

186 BELMONT SUBDIVISION

A REPLAT OF LOT 9 AND LOT 10, BLOCK 2, AMENDED PLAT OF GRAND MESA SUBDIVISION

NOTE: According to the plat Amended Plat of Grand Mesa Subdivision a Grand Junction City water line follows the North line of Lot 9 and Lot 10. Easement width unknown.

NOTE: This survey is based upon the Amended Plat of Grand Mesa Subdivision as recorded in the Mesa County records in Book 8 at Page 15 and on Surveys deposited by PLS 12901 under Reception No. 22229 (EX 27-87) of Lot 7 and Lot 8 dated June of 1987, a Survey by PLS 24331 as deposited in Book 1 at Page 86 of Lots 2-5, and field information collected as part of this survey. There is an obvious disconnect between the survey by PLS 12901 and that as deposited by PLS 24331. Since the survey by PLS 12901 established one of the boundaries of the subject property and was found to be least disruptive to the lines of possession in the area, in general, it was held.

NOTE: Roads shown as dedicated and platted on the Amended Plat of Grand Mesa Subdivision as recorded in the Mesa County records in Book 8 at Page 15.

Approximate Location Orchard Mesa Canal NO. 1 21" Concrete pipe siphon. Easement width 40', as shown on previous plats as deposited or recorded.

WEBSTER ROAD

BELMONT DRIVE

WEBSTER DRIVE

FD. Rebar no cap

S 77°54'28" E
2.75'

40.00'

45.00'

N 37°17'07" W
84.79'

L=34.41'
R=50.00'
Δ=39°25'40"
C LEN=33.73'
BRG S 80°49'17" E

L=56.36'
R=50.00'
Δ=64°35'12"
C LEN=53.43'
BRG S 28°48'51" E

Set 3.3" W.C.

9.2'

103.04'
S 86°30'18" E

5.1'

LOT 07

LOT 08

LOT 06

LOT 05

L=112.55'
R=176.00'
Δ=36°38'20"
C LEN=110.64'
BRG S 27°03'15" W

LOT 10A
15364.7 SQ. FT.

LOT 09A
18864.9 SQ. FT.

LOT 11

10' Utility Easement

Previous Property Line
N 26°36'42" E 168.70'

10' Utility Easement

Overhead electric

Overhead electric

S 79°42'18" E
111.98'

S 79°42'18" E
52.92'

Pursuant to C.R.S. §24-66-101 sec. and Chapter 110 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for TAYLOR SUBDIVISION, A REPLAT OF LOT 9 AND LOT 10, AMENDED PLAT OF GRAND MESA SUBDIVISION and shall result in a vested right.

RIGHT TO FARM NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. § 35-3.5-101 et seq.

Note: An overhead power line follows the east property line and it appears that a north/south underground irrigation line is present as well. No documentation on easements for these utilities was provided.

Note: Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.

KNOW ALL PERSONS BY THESE PRESENTS: The undersigned, Robert L. Taylor, is the owner of record of the real property situated in a portion of the NE1/4 NE1/4 of Section 36, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated in Book 3015 at Page 855 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 9, Block 2, Amended Plat of Grand Mesa Subdivision, County of Mesa, State of Colorado as seen on the plat recorded in Book 8 at Page 15, in the Mesa County Clerk and Recorders Office.

AND

Lot 10, Block 2, Amended Plat of Grand Mesa Subdivision, County of Mesa, State of Colorado as seen on the plat recorded in Book 8 at Page 15, in the Mesa County Clerk and Recorders Office.

Containing approximately 0.79 acres.

Said owner has caused the described real property to be surveyed, laid out and to be publicly known as

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Said Owner does hereby of the right(s)-of-way for streets and roads as shown hereon as a dedication to the public in fee simple interest. The cost of any pavement or other improvements shall not be the responsibility of Mesa County. Easements designated by use shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owners hereby acknowledge that all lien holders and encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribed hereunder, this 13 day of Sept 2005

Robert L. Taylor
Robert L. Taylor

COUNTY OF MESA)



STATE OF COLORADO)
The foregoing dedication was acknowledged before me on this 13 day of September 2005 by Robert L. Taylor.

Witness my hand and official seal *Michelle R. Mitchell*

Address 186 Belmont Subdivision, Grand Junction, CO 81505

My commission expires: August 17, 2006

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9TH day of SEPTEMBER 2005, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Tilman Bishop
CHAIRPERSON

CLERK AND RECORDER'S CERTIFICATE

COUNTY OF MESA)

SS

STATE OF COLORADO)

I certify that this instrument was filed in my office at 1:49 o'clock PM on the 9th day of September, 2005 A.D. and was recorded in Plat Book 3988a at Page 479

under reception No. 2274407, Drawer No. RR-32

Fees \$10.00 \$1.00

BY: *Jessica Ward*
CLERK AND RECORDER

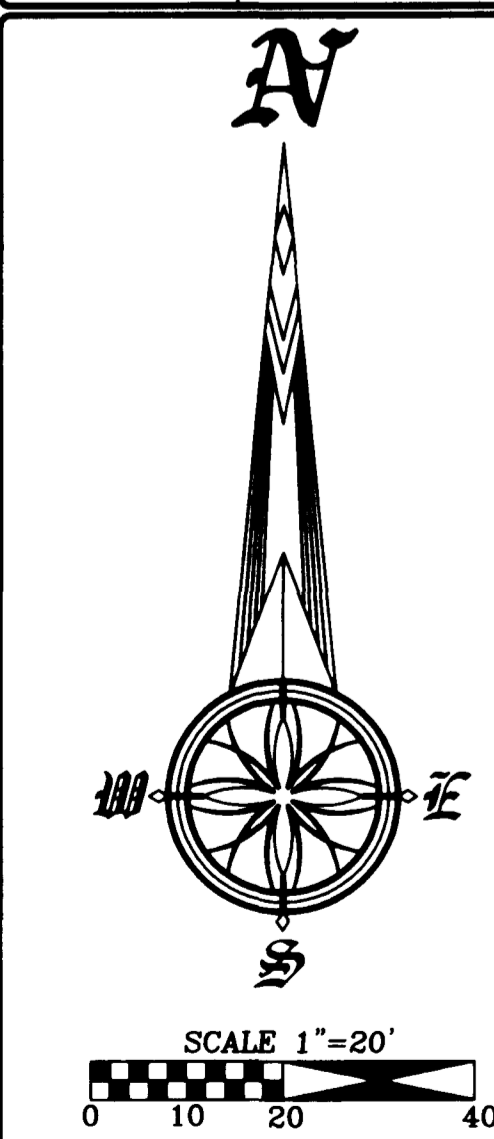
Clara Horn
DEPUTY

AREA LOCATOR



TYPICAL LEGEND

- G.T.S. (gear top spike)
- Set 5/8"rbr./2"al. cap PLS 37758
- Set 5/8"rbr./2"al. cap W.C. or linepin PLS 37758
- 3/4"rod/3 1/4"al. cap PLS 37758
- ⊙ upgraded fd. monum-ent to 2"pipe/3 1/4" al. cap PLS 37758
- ◆ GLO/BLM/BuRec/USFS
- fd. #8rbr./1 1/2" al. cap PLS1456 or as noted
- fences
- Electric (overhead)
- Gas line
- Water line
- Easement
- Previous Parcel Boundary
- Edge stream/river
- irrigation ditch



BASIS OF BEARINGS:
N 89°58'08" E from the NW cor. of Sec. 36 to the NE cor. of Section 36.

Control from found monuments as shown above. Bearings are based upon the bearing between the Northwest corner of Section 36, a found Mesa County Control Monument (123) and the Northeast corner of said Section 36, a found Mesa County Control Monument (119). Numerous other private surveyor monuments were located in Block 2 South and West of the Subject lots and were used in analysis, but not used as final control

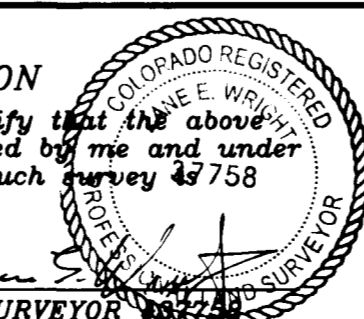
CONTROL

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

SURVEYOR'S CERTIFICATION

I, Zane E. Wright, do hereby certify that the above described parcel has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon.

Date: 09/01/2005 Signed: *Zane E. Wright*
COLORADO PROFESSIONAL LAND SURVEYOR



Desc.
Z.E.W.
Dwg.
Z.E.W.
Field
Z.E.W.

186 BELMONT SUBDIVISION
2005-1999A1 - A REPLAT OF LOT 9 AND LOT 10, BLOCK 2, AMENDED PLAT OF GRAND MESA SUBDIVISION
Within the NE1/4 NE1/4 SEC.36 T.1S., R.1W., UTE P.M.
MESA COUNTY, COLORADO
MVS05032 01 SEPTEMBER 2005

RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION