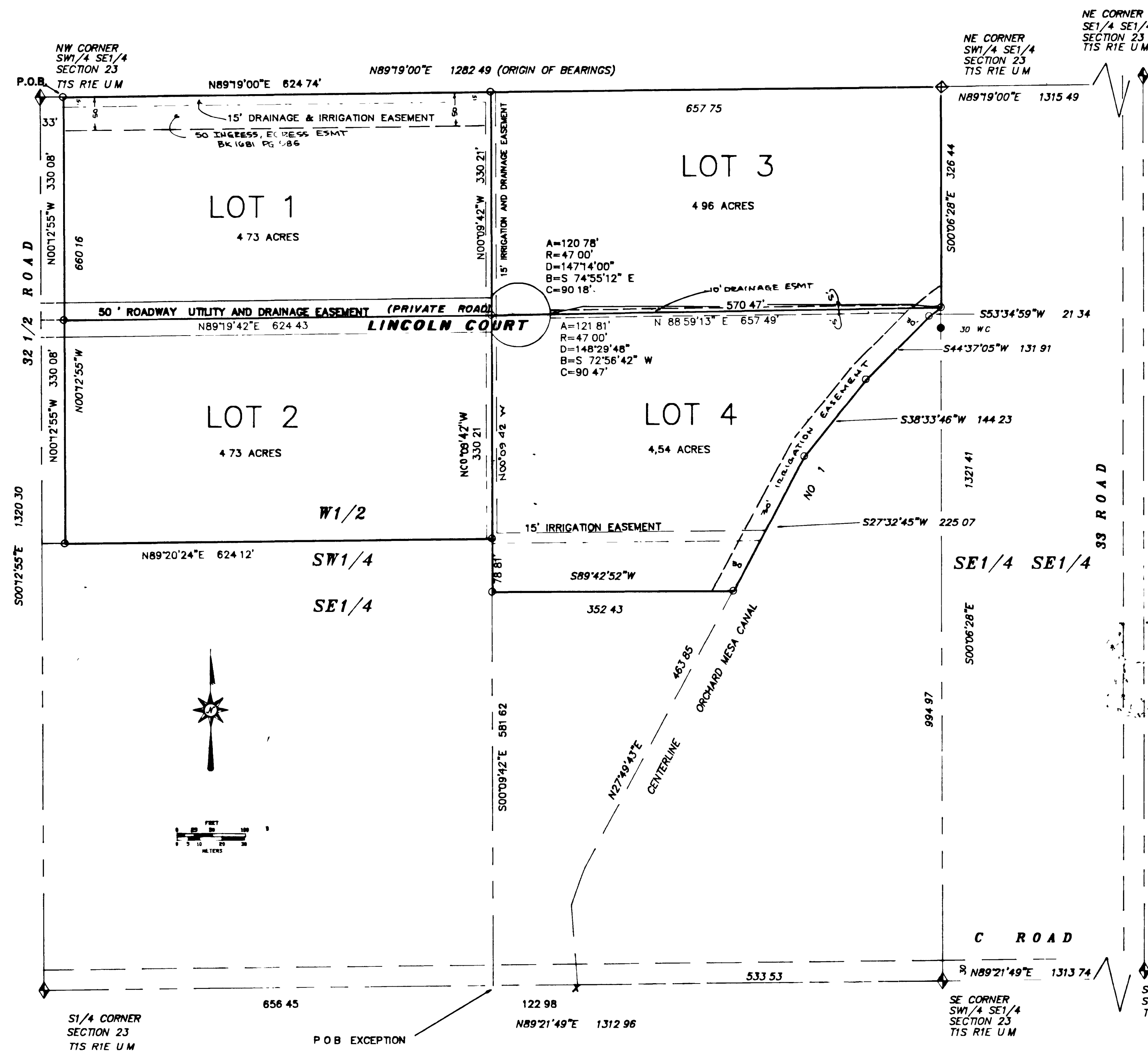


CONDOR MINOR SUBDIVISION
DEDICATION



KNOW ALL MEN BY THESE PRESENTS
That the undersigned, **E. STANLEY DUNCAN** is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1873 at Page 916 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SE1/4 of Section 23, Township 1 South, Range 1 East, of the Ute Meridian, 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 A POINT ON THE INTERSECTION OF THE NORTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 23 AND THE EAST RIGHT OF WAY LINE OF 32 1/2 ROAD WHICH BEARS N89°19'00"E 33.00 FEET FROM THE NW CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 23 (THE SOUTH 1/16 CORNER) OF SAID SECTION 23, T1S, R1E, UTE MERIDIAN, THENCE N89°19'00"E 1282.49 FEET TO THE NORTHEAST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 23, THENCE S00°06'28"E 326.44 FEET ALONG THE EAST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 23 TO THE CENTERLINE OF THE ORCHARD MESA CANAL NO. 1, THENCE ALONG SAID CENTERLINE THE FOLLOWING 4 COURSES 1) S53°34'59"W 21.34 FEET, 2) S44°37'05"W 131.91 FEET, 3) S38°33'46"W 144.23 FEET, 4) S27°32'45"W 225.07 FEET, THENCE S89°42'52"W 352.43 FEET TO THE EAST LINE OF THE W1/2 SW1/4 SE1/4 OF SAID SECTION 23, THENCE N00°09'23"W 78.81 FEET ALONG THE EAST LINE OF THE W1/2 SW1/4 SE1/4 OF SAID SECTION 23 TO THE SE CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 23, THENCE S89°20'24"W 624.12 FEET TO THE EAST RIGHT OF WAY LINE OF 32 1/2 ROAD, THENCE N00°12'55"W 660.16 FEET ALONG THE EAST RIGHT OF WAY LINE OF 32 1/2 ROAD TO THE POINT OF BEGINNING

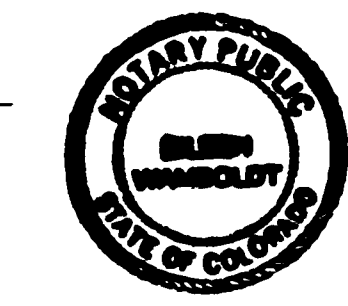
That said owner has caused the said real property to be laid out and surveyed as CONDOR MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado

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., 1992

E. Stanley Duncan
E. STANLEY DUNCAN



STATE OF COLORADO } SS
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 17th day of September A.D., 1992, by E. STANLEY DUNCAN

My commission expires 11/95 *E. J. Whitcomb*
Notary Public
Address _____

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO } SS
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 9:14 o'clock A.M. this 16th day of November A.D., 1992, and is duly recorded in Plat Book No. 14, Page 78

Monika Todd
Clerk and Recorder
Jayme Martin
Deputy Clerk
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of September A.D., 1992, County Planning Commission of the County of Mesa, Colorado
Chad Hook
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
Approved this 5th day of October A.D., 1992, Board of County Commissioner's of the County of Mesa, Colorado

John L. Bellegue
Chairman

FINAL PLAT

CONDOR MINOR SUBDIVISION		
LOCATED IN THE SW1/4 SE1/4 SECTION 23 T1S, R1E, U.M.		
FOR	DUNCAN	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	3/27/92	DRAWN BY DKB
		ACAD ID DUNFIN
		SHEET NO
		FILE 92020 4

LEGEND & NOTES
 ● FOUND SURVEY MONUMENTS SET BY UNKNOWN OR AS 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

SURVEYOR'S CERTIFICATE
I, Daniel K. Brown, certify that the accompanying plat of CONDOR MINOR SUBDIVISION, a subdivision 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

Daniel K. Brown 9/15/92 Date
Daniel K. Brown, Q.E.D. Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 23877



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 THE CERTIFICATION SHOWN HEREON.

UTILITIES COORDINATING COMMITTEE
Approved this 9th day of SEPT A.D. 1992
Utilities Coordinating Committee of the County of Mesa, Colorado

John L. Bellegue
Chairman