

HOEY SUBDIVISION

A REPLAT OF PARCEL 1, MANRY SIMPLE LAND DIVISION & METES AND BOUNDS DESCRIPTION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Richard L. Hoey, Patricia L. Hoey and Mesa County are the owners of record of that real property situate in G.L.O. Lots 1 & 4, Section 23, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2807 at Page 142-144 and Book 2247 at Page 754 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Parcel One, Manry Simple Land Division as recorded in Plat Book 15 at Page 106 of said Mesa County records,
AND
Commencing at the N 1/4 corner of said Section 23, the basis of bearing being S89°56'47"W to the northwest corner of said G.L.O. Lot 1 also being the W 1/16 corner of said Section 23; thence S00°44'18"W a distance of 30.00 feet to the south right-of-way line of D Road and the point of beginning;
thence S00°44'18"W a distance of 1073.85 feet;
thence S08°44'34"W a distance of 160.88 feet to the thread of the Colorado River;
thence S58°21'37"W a distance of 479.10 feet along said thread;
thence S58°22'44"W a distance of 817.97 feet along said thread;
thence N31°37'34"W a distance of 195.00 feet;
thence N21°10'37"W a distance of 116.49 feet;
thence along the arc of a curve to the right 237.14 feet, having a central angle of 21°34'01" and a radius of 630.00 feet, the chord of which bears N10°23'36"W a distance of 235.74 feet to the west line of said G.L.O. Lot 4;
thence N00°23'24"E a distance of 115.42 feet along said west line to the NW 1/16 corner of said Section 23;
thence N00°23'24"E a distance of 853.83 feet along said west line;
thence N89°56'47"E a distance of 466.69 feet;
thence N00°23'24"E a distance of 436.69 feet to said south right-of-way line of D Road;
thence N89°56'47"E a distance of 853.32 feet to the point of beginning.

Said tracts contain 75.24 acres more or less.
Said owners have caused the described real property to be surveyed, laid out and to be publicly known as HOEY SUBDIVISION.
Said owners hereby acknowledge that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented heron.
Said owners do subscribe hereunder this 15 day of September, 2009 A.D.

Richard L. Hoey
Richard L. Hoey
Patricia L. Hoey
Patricia L. Hoey

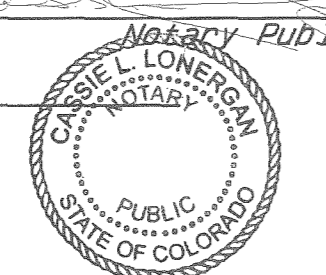
Stacey Mascarenas
Mesa County



STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 15 day of September, 2009 by Richard L. Hoey and Patricia L. Hoey.

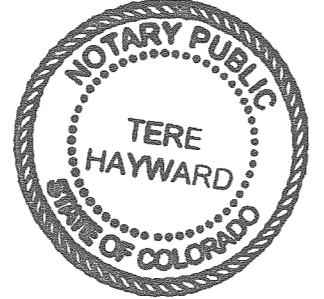
Witness my hand and official seal: [Signature]
My commission expires: 7-16-2011



STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 15 day of September, 2009 by Stacey Mascarenas, Mesa County Property Agent.

Witness my hand and official seal: [Signature]
My commission expires: 7-16-2011 May 24 2010



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 29th day of September, 2009 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

[Signature]
Chairman

CLERK AND RECORDER'S CERTIFICATE

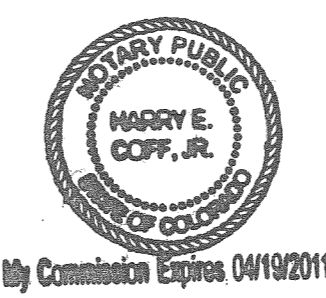
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 4:24 o'clock P.M., on this 29th day of September, 2009 A.D., and was recorded at Reception No. 2507297, Book 4922 and Page 314+315 Drawer No. XX-39 and Fees n/c.

Janice Rich
Clerk and Recorder

Ginny Baughman
Deputy

LIENHOLDERS SIGNATURE

NAME AND TITLE OF LENDER: [Signature] NAME
STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 25th day of September, 2009 A.D., by Law E. Wundenwald + Jon E. Wundenwald
Witness my hand and official seal: [Signature]
My commission expires: 4/19/2011



SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Abstract & Title Company of Mesa County, Inc. in Title Commitment No. 00921281 C 2 and 00922440 C.



PLAT NOTES

Pursuant to C.R.S. 24-68-101 et seq., and Section 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County Department of Planning and Economic Development for the HOEY Subdivision and shall result in a vested right for a period of three years from that date that the required vesting notice is published.

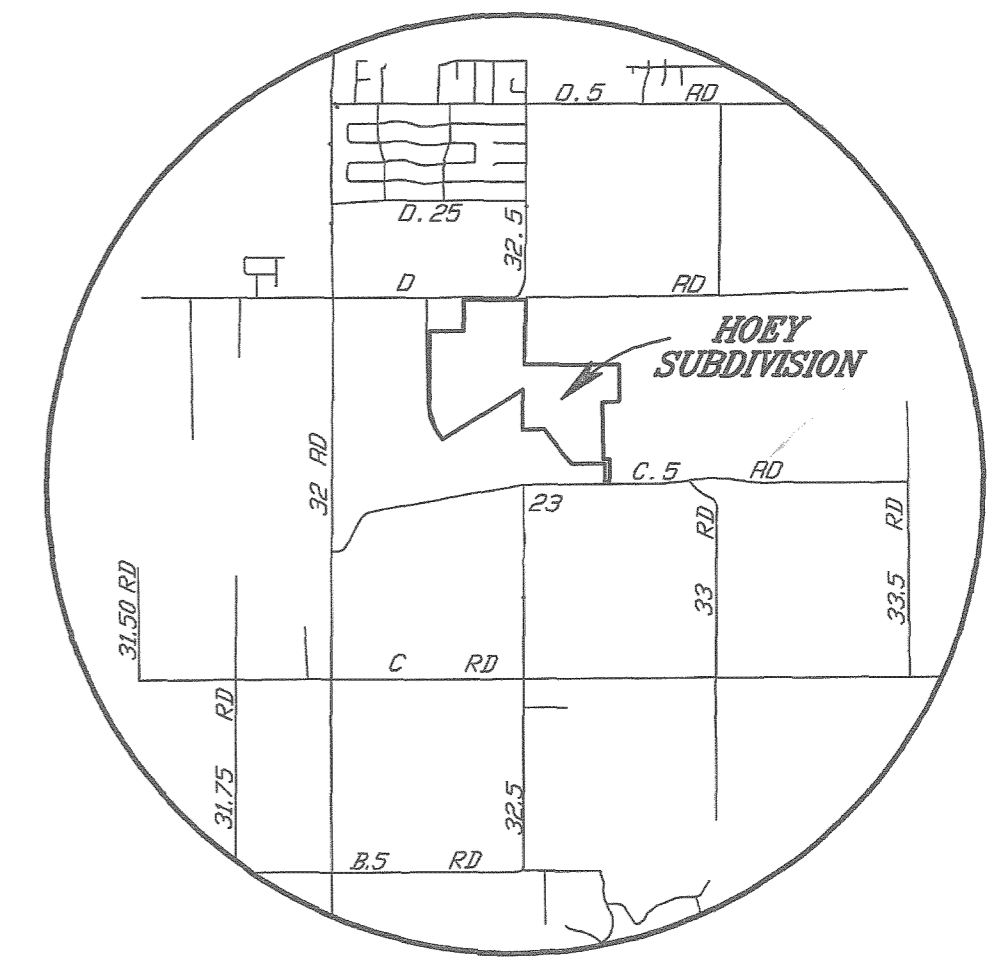
Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.

RIGHT TO FARM ACT 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.

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.

PROJECT NUMBER: 2009-0071 PA1

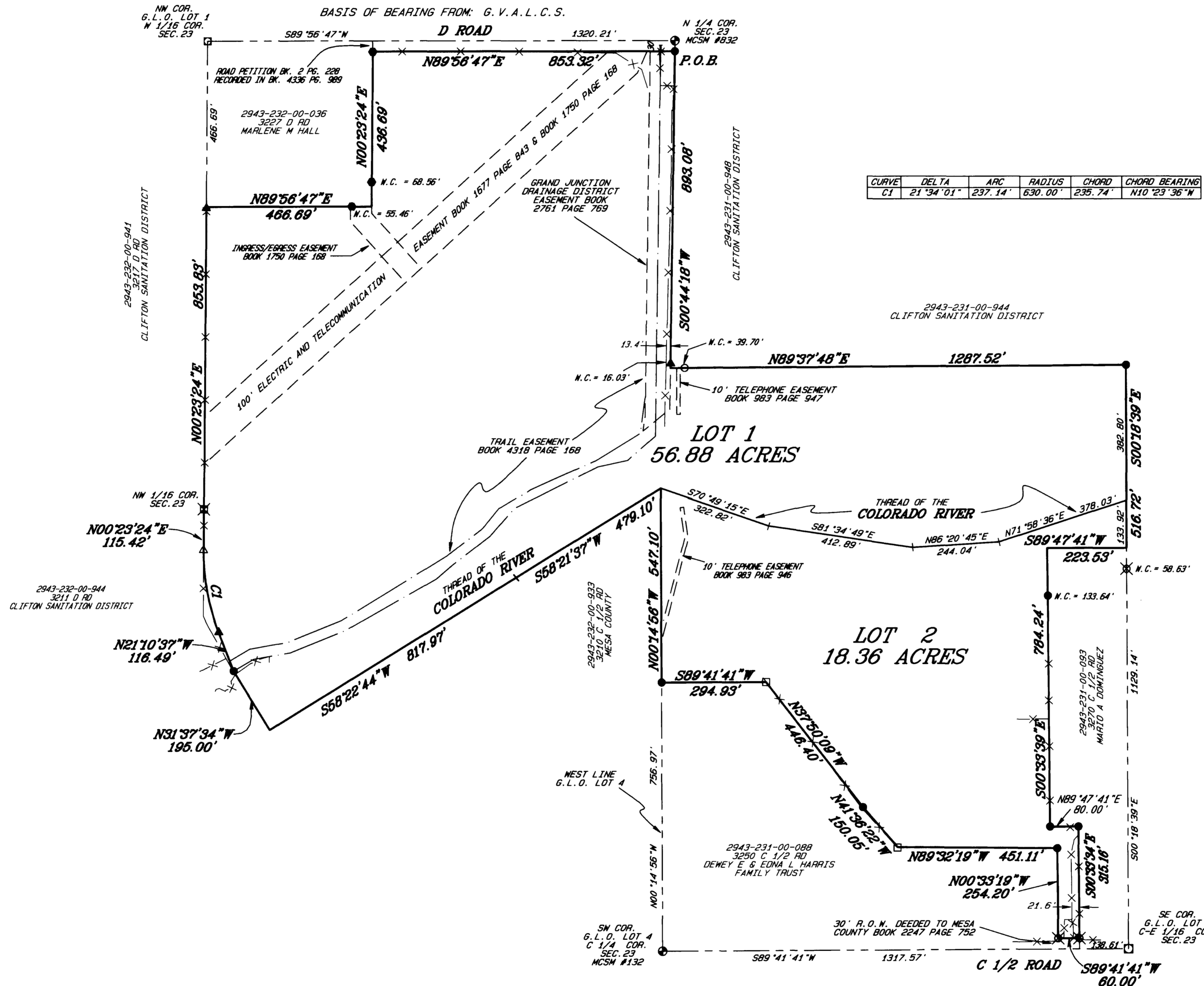
HOEY SUBDIVISION		
LOCATED IN THE NW 1/4 & NE 1/4, SEC. 23, T1S, R1E, U.M.		
D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By	S. J. L.	Checked By
Drawn By	TMODEL	Date
		M. W. D.
		AUGUST 2009
Job No.	202-08-08	
Sheet	1 of 2	



VICINITY MAP
N.T.S.

HOEY SUBDIVISION

A REPLAT OF PARCEL 1, MANY SIMPLE LAND DIVISION & METES AND BOUNDS DESCRIPTION



LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND B.L.M. / G.L.O. BRASS CAP
- ▲ FOUND 2" ALUMINUM CAP LS 20141
- FOUND 2" ALUMINUM CAP LS 37904
- FOUND 1.5" YELLOW PLASTIC CAP LS 14113
- △ FOUND 2" ALUMINUM CAP LS 14249
- ⊗ FOUND 1.5" YELLOW PLASTIC CAP LS 16413
- ⊗ FOUND 1.5" ALUMINUM CAP LS 24320
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- FOUND #6 REBAR (NO CAP) IN MONUMENT BOX
- FOUND #5 REBAR
- FOUND #4 REBAR

G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 W. C. = WITNESS CORNER
 P. O. B. = POINT OF BEGINNING
 SQ. FT. = SQUARE FEET
 R. O. W. = RIGHT OF WAY

AREA SUMMARY
 LOTS 1 & 2 = 75.24 AC. / 100%



PROJECT NUMBER: 2009-0071 PA1

HOEY SUBDIVISION
 LOCATED IN THE
 NW 1/4 & NE 1/4, SEC. 23, T1S, R1E, U.M.

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