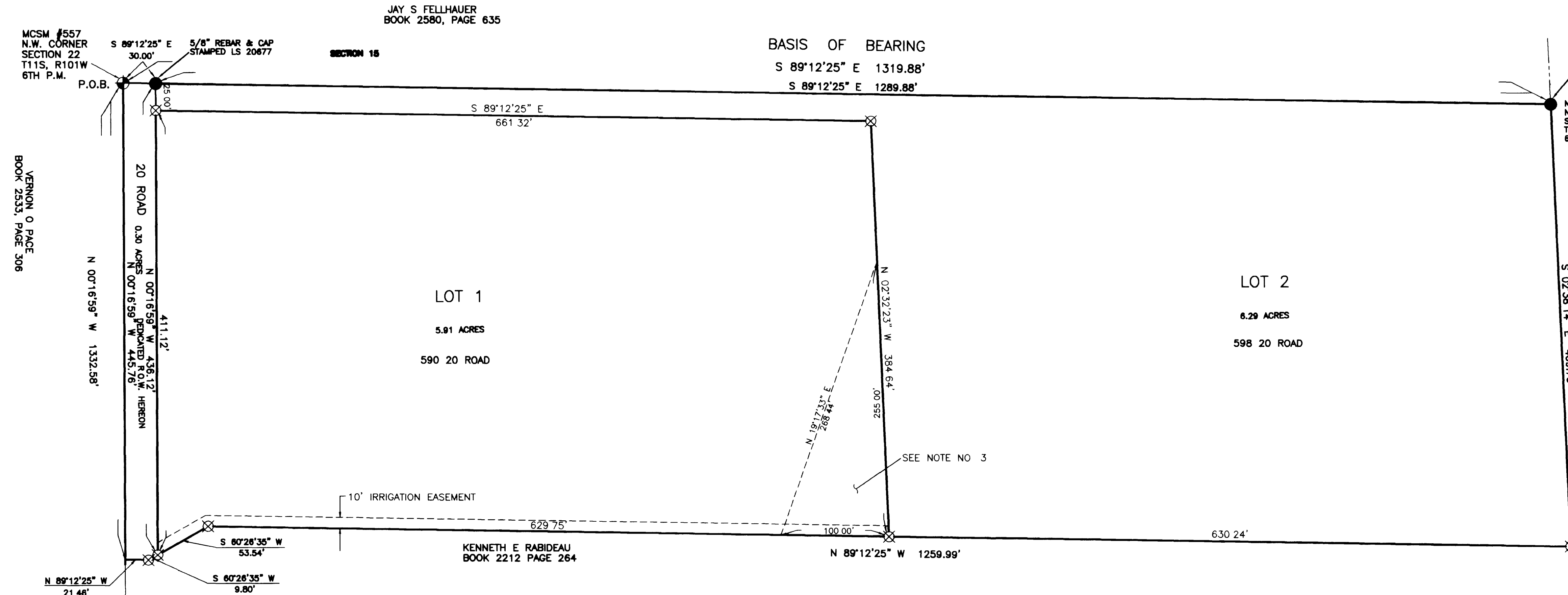
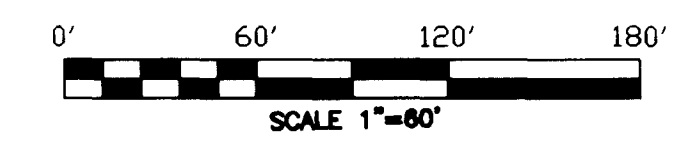
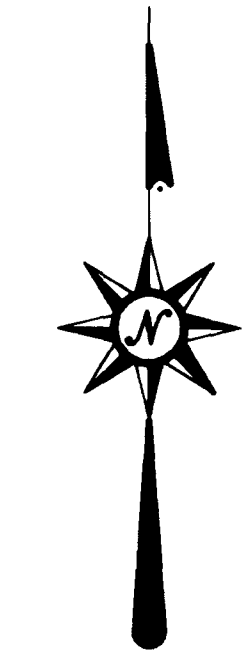


DRACO'S DOMAIN MINOR SUBDIVISION



- GENERAL NOTES**
- Title information from Mesa County real property records and from the following Meridian Land Title Company, File No. 37797, effective date 5/24/1999.
 - Basis of bearing is S 89°12'25" E 1319.88 feet between Mesa County Survey Marker at the N.W. Corner Section 22, T11S, R101W of the 6th Principal Meridian and Alloy cap at the N.E. corner of the NW1/4 NW1/4 Section 22 according to Rock Minor Subdivision.
 - No structures to be built in this area, as a reservation against Lot 1 in favor of that property described in Book 2212 at Page 264 of the Mesa County real property records which is the property adjoining on the south of lot 1.
 - An agreement between the owner of Lot 2 and the adjointer to the north, Jay Fellhauer, has been made regarding moving an encroaching east-west fence along the northerly property line. The fence is not considered the property line and is not shown. Document recorded in Mesa County, in Book 2259 at Page 222.

- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊗ SET REBAR & CAP LS-18469
 - FOUND MONUMENT AS NOTED

"NO BUILDING PERMITS WILL BE ISSUED FOR EITHER LOT UNTIL BUILDING PLANS ARE SUBMITTED TO THE GRAND JUNCTION FIRE DEPARTMENT FOR REVIEW AND APPROVAL AS TO FIRE PROTECTION REQUIREMENTS."
MESA COUNTY DEPT OF PLANNING AND DEVELOPMENT

ACRE SUMMARY		
DESC.	ACRES	PERCENT
LOT 1	5.91 AC.	47.28
LOT 2	6.29 AC.	50.32
ROW	0.30 AC.	2.40
TOTAL	12.50 AC.	100.00%

JAY S FELLHAUER
BOOK 2580, PAGE 635

BASIS OF BEARING
S 89°12'25" E 1319.88'
S 89°12'25" E 1289.88'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
Kenneth E. & Marilyn S. Rabideau, and Steve F. & Carolyn Ganskow, are the owners of a parcel of land described at Book 2602, Page 189, and at Book 2536, Pages 968-969, Mesa County Real Property Records, being that tract of land in the NW1/4 NW1/4 of Section 22, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, Mesa County, Colorado, the perimeter of said tract being more particularly described as follows:
Commencing at a Mesa County Survey Marker for the Northwest Corner of Section 22, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian from whence a Mesa County Survey Marker for the Southwest corner NW1/4 NW1/4 of said Section 22 bears S00°16'59"E 1332.58 feet; thence S89°12'25"E along the North line of said Section 22 a distance of 1319.88 feet to the Northeast Corner NW1/4 NW1/4 of said Section 22; thence leaving said North line of said Section 22 S02°38'14"E 409.73 feet; thence N89°12'25"W 1259.99 feet; thence S80°26'35"W to said East Right of Way line Mesa County Road 20, a distance of 53.54 feet; thence S80°26'35"W 9.80 feet; thence N89°12'25"W 21.46 feet to a point on the West line of said Section 22; thence N00°16'59"W along said West line of Section 29 a distance of 441.07 feet to the point of beginning.
That said owner has caused the said real property to be laid out and surveyed as Draco's Domain Minor Subdivision, a subdivision of Mesa County, Colorado.
That said owners do hereby dedicate and set apart for the use of the public the following:
All road right-of-way to Mesa County for the use of the public forever;
That said owner does hereby grant an irrigation easement in perpetuity to Lot 2 for the installation and maintenance of irrigation lines and appurtenances, together with the right to trim or remove interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easement shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 3 day of December A.D. 1999.
Marilyn S. Rabideau
Marilyn S. Rabideau
Kenneth E. Rabideau
Steve F. Ganskow
Carolyn Ganskow
Carolyn Ganskow

STATE OF COLORADO)
COUNTY OF MESA) ss
A.D. 1999.
The foregoing instrument was acknowledged before me this 3 day of December, 1999 by Kenneth E. Rabideau, Marilyn S. Rabideau, Steve F. Ganskow, and Carolyn Ganskow.
WITNESS MY HAND AND OFFICIAL SEAL:
My commission expires: 10/14/00
Notary Public

MORTGAGEE OR LIENHOLDER CERTIFICATE

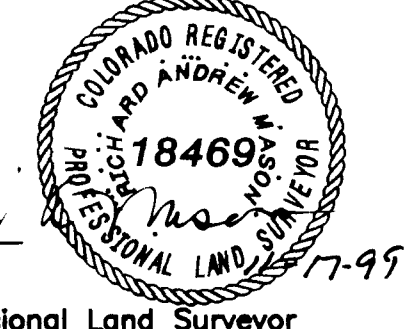
Richard Berg and Patricia E. Berg do hereby certify that they are the holders of Title against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.
EXECUTED this 17 day of November, 1999.
Richard Berg, Lienholder
Patricia E. Berg, Lienholder
STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 17 day of Nov., 1999, by Richard Berg and Patricia E. Berg
WITNESS MY HAND AND OFFICIAL SEAL:
My commission expires: 10/14/00
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 3:41 o'clock P.M., this 10th day of December A.D. 1999 and is duly recorded as Reception Number 1931677 in Plat Book 17, Page 224
Drawer No. II 20
Clerk and Recorder
Deputy
Fees

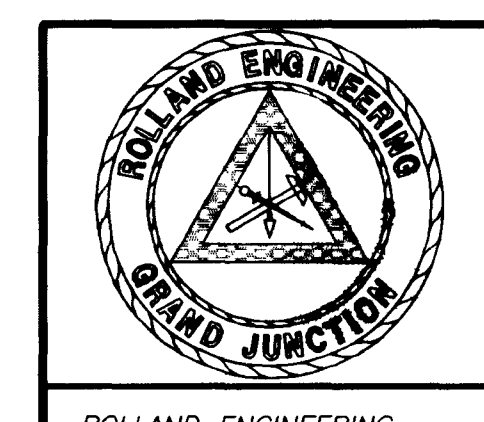
BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 9th day of December A.D. 1999, Board of County Commissioners of Mesa County, Colorado.
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 8th day of December A.D. 1999, County Planning Commission of Mesa County, Colorado.
Chairperson

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of DRACO'S DOMAIN MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date 11-17-99



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 the certification shown herein.



File Name C:\PROJECTS\8087\8087PL1.DWG			
DRACO'S DOMAIN MINOR SUBDIVISION			
IN THE NW1/4 NW1/4 SECTION 22 T11S, R101W 6TH P.M.			
Designed TAB	Checked TAB	Proj# 8087	Sheet 1
Drawn TAB	Date 7/26/99	Rv 8/21/99	Of 1

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300