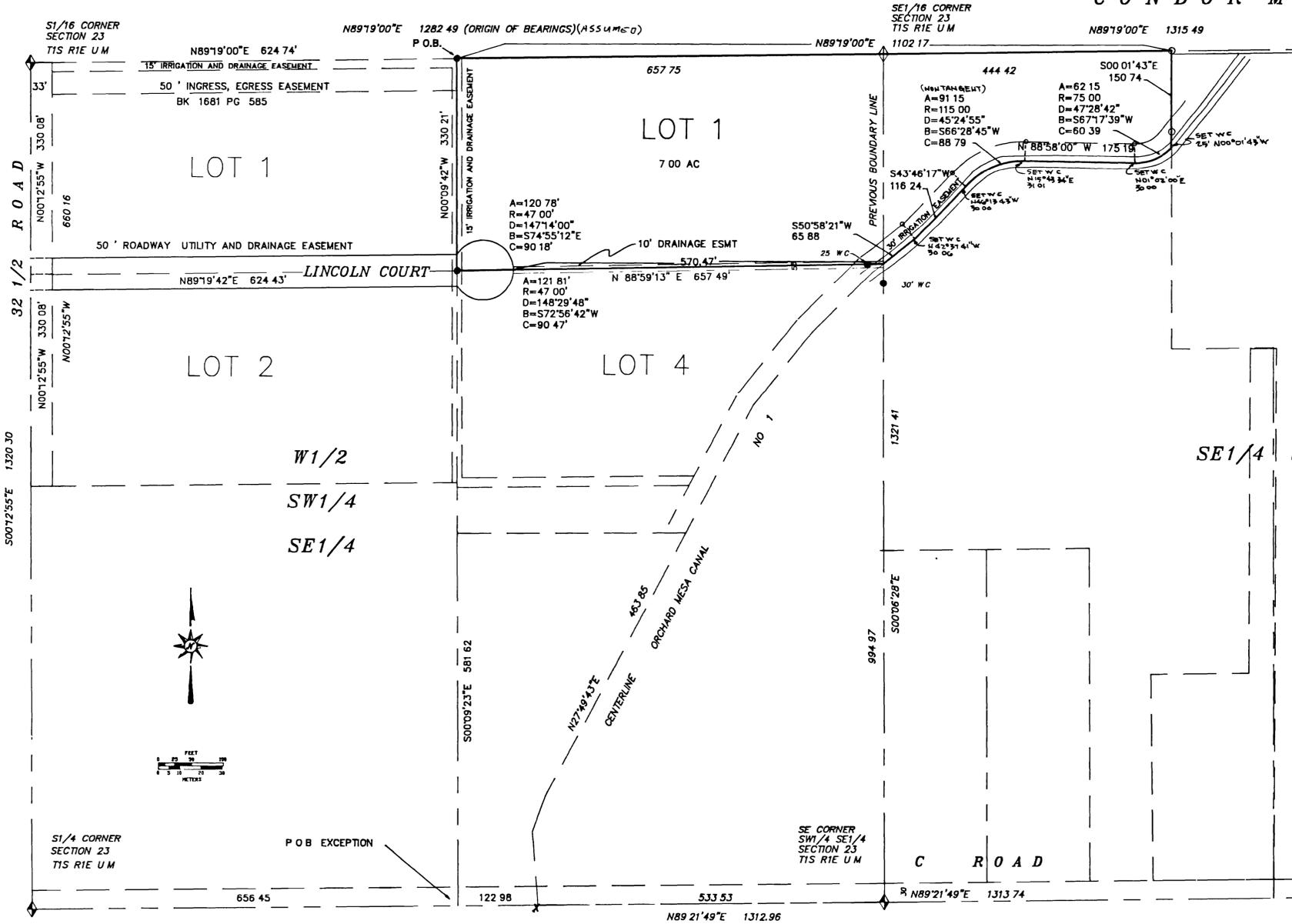


**REPLAT OF LOT 3  
CONDOR MINOR SUBDIVISION**



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET EARLIER BY QED UNLESS OTHERWISE NOTED
  - SET NO 5 RE-BAR W/CAP L S 23877
  - ◆ FOUND 2 1/2" IRON PIPE W/ BRASS CAP PLS 16413
  - ◆ FOUND MESA COUNTY BRASS CAP
1. SURVEY ORIENTED WITH FOUND MONUMENTS
  2. BEARINGS BASED ON N89°21'49"E ALONG SOUTH LINE OF SECTION 23
  3. SET OUTSIDE BOUNDARY MONUMENTS IN CONCRETE



**SURVEYOR'S CERTIFICATE**

I, Daniel K. Brown, certify that the accompanying plat of REPLAT OF LOT 3 CONDOR MINOR SUBDIVISION, a subdivision of a the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

*Daniel K. Brown* 8/18/94 Date  
Daniel K. Brown, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 23877

**UTILITIES COORDINATING COMMITTEE**

Approved this 10<sup>TH</sup> day of Aug. A.D. 1994  
Utilities Coordinating Committee of the County of Mesa, Colorado

*J. Dale Clawson*  
Chairman

**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. IF NO DEFECT MAY BE DISCOVERED WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, NO DEFECT MAY BE DISCOVERED WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, DANIEL H. MURILLO, HILBERT MURILLO & ELENA NOTTINGHAM are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Bk 1670 at Pg 94/95 and Bk 1939 Pg 466 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 SE1/4 of Section 23, Township 1 South, Range 1 East, of the Ute Meridian, together with LOT 3 CONDOR MINOR SUBDIVISION, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

CONSIDERING THE NORTH LINE OF THE SW1/4 SE1/4 OF SECTION 23, T1S, R1E, UTE MERIDIAN TO BEAR N89°19'00"E AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO, BEGINNING AT THE NW CORNER OF LOT 3 CONDOR MINOR SUBDIVISION WHICH BEARS N89°19'00"E 657.75 FEET OF THE S1/16 CORNER OF SAID SECTION 23, T1S, R1E, UTE MERIDIAN, THENCE N89°19'00"E 657.75 FEET TO THE NE CORNER OF LOT 3 CONDOR MINOR SUBDIVISION ALSO BEING THE SE1/16 CORNER OF SAID SECTION 23, THENCE N89°19'00"E 444.42 FEET, THENCE S00°01'43"E 150.74 FEET TO THE CENTERLINE OF THE ORCHARD MESA CANAL NO. 1, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: (1) 62.15 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 75 FEET, THE CHORD OF WHICH BEARS S67°17'39"W 60.39 FEET, (2) N88°58'00"W 175.19 FEET, (3) 91.15 ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 115 FEET, THE CHORD OF WHICH BEARS S66°28'45"W 88.79 FEET, (4) S43°46'17"W 116.24 FEET, (5) S50°58'21"W 65.88 FEET TO THE SE CORNER OF LOT 3 CONDOR MINOR SUBDIVISION ALSO BEING THE EAST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 23, THENCE S88°59'13"W 657.49 FEET, THENCE N00°09'42"W 330.21 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES AS DESCRIBED.

That said owners has caused the said real property to be laid out and surveyed as REPLAT OF LOT 3 CONDOR MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa. That the roadway to be constructed within the 50' easement depicted hereon shall be a private road maintained by the property owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1994.

*Daniel H. Murillo*  
DANIEL H. MURILLO

*Hilbert Murillo*  
HILBERT MURILLO

*Elena Nottingham*  
ELENA NOTTINGHAM

STATE OF COLORADO } SS  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of Sept. A.D., 1994 by DANIEL H. MURILLO, HILBERT MURILLO, AND ELENA NOTTINGHAM

My commission expires May 21 1998  
Notary Public

STATE OF COLORADO } SS  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:31 o'clock P.M. this 13<sup>th</sup> day of September, A.D. 1994 and is duly recorded in Plat Book No. 14, Page 272, Lower Part 131  
Notary Public  
Marilyn J. Gold by Deputy Kathy West

\_\_\_\_\_ day of \_\_\_\_\_  
Approved this 13<sup>th</sup> day of September A.D., 1994 County Planning Commission of the County of Mesa, Colorado

Approved this 13<sup>th</sup> day of September A.D., 1994 Board of County Commissioners of the County of Mesa, Colorado

*John Paul*  
Chairman

Notary Public  
Address

**CLERK AND RECORDERS CERTIFICATE**

REPLAT OF LOT 3 CONDOR MINOR SUBDIVISION LOCATED IN THE SE1/4 SECTION 23 T1S, R1E, U.M.		
FOR	MURILLO	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568
SCALE	1" = 100'	SURVEYED BY DMM MF
DATE	6/24/94	DRAWN BY DKB DMM
		ACAD ID MURILLO
		SHEET NO VIEW 1
		FILE 94127