

MUHR MINOR SUBDIVISION

NW1/4 NW1/4 & NE1/4 NW1/4 Section 22, T11S, R101W, 6th PM, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Stan Muhr and Barbara L. Muhr are the owners of that real property being part of the NW 1/4 NW 1/4 and NE 1/4 NW 1/4 of Section 22, Township 11 South, Range 101 West of the Sixth Principal Meridian, Mesa County, Colorado.

That portion of real property being part of this dedication is more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence South 02°12'00" East, 731.65 feet to the POINT OF BEGINNING on the Easterly right-of-way line of 20 Road; thence parallel to the Northerly line of the NW 1/4 NW 1/4 of said Section 22, South 89°33'31" East, 1331.03 feet; to the Westerly Boundary of THE PRESERVE - FILING NO. FOUR recorded as Reception No. 1901099 in Plat Book 17 at Pages 66 & 67 of Mesa County Clerk and Recorders Office; thence along said Westerly boundary South 03°33'15" East 75.63 feet; thence South 00°49'45" West, 526.14 feet along said Westerly boundary; thence North 89°32'58" West, 28.90 feet along the Southerly line of the NE 1/4 NW 1/4 of said Section 22 to the Southeast Corner of the NW 1/4 NW 1/4 of said Section 22; thence along the South line of the NW 1/4 NW 1/4 of said Section 22, North 89°32'34" West, 1292.56 feet to a point on the Easterly right-of-way of 20 Road; thence North 00°38'00" West along said Easterly right-of-way line 601.31 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as: MUHR MINOR SUBDIVISION, a subdivision of the County of Mesa and State of Colorado.

That said owners do hereby certify that to the best of their knowledge no liens exist against any part of this dedication.

That said owners do hereby reserve to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines; together with the right to trim or remove interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, 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.

That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30th day of August A.D., 2000.

Stan Muhr
Barbara L. Muhr

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 30th day of August A.D., 2000.

Witness my hand and official seal.

My commission expires: 03/06/2004

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 02:53 o'clock P.M. on this 7th day of December A.D. 2000 and was recorded as reception number 1976067

in Plat Book 18 on Page 64 Drawer No. JJ-44

Monika Todd Elisa Laaha Fees: \$ 10.00
Mesa County Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25 day of Oct, A.D., 2000.

Board of County Commissioners of the County of Mesa, Colorado.

Joselyn B. Danora
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of October, A.D., 2000.

County Planning Commission of the County of Mesa, Colorado.

Chad Hunt
Chairman

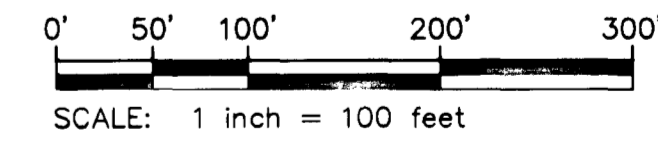
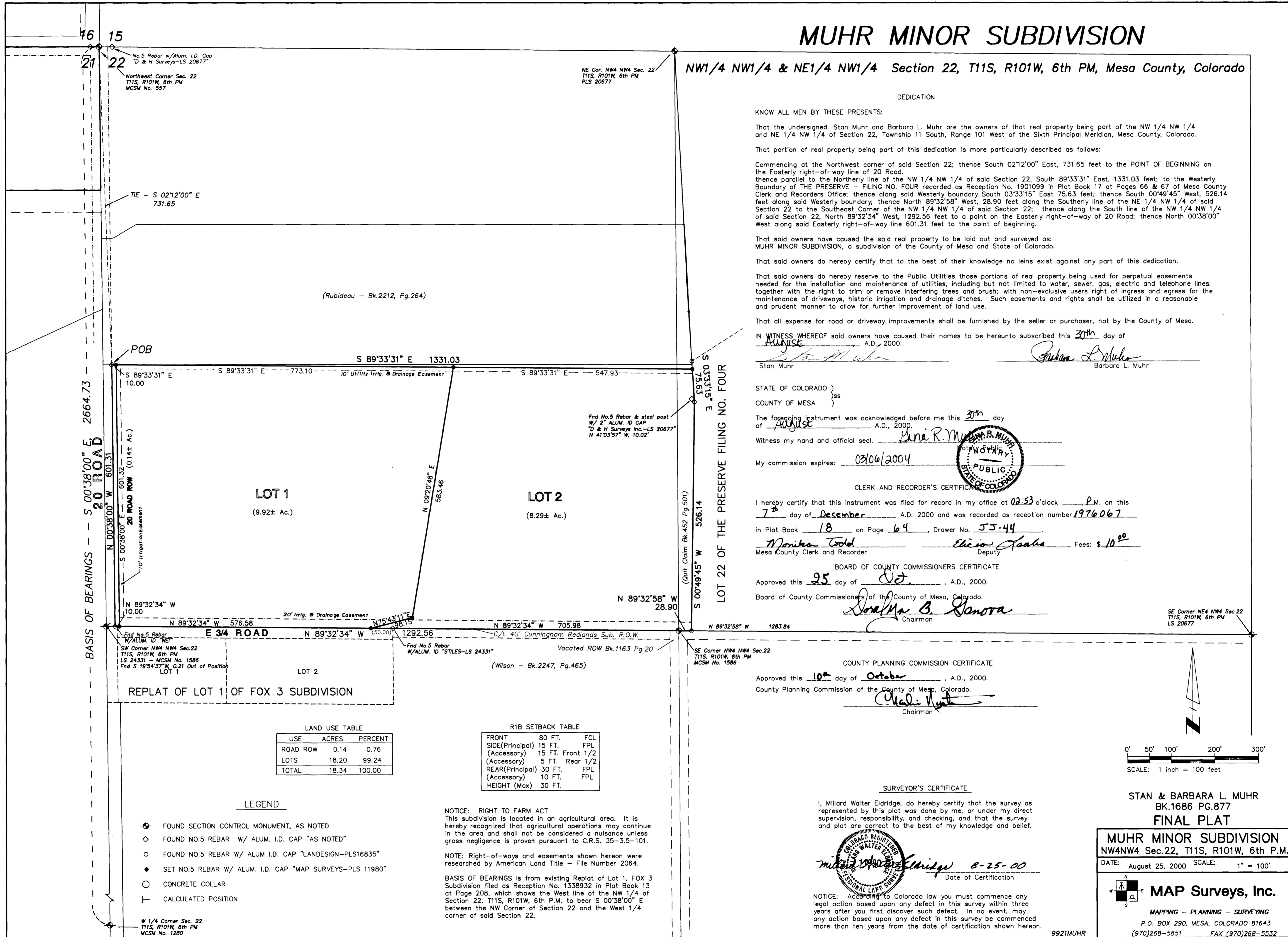
SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plot was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

Millard Walter Eldridge 8-25-00
Date of Certification

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.

9921MUHR



STAN & BARBARA L. MUHR
BK.1686 PG.877
FINAL PLAT

MUHR MINOR SUBDIVISION
NW4NW4 Sec.22, T11S, R101W, 6th P.M.
DATE: August 25, 2000 SCALE: 1" = 100'
MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532