

# MUHR MINOR II SUBDIVISION

Being a Replat of 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 Lot 1 and Lot 2 of MUHR MINOR SUBDIVISION duly recorded as Reception No. 1976067 in Plat Book 18 at Page 64. The boundaries of said Lots are more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence South 02°58'54" East, 732.18 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, 1321.03 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, 1282.56 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 601.32 feet to the point of beginning.

That said owners have caused the said real property to be laid out and replatted as: MUHR MINOR II 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.

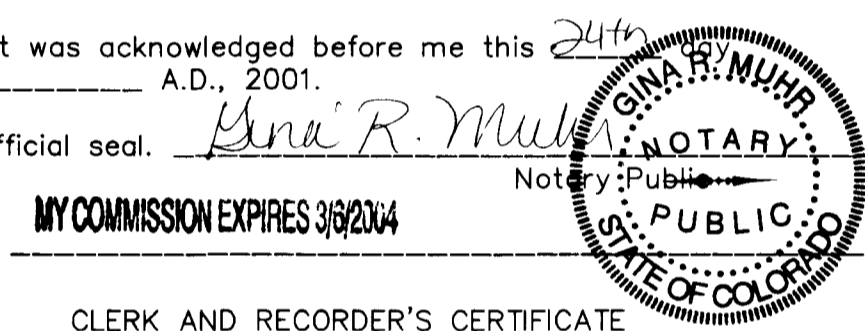
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 24<sup>th</sup> day of August, A.D., 2001.

*Stan Muhr* Stan Muhr *Barbara L. Muhr* Barbara L. Muhr

STATE OF COLORADO }  
 COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, A.D., 2001.

Witness my hand and official seal. *Dina R. Muhr* Notary Public  
 My commission expires: MY COMMISSION EXPIRES 3/8/2004



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 4:30 o'clock P.M. on this 28<sup>th</sup> day of August, A.D. 2001 and was recorded as reception number 2012831

in Plat Book 18 on Page 225, Drawer No. 4420  
*Monica Judd* Mesa County Clerk and Recorder *Carol Zints* Deputy Fees: \$ 10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28<sup>th</sup> day of August, A.D., 2001.

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

*Kathryn A. Hall* Chairman

SE Corner NW4 NW4 Sec.22  
 T11S, R101W, 6th PM  
 LS 20677

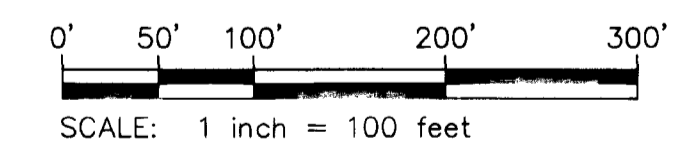
SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat 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.



8-23-01  
 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.



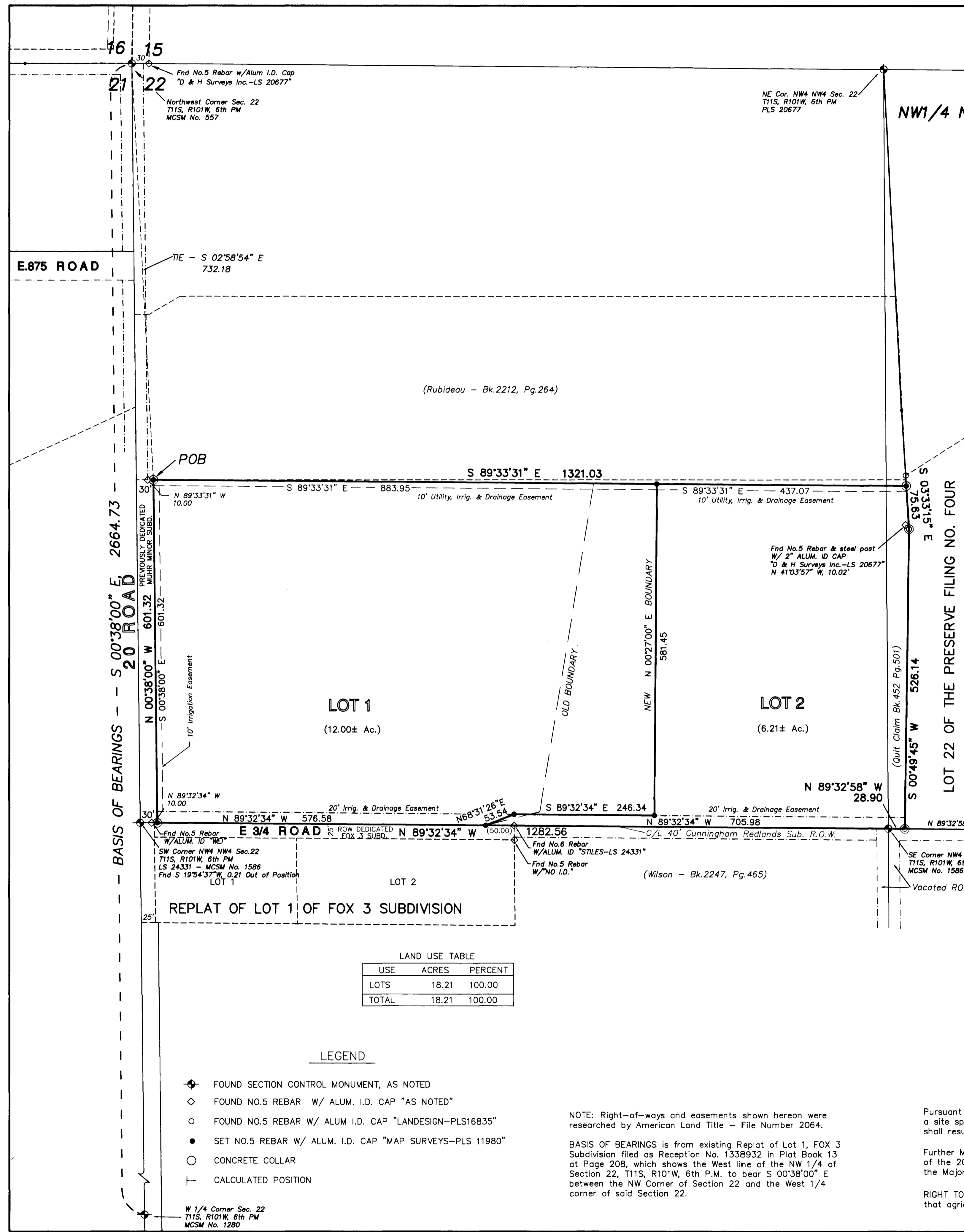
STAN & BARBARA L. MUHR  
 FINAL PLAT

MUHR MINOR II SUBDIVISION  
 A Replat of MUHR MINOR SUBDIVISION  
 NW4NW4 Sec.22, T11S, R101W, 6th P.M.

DATE: August 23, 2001 SCALE: 1" = 100'



MAPPING - PLANNING - SURVEYING  
 P.O. BOX 290, MESA, COLORADO 81643  
 (970)268-5851 FAX (970)268-5532



(Rubideau - Bk.2212, Pg.264)

NE Cor. NW4 NW4 Sec. 22  
 T11S, R101W, 6th PM  
 PLS 20677

Find No.5 Rebar w/Alum I.D. Cap  
 D & H Surveys Inc.-LS 20677  
 Northwest Corner Sec. 22  
 T11S, R101W, 6th PM  
 MCSM No. 557

Find No.5 Rebar & steel post  
 W/ 2" ALUM. ID CAP  
 D & H Surveys Inc.-LS 20677  
 N 41°03'57" W, 10.02'

Find No.5 Rebar  
 W/ALUM. ID CAP  
 SW Corner NW4 NW4 Sec.22  
 T11S, R101W, 6th PM  
 LS 24331 - MCSM No. 1586  
 Find S 19°54'37" W, 0.21' Out of Position

Find No.6 Rebar  
 W/ALUM. ID "STILES-LS 24331"  
 Find No.5 Rebar  
 W/"NO I.D."

SE Corner NW4 NW4 Sec.22  
 T11S, R101W, 6th PM  
 MCSM No. 1586

REPLAT OF LOT 1 OF FOX 3 SUBDIVISION

LAND USE TABLE		
USE	ACRES	PERCENT
LOTS	18.21	100.00
TOTAL	18.21	100.00

LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- ◇ FOUND NO.5 REBAR W/ ALUM. I.D. CAP "AS NOTED"
- FOUND NO.5 REBAR W/ ALUM I.D. CAP "LANDESIGN-PLS16835"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- CONCRETE COLLAR
- ├ CALCULATED POSITION

NOTE: Right-of-ways and easements shown hereon were researched by American Land Title - File Number 2064.

BASIS OF BEARINGS is from existing Replat of Lot 1, FOX 3 Subdivision filed as Reception No. 1338932 in Plat Book 13 at Page 208, which shows the West line of the NW 1/4 of Section 22, T11S, R101W, 6th P.M. to bear S 00°38'00" E between the NW Corner of Section 22 and the West 1/4 corner of said Section 22.

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 development plan has been approved by Mesa County for MUHR MINOR II SUBDIVISION and shall result in a vested right for a period of three years from August 31, 2001.

Further Minor Subdivisions of any portion of the subject tract are prohibited pursuant to Section 3.5.6.B of the 2000 Mesa County Land Development Code. Further divisions, if any, shall be processed through the Major Subdivision process.

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.

0126MUHR

W 1/4 Corner Sec. 22  
 T11S, R101W, 6th PM  
 MCSM No. 1280