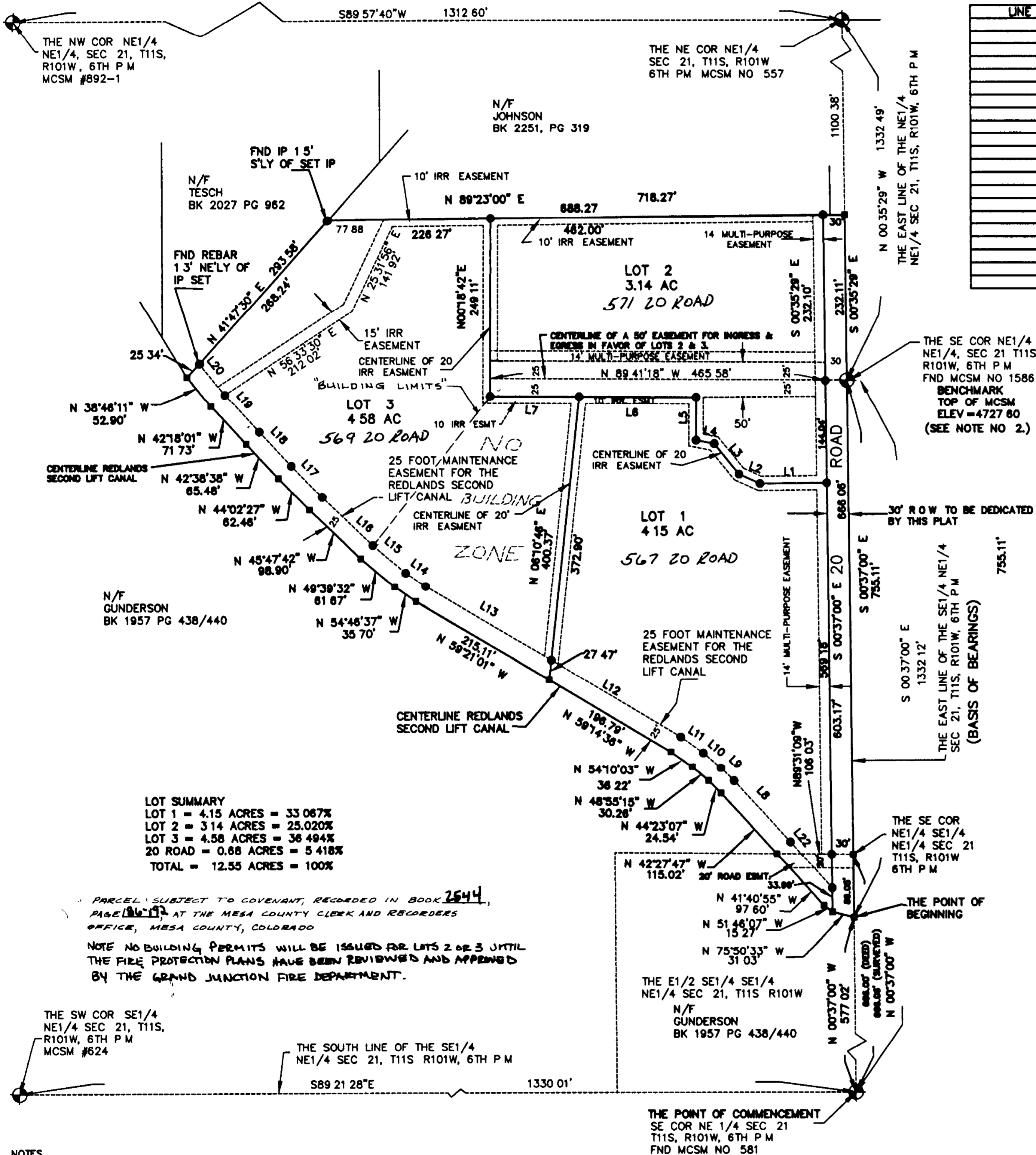


WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING FEBRUARY 1998, AND HAS BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 30th DAY OF December, 1998



LOT SUMMARY

LOT 1 = 4.15 ACRES = 33.067%
LOT 2 = 3.14 ACRES = 25.020%
LOT 3 = 4.58 ACRES = 36.994%
20 ROAD = 0.68 ACRES = 5.418%
TOTAL = 12.55 ACRES = 100%

PARCEL SUBJECT TO COVENANT, RECORDED IN BOOK 2544, PAGE 186-192 AT THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO

NOTE NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 2 OR 3 UNTIL THE FIRE PROTECTION PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GRAND JUNCTION FIRE DEPARTMENT.

NOTES
1. BASIS OF BEARINGS ASSUME THE EAST LINE OF THE SE1/4 NE1/4 OF SEC 21, T11S, R101W, 6TH P.M. TO BEAR NORTH 00°37'00" WEST
2. ELEVATIONS AND CONTOURS AS SHOWN ARE RELATED TO THE USGS TOPOGRAPHIC DATUM

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 CERTIFICATION SHOWN HEREON

- ⊕ DENOTES MESA COUNTY SURVEY MARKER
- DENOTES 5/8" REBAR W/ALUM CAP STAMPED PLS 24320 SET IN CONCRETE
- DENOTES FOUND REBAR AS NOTED
- DENOTES COMPUTED POSITION (NOT SET)