

Retherford's Lots
BEING A REPLAT OF LOT 1, RETHERFORD SUBDIVISION
AND A PARCEL OF LAND SITUATED IN THE NW1/4
OF SECTION 23, T11S, R101W, UTE MERIDIAN

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEPICTED ON RETHERFORD SUBDIVISION, AT PLAT BOOK 18, PAGE 281 OF THE MESA COUNTY RECORDS. FOUND IN PLACE AT BOTH ENDS OF SAID LINE WERE MESA COUNTY SURVEY MARKERS. VALUE GIVEN FOR SAID LINE IS S89°23'00"E.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Claudia M. Gray and Terry L. Retherford, are the real owners of that real property situated in the County of Mesa, State of Colorado, described in Plat Book 18 at Page 281 and in Book 1456 at Page 908, respectively, of the Mesa County Clerk & Recorder's Office, and being situated in the NE1/4 of Section 22 and the NW1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A parcel of land situated in the NE1/4 of Section 22 and the NW1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the NE Corner of Section 22, T11S, R101W of the 6th P.M., and considering the North Line of the NE1/4 of said Section 22 to bear N89°23'00"W and all bearings contained herein to be relative thereto; thence N89°23'00"W along said North Line a distance of 2640.89 feet; thence S89°23'00"E a distance of 2641.34 feet; thence S89°16'56"E a distance of 166.98 feet; thence S00°39'00"W a distance of 538.52 feet; thence S00°25'00"W a distance of 241.35 feet; thence N89°47'47"W a distance of 165.71 feet; thence N00°29'00"E a distance of 17.47 feet; thence N89°07'58"W a distance of 310.01 feet; thence N00°29'00"E a distance of 556.64 feet; thence N89°23'00"W a distance of 20.00 feet; thence N00°29'00"E a distance of 10.60 feet; thence S89°54'15"E a distance of 115.99 feet; thence N00°29'00"W a distance of 189.40 feet; thence S89°54'15"E a distance of 216.01 feet to the Point of Beginning, containing 7.96 Acres as described, all in Mesa County, Colorado.

Said owners have caused the described real property to be subdivided and to be publicly known as RETHERFORD'S LOTS.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owners dedicate those portions of real property (labeled as Irrigation Easements on the accompanying plat) as easements for the installation and maintenance of irrigation lines for the distribution of irrigation water to downstream irrigation water users as well as private irrigation systems for the benefit of the lot owners.

Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented herein. There are none.

Said owner does subscribe hereunder this 2 day of April, 2004.

Claudia M. Gray

STATE OF COLORADO)
COUNTY OF MESA) S.S.

This plat was acknowledged before me by Claudia M. Gray, on this 2 day of April, 2004.

My commission expires: 4-20-05 Witness my hand and seal

Notary Public

Said owners do subscribe hereunder this 2 day of April, 2004.

Terry L. Retherford

STATE OF COLORADO)
COUNTY OF MESA) S.S.

This plat was acknowledged before me by Terry L. Retherford on this 2 day of April, 2004.

My commission expires: 4-20-05 Witness my hand and seal

Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I certify that this instrument was filed in my office at 8:57 o'clock A.M. this 30th day of April, 2004 A.D. and was recorded in Plat Book No. 3642, Page No. 371-372, Reception No. 289462, Drawer No. 2225, Fees \$20.00 + \$1.00

By: Janice Ward
Clerk and Recorder

Jessica Horne
Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17 day of April, 2004 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

Vincent A. Popish
Chairperson

- FOUND MESA COUNTY SURVEY MARKER
 - FOUND SURVEY MARKER AS DESCRIBED
 - SET NO.5 REBAR/CAP IN CONCRETE L.S. 33650
 - SET NAIL IN PLASTIC CAP L.S. 33650
- NOTE: ALL PERIMETER MARKERS SET IN CONCRETE
- (R) RECORD
 - (M) MEASURED

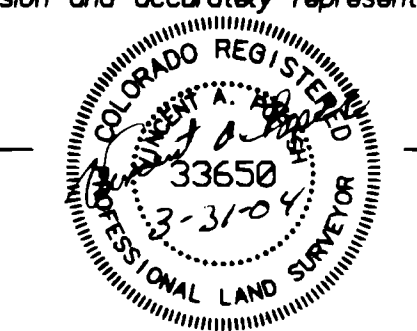
LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the RETHERFORD LOTS Subdivision.
Signed this 2 day of April, 2004
by: Jesse E. Retherford
STATE OF COLORADO)
COUNTY OF MESA) S.S.
The foregoing instrument was acknowledged before me this 2 day of April A.D., 2004.
by: Jesse E. Retherford
My commission expires: 4-20-05
Notary Public

LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the RETHERFORD LOTS Subdivision.
Signed this 2 day of April, 2004
by: Everett D. Potter
STATE OF COLORADO)
COUNTY OF MESA) S.S.
The foregoing instrument was acknowledged before me this 2 day of April A.D., 2004
by: Everett D. Potter and Jo Ann Potter
My commission expires: 4-20-05
Notary Public

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of RETHERFORD'S LOTS, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish
Vincent A. Popish, Independent Surveyor, Inc.
Colorado Professional Land Surveyor No. 33650

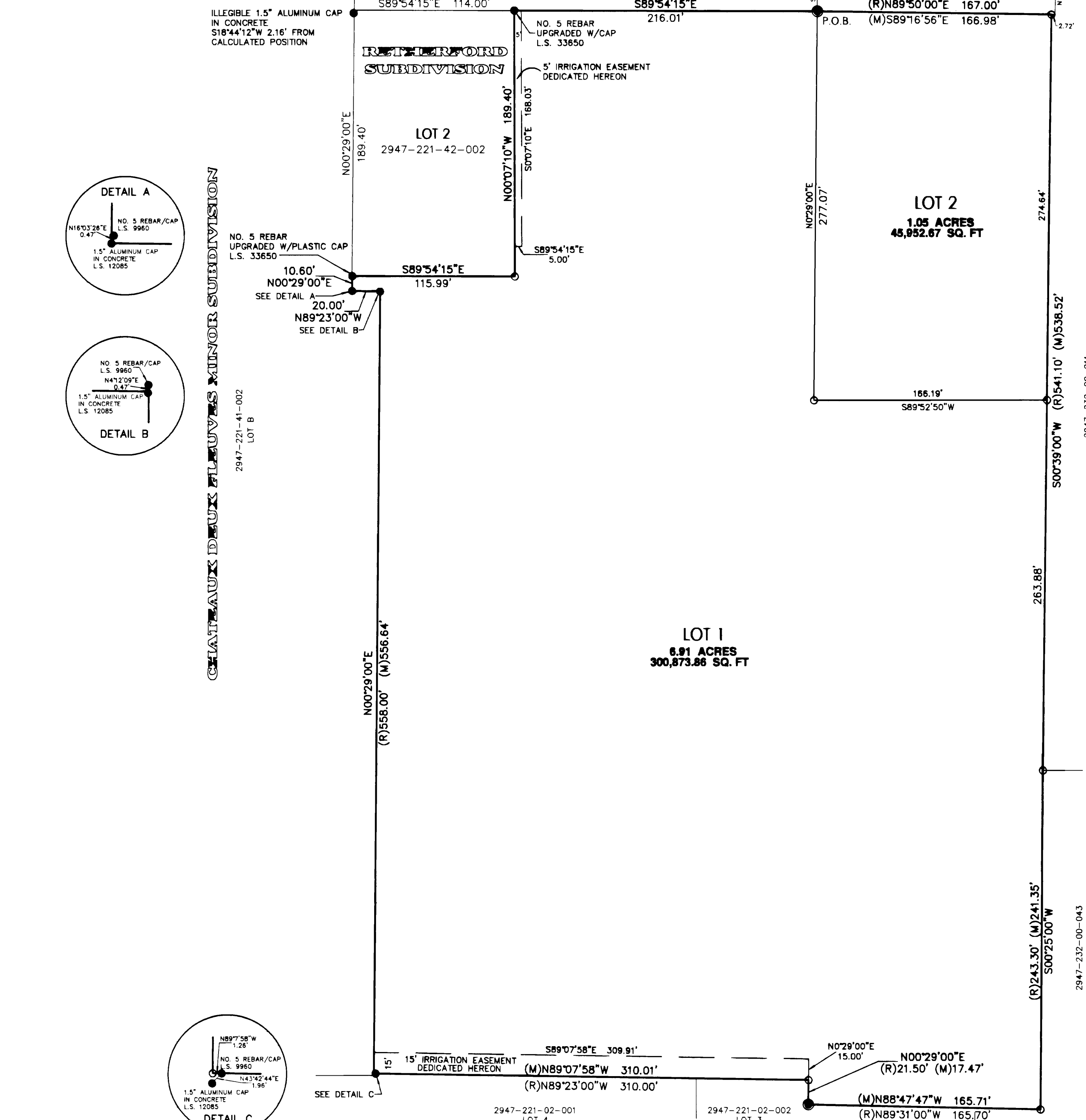


3-31-04
Date

M.C.S.M. #556
N1/4 CORNER
SECTION 22, T11S, R101W
6TH PRINCIPAL MERIDIAN

M.C.S.M. #235
NE CORNER
SECTION 22, T11S, R101W
6TH PRINCIPAL MERIDIAN

M.C.S.M. #157-1
N1/4 CORNER
SECTION 23, T11S, R101W
6TH PRINCIPAL MERIDIAN



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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 Retherford Lots.

Retherford's Lots
BEING A REPLAT OF LOT 1, RETHERFORD SUBDIVISION
AND A PARCEL OF LAND SITUATED IN THE NW1/4
OF SECTION 23, T11S, R101W, UTE MERIDIAN

PLAT
SITUATED IN NE1/4 SECT.22 & NW1/4 SECT.23, T11S, R101W, 6TH P.M.

INDEPENDENT SURVEY, Inc.
VINCENT A. POPISH, P.L.S.
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Call (970)261-1409

Client: Claudia Gray
Date: 03/31/2004
Scale: 1"=50'
Drawn by: DJS
Checked by: VAP
File No.: 203064
File Name: RthfrdFn