

# ASHLEY MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, FRED BISHOP is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2451 at Pages 335 and 336 of the Mesa County Clerk and Recorders Office, and being situated in Section 17, Township 11 South, Range 101 West, of the 6th Principal 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 NW1/4 of Section 16, T11S, R101W, 6th P.M. to bear S89°30'W and all bearings contained herein to be relative thereto:  
Beginning at the NW Corner of the SW1/4 NW1/4 Section 16, T11S, R101W 6th P.M.; thence N01°36'00"E 53.06 feet to the South R-0-W line of Colorado Highway 340; thence along the South R-0-W line of Colorado Highway 340 the following two (2) calls: (1) N37°33'00"W 436.79 feet; (2) N38°11'31"W 231.87 feet to the most easterly corner of DEER PARK SUBDIVISION; thence S51°36'53"W 1440.22 feet along the Southeasterly line of Deer Park to the Southerly corner of DEER PARK SUBDIVISION; thence S21°05'17"E 156.46 feet to AP-9 of Colorado National Monument boundary; thence N68°30'53"E 345.65 feet; thence S17°14'07"E 409.07 feet to the Northwest corner of the REPLAT OF LOT 3 BLOCK 1 MONUMENT RANCH ESTATES, FILING NO. FOUR; THENCE along the north line of said REPLAT OF LOT 3, BLOCK 1 MONUMENT RANCH ESTATES, FILING NO. FOUR the following 2 calls: (1) N30°10'39"E 17.84 feet; (2) N60°46'06"E 232.39 feet to the West line of MONUMENT RANCH ESTATES FILING NO. 4; thence N02°06'27"E 592.89 feet to the NW corner of MONUMENT RANCH ESTATES FILING #4; thence N89°53'56"E 804.32 feet; To the NE corner of MONUMENT RANCH ESTATES FILING #5 being the point of beginning, containing 14.70 Acres as described.

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

That said owner does 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.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 27<sup>th</sup> day of AUGUST A.D., 1999.

*Fred Bishop*  
FRED BISHOP

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August A.D., 1999 by FRED BISHOP

7-15-01  
My commission expires:



*Betsy Hamia*  
Notary Public  
Address: 925 N. 7th St. Grand Junction CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 02:23 o'clock P.M. this 17<sup>th</sup> day of September A.D., 1999, and is duly recorded in Plat Book No. 17, Page 167 Reception # 1920471

*Monika Todd* by *Elisio Gaals* Drawer HH37 Fees \$10.00  
Mesa County Clerk Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of September A.D., 1999, County Planning Commission of the County of Mesa, Colorado.

*Thomas R. Benton*  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 13th day of September A.D., 1999, Board of County Commissioner's of the County of Mesa, Colorado.

*Kathryn A. Hill*  
Chairman

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of ASHLEY 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* 8/26/99  
Daniel K. Brown, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 23877

8/26/99  
Date

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this map of ASHLEY MINOR SUBDIVISION.

*John W. Frederick*  
GRAND VALLEY BANK  
JOHN W. FREDERICK  
PRESIDENT

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

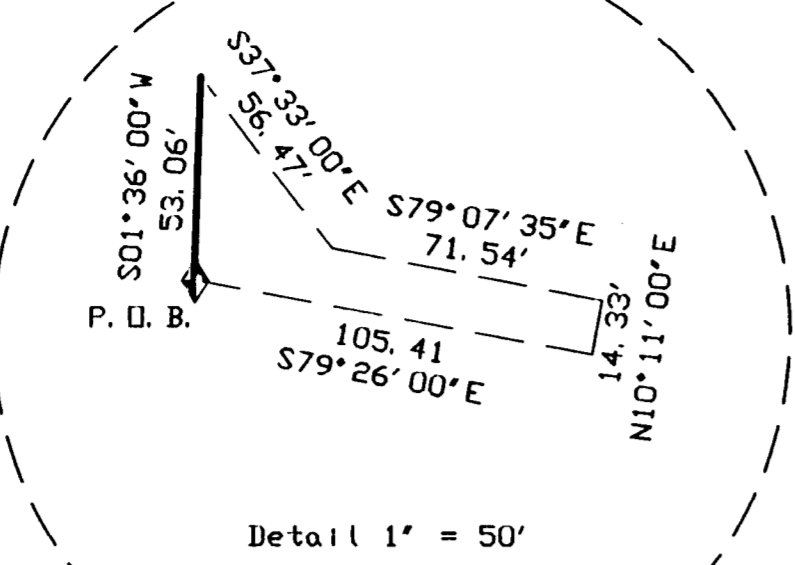
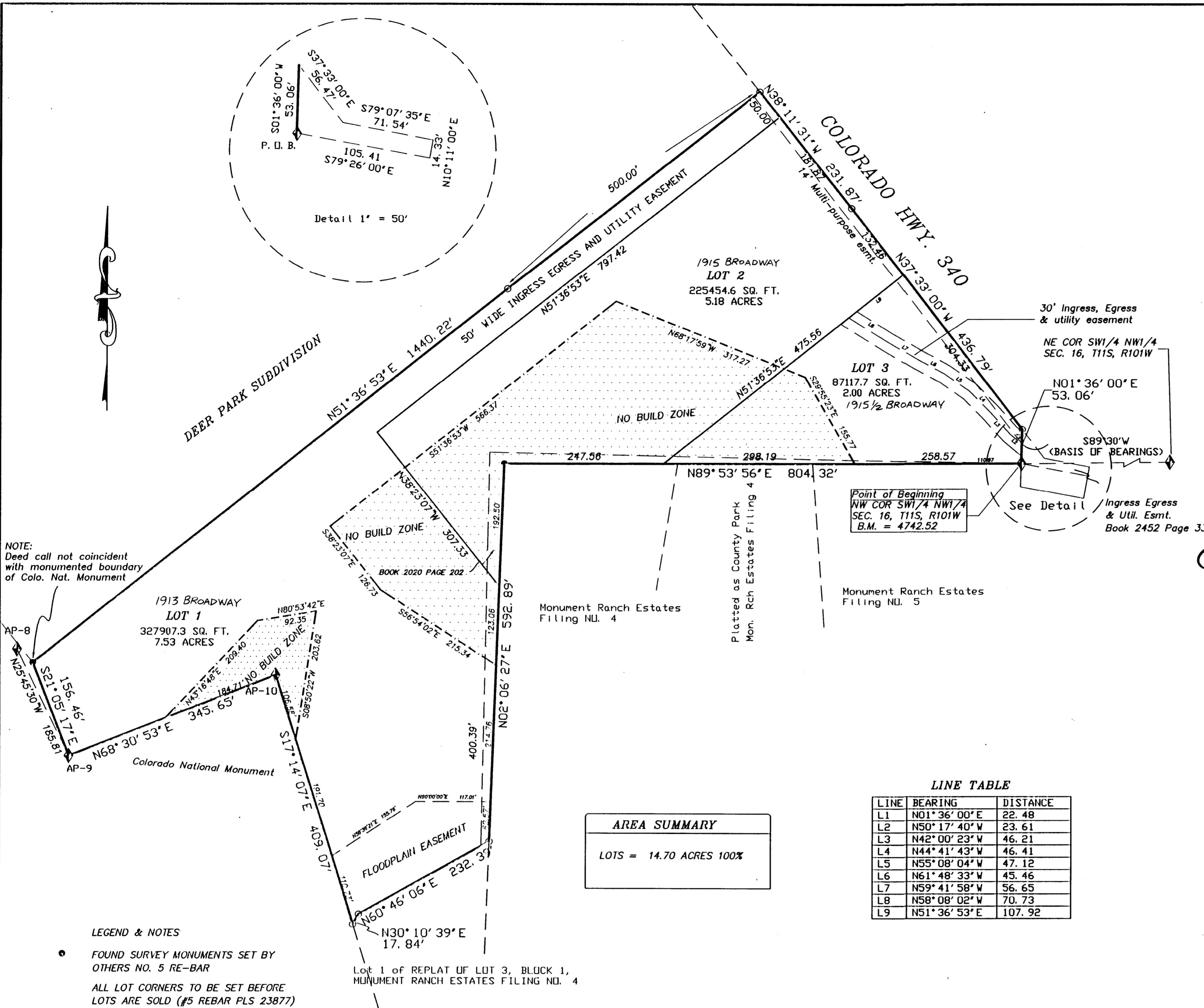
The foregoing encumbrancer's ratification and approval was acknowledged before me this 27<sup>th</sup> day of AUGUST A.D., 1999

by *JOHN W. FREDERICK* JOHN W. FREDERICK

7-15-01  
My commission expires:



*Betsy Hamia*  
Notary Public

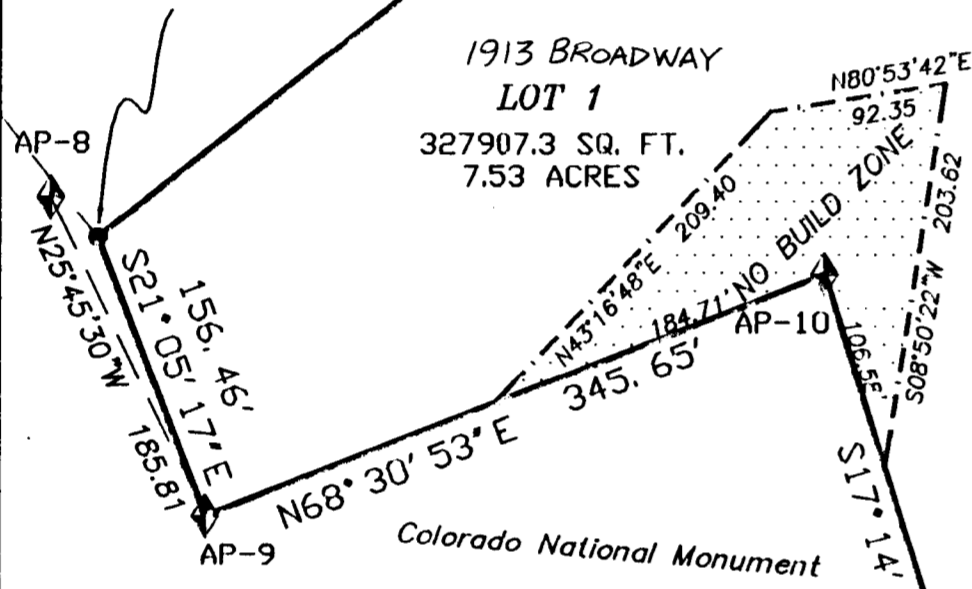


Point of Beginning  
NW COR SW1/4 NW1/4  
SEC. 16, T11S, R101W  
B.M. = 4742.52

AREA SUMMARY  
LOTS = 14.70 ACRES 100%

LINE	BEARING	DISTANCE
L1	N01°36'00"E	22.48
L2	N50°17'40"W	23.61
L3	N42°00'23"W	46.21
L4	N44°41'43"W	46.41
L5	N55°08'04"W	47.12
L6	N61°48'33"W	45.46
L7	N59°41'58"W	56.65
L8	N58°08'02"W	70.73
L9	N51°36'53"E	107.92

NOTE:  
Deed call not coincident with monumented boundary of Colo. Nat. Monument



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - ALL LOT CORNERS TO BE SET BEFORE LOTS ARE SOLD (#5 REBAR PLS 23877)
  - BOUNDARY CORNERS TO BE SET IN CONCRETE (#5 REBAR PLS 23877) BEFORE PLAT IS RECORDED

BASIS OF BEARINGS STATEMENT:  
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE BEARING BETWEEN THE NORTHEAST CORNER OF THE SW1/4 NW1/4 OF SECTION 16, T11S, R101W, 6TH P.M. AND THE NORTHWEST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 16 IS S89°30'00"W.

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

ASHLEY MINOR SUBDIVISION  
FINAL PLAT  
SITUATED IN SECTION 17 T11S, R101W, 6TH PRINCIPAL MERIDIAN

FOR: BISHOP	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: DMM SB
ACAD ID: ASHFINA		DRAWN BY: DKB MM
SCALE: 1" = 100'	CHECKED BY:	SHEET NO.
DATE: 8/26/99		FILE: 98266