

GIGOUX MINOR SUBDIVISION

LOCATED IN PART OF SW1/4SE1/4 SECTION 16,
PART OF NE1/4NW1/4 SECTION 21 & PART OF
NW1/4NE1/4 SECTION 21, T11S, R101W, 6TH P.M.
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Jimmie J. Gigoux and Mary Jane Gigoux, Joint Tenants as to an undivided 1/2 interest and Jim Gigoux and Mary Jane Gigoux, Trustees of The Gigoux Living Trust dated March 20, 1995 as to an undivided 1/2 interest in and to that real property as described in Book 2147, at Pages 241 thru 244, in the records of the Mesa County Clerk and Recorder's Office, being that part of the SW1/4SE1/4 of Section 16, and those parts of the NW1/4NE1/4 & NE1/4NW1/4 of Section 21, all in Township 11 South, Range 101 West of the 6th Principal Meridian, and being described as follows:

Beginning at the North One-quarter (N1/4) corner of said Section 21, and considering the East line of the NE1/4NW1/4 of said Section 21 to bear North 00°08' East, with all bearings contained herein relative thereto; thence North 07°44'00" East 440.95 feet; thence South 50°29'00" East 224.21 feet; thence South 58°10'28" West 1362.48 feet to the existing centerline of public highway (South Broadway); thence North 45°49'40" West 376.23 feet; thence North 15°14'32" East 430.13 feet; thence South 63°46'00" East 227.80 feet; thence North 74°24'00" East 211.70 feet; thence South 62°54'00" East 131.60 feet; thence North 48°49'00" East 235.40 feet to the point of beginning. Contains 11.762 acres, more or less. SUBJECT TO a 25 foot right-of-way along the northeasterly line thereof for the Second Lift Ditch; and SUBJECT TO a 40 foot right-of-way across the southwesterly part of said tract for the Third Lift Ditch; and SUBJECT TO a 40 foot right-of-way along the southwesterly line thereof for said public highway (South Broadway).

That said owners have caused the said real property to be laid out and surveyed as GIGOUX MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of Colorado.

That said owners do hereby dedicate and set apart all that part labeled as public highway (South Broadway) as shown on the accompanying plat to the use of the public forever, and do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements, irrigation and/or drainage 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 the installation of utilities referred to above, shall be furnished by the seller or purchaser, not the County of Mesa.

That said owners do hereby declare there are no liens or encumbrances against said real property.

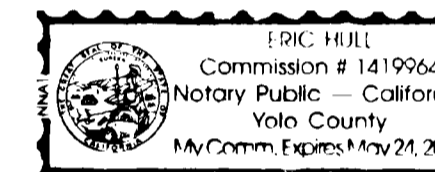
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 22 day of July, A.D. 2003.

Jimmie J. Gigoux
Jimmie J. Gigoux
Mary Jane Gigoux
Mary Jane Gigoux
Jim Gigoux
Trustee of The Gigoux Living Trust
Mary Jane Gigoux
Trustee of The Gigoux Living Trust

STATE OF CALIFORNIA)
) ss.
COUNTY OF YOLO)

The foregoing instrument was acknowledged before me this 22 day of July, A.D. 2003 by Jimmie J. Gigoux and Mary Jane Gigoux, Joint Tenants and Jim Gigoux and Mary Jane Gigoux, Trustees of The Gigoux Living Trust.

Witness my hand and official seal: Eric Hill
Notary Public



My commission expires: May 24, 2007

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14 day of April, A.D. 2004 by the Board of County Commissioners of the County of Mesa, State of Colorado.

William B. Stovall
Chairperson

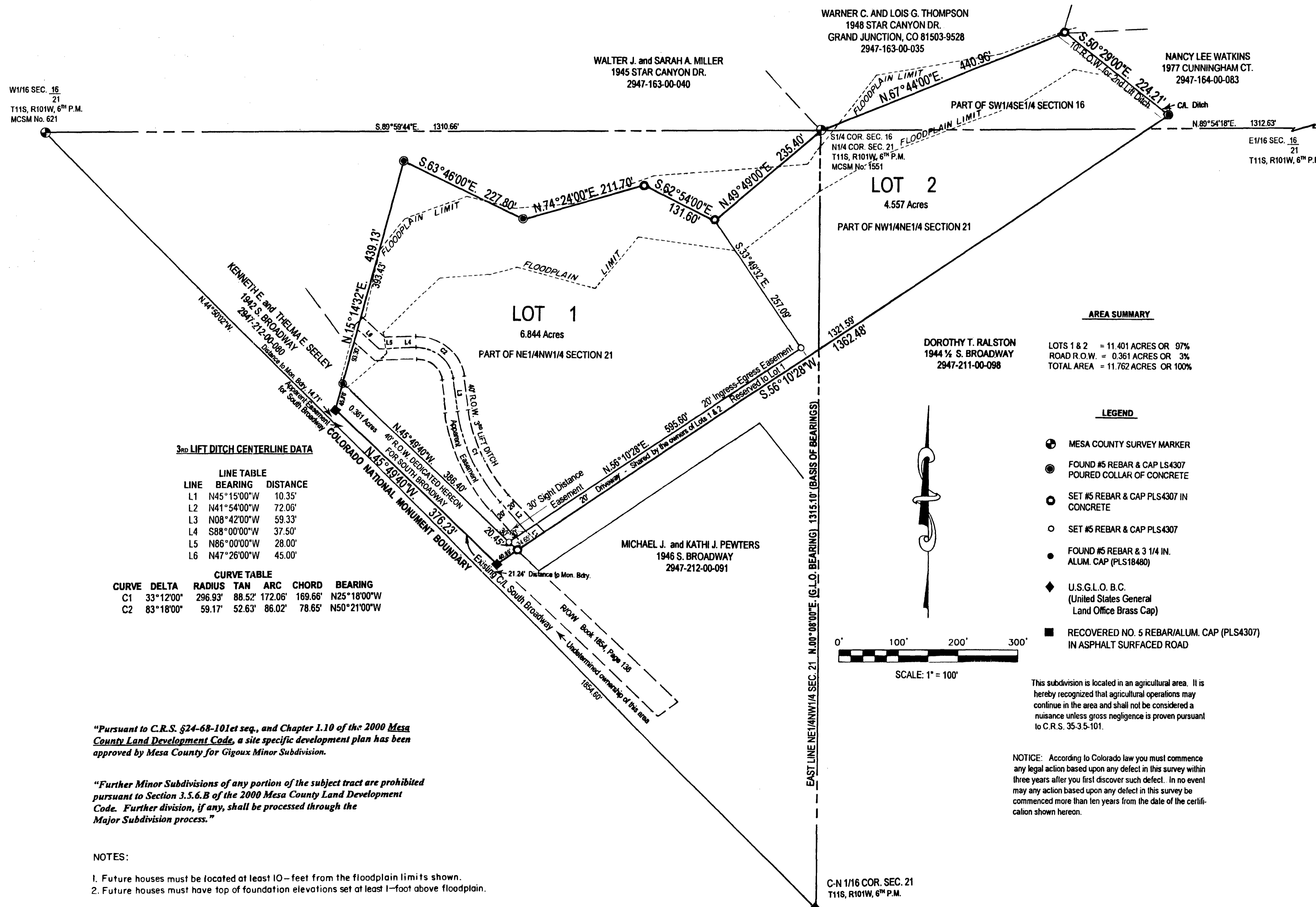
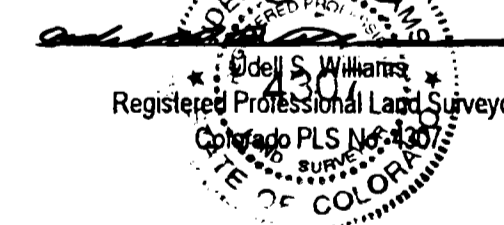
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:36 o'clock A.M., this 15th day of April, A.D. 2004, and is duly recorded in Plat Book No. 3631 at Page No. 43, Reception No. 2187027, Drawer No. PP-12, Fees 10.00-1.00.

Janice Ward
Clerk and Recorder
Lois M. Pullman
Deputy

SURVEYOR'S STATEMENT

I, Udel S. Williams, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of GIGOUX MINOR SUBDIVISION was made by me and/or under my direct supervision and checking, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge and belief. Dated this 14th day of April, A.D. 2003.



W1/16 SEC. 16
21
T11S, R101W, 6TH P.M.
MCSM No. 621

3rd LIFT DITCH CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	N45°15'00"W	10.35'
L2	N41°54'00"W	72.06'
L3	N08°42'00"W	59.33'
L4	S88°00'00"W	37.50'
L5	N86°00'00"W	28.00'
L6	N47°26'00"W	45.00'

CURVE	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	33°12'00"	296.93'	88.52'	172.06'	169.66'	N25°18'00"W
C2	83°18'00"	59.17'	52.63'	86.02'	78.65'	N50°21'00"W

AREA SUMMARY

LOTS 1 & 2 = 11.401 ACRES OR 97%
ROAD R.O.W. = 0.361 ACRES OR 3%
TOTAL AREA = 11.762 ACRES OR 100%

LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND #5 REBAR & CAP LS4307
POURED COLLAR OF CONCRETE
- SET #5 REBAR & CAP PLS4307 IN
CONCRETE
- SET #5 REBAR & CAP PLS4307
- FOUND #5 REBAR & 3 1/4 IN.
ALUM. CAP (PLS18480)
- ◆ U.S.G.L.O. B.C.
(United States General
Land Office Brass Cap)
- RECOVERED NO. 5 REBAR/ALUM. CAP (PLS4307)
IN ASPHALT SURFACED ROAD

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3-5101.

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 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 Gigoux Minor Subdivision.

"Further Minor Subdivisions of any portion of the subject tract are prohibited pursuant to Section 3.5.6.B of the 2000 Mesa County Land Development Code. Further division, if any, shall be processed through the Major Subdivision process."

NOTES:

1. Future houses must be located at least 10-foot from the floodplain limits shown.
2. Future houses must have top of foundation elevations set at least 1-foot above floodplain.

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MESA COUNTY, COLORADO



UDELL S. WILLIAMS
Professional Land Surveyor
449 E. Scenic Dr. (970) 254-0157
Grand Junction, Colorado 81503-1569

Colorado
Utah