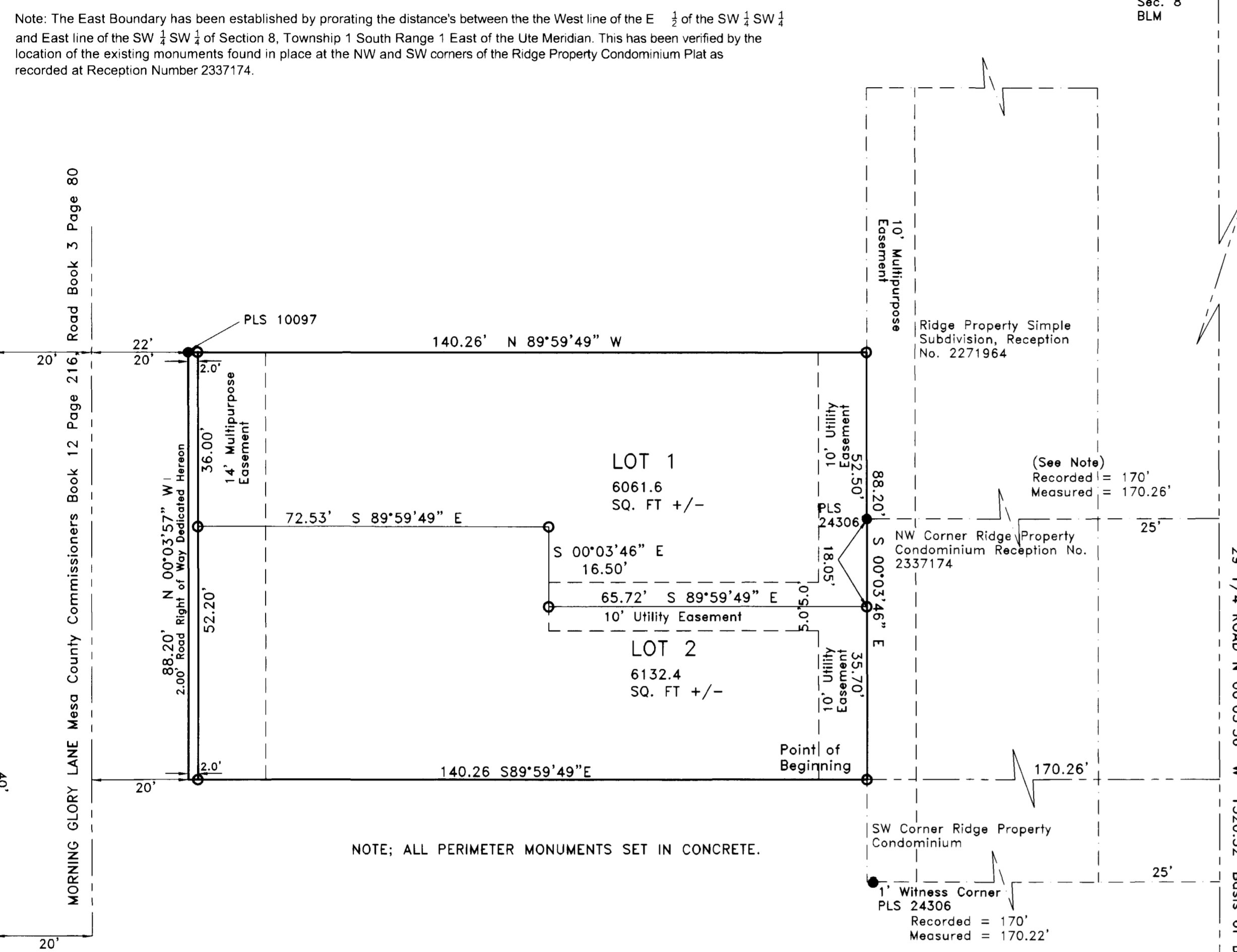
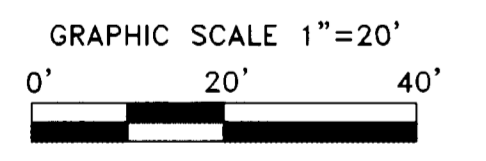
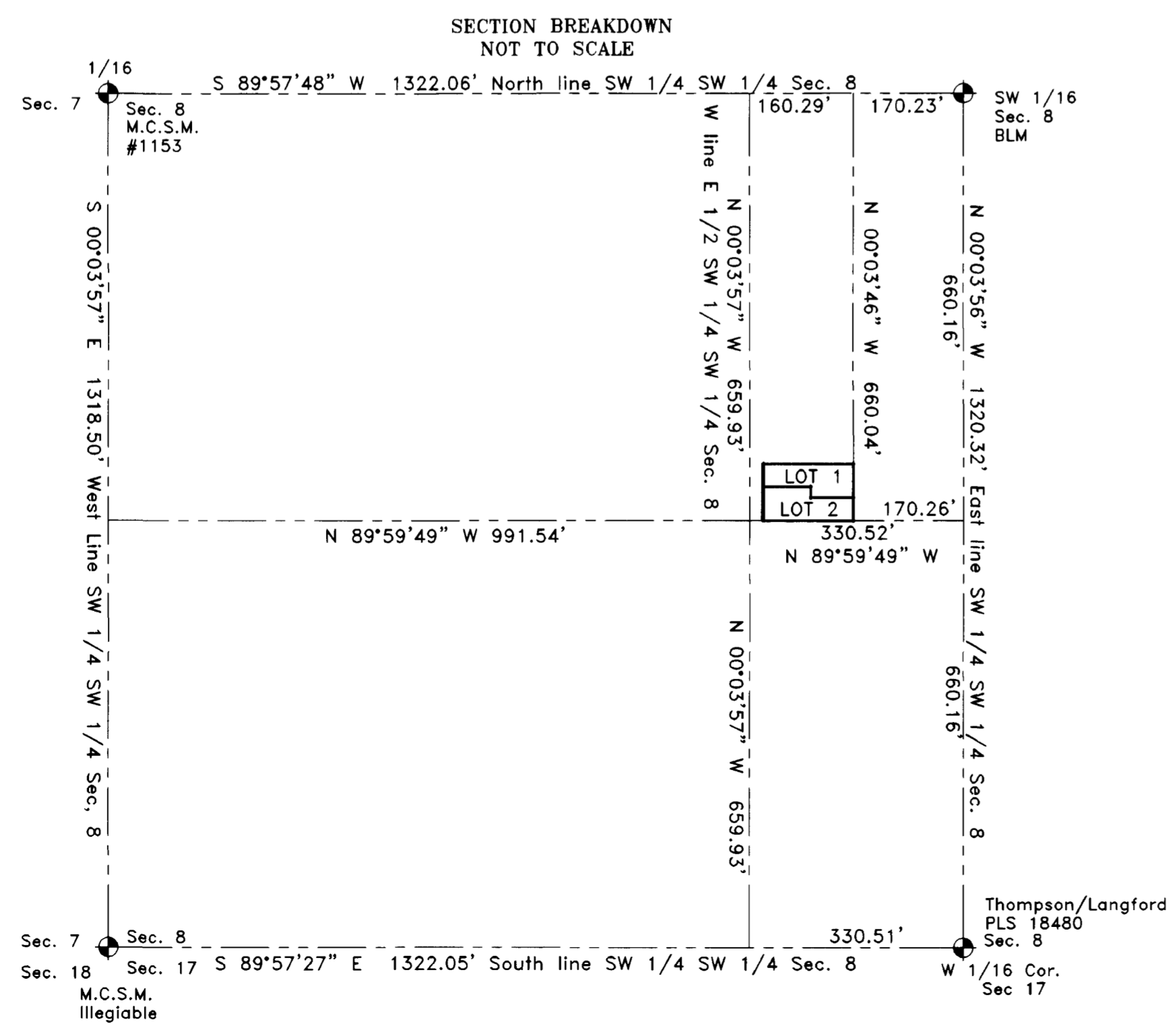


# MILEIRA SUBDIVISION

Located in the SW 1/4 of Section 8  
 Township 1 South, Range 1 East of  
 the Ute Meridian.



NOTE: ALL PERIMETER MONUMENTS SET IN CONCRETE.



ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET  
 §38-51-106 (1) (I) C.R.S.

### LEGEND

- ALIQUOT MONUMENT AS NOTED
- FOUND NO. 5 REBAR AND CAP AS NOTED
- SET NO.5 REBAR/CAP MONUMENT P.L.S. 24943

AREA SUMMARY  
 LOTS 12,194.0 SQ. FT. 99%  
 STREETS 176.4 SQ. FT. 1%  
 TOTAL 12,370.4 SQ. FT 100%

- LIST OF ABBREVIATIONS
- MCSM MESA COUNTY SURVEY MARKER
  - FND. FOUND
  - +/- MORE OR LESS
  - SEC. SECTION
  - T TOWNSHIP
  - R RANGE
  - BLM BUREAU OF LAND MANAGEMENT
  - COR CORNER
  - N. S. E. W. NORTH, SOUTH, EAST OR WEST

### DEDICATION:

#### KNOW ALL MEN THESE PRESENTS:

That Christian Miles La Hue and Casey Clifford are the owners of that property as described in Book 4450 at Page 722, Reception Number 2386303 as recorded in the Mesa County Clerk and Recorder's Office.

Said property described as: A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian being more particularly described as follows: beginning at a point 660 feet North and 170 feet West of the SE corner of the SW 1/4 of said Section 8; thence North 88.2 feet; thence West 160 feet; thence South 88.2 feet; thence East 160 feet more or less to the Point of Beginning; EXCEPT the West 20 feet for Road, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that real property as labeled on the accompanying plat as follows:

That said owner has caused that real property to be laid out and surveyed as MILEIRA SUBDIVISION.

That said owner states that there are no lien holders on this property.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for the use of City approved utilities including the installation, operation, maintenance and repair of utilities and appurtenances which may include but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping trees and grade structure

All Utility easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electrical lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All streets, roads and rights of way are dedicated to the City of Grand Junction for the use of the public forever.

IN WITNESS said owners have caused their names to be hereunto subscribed

this 20<sup>th</sup> day of April A.D. 2011  
*Christian Miles La Hue* *Casey Clifford*  
 Christian Miles La Hue Casey Clifford

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April  
 AD 2011 by Christian Miles La Hue and Casey Clifford.

My commission expires 10/29/2013

Notary Public *Daylen Henderson*

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:26 O'clock P  
 this 6<sup>th</sup> day of May A.D. 2011

Book 5155 Pages 20, Reception Number 2571573

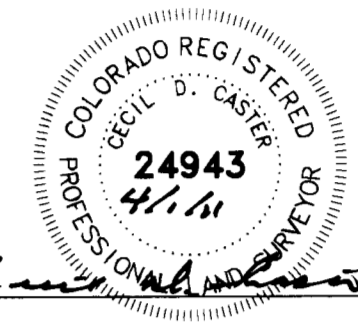
Drawer No. 44-40 Fees 10+1  
*Sheila Reiner* *Jeanne Paulson*  
 Clerk and Recorder Deputy

CITY OF GRAND JUNCTION APPROVAL  
 This plat of Mileira Subdivision, City of Grand Junction, Mesa  
 County, Colorado was approved this 3 day of MAY A.D. 2011  
*Tom Kanga*  
 City Manager President of City Council

Thompson/Langford  
 PLS 18480  
 Sec. 8  
 W 1/16 Cor.  
 Sec. 17

### SURVEYOR'S CERTIFICATE

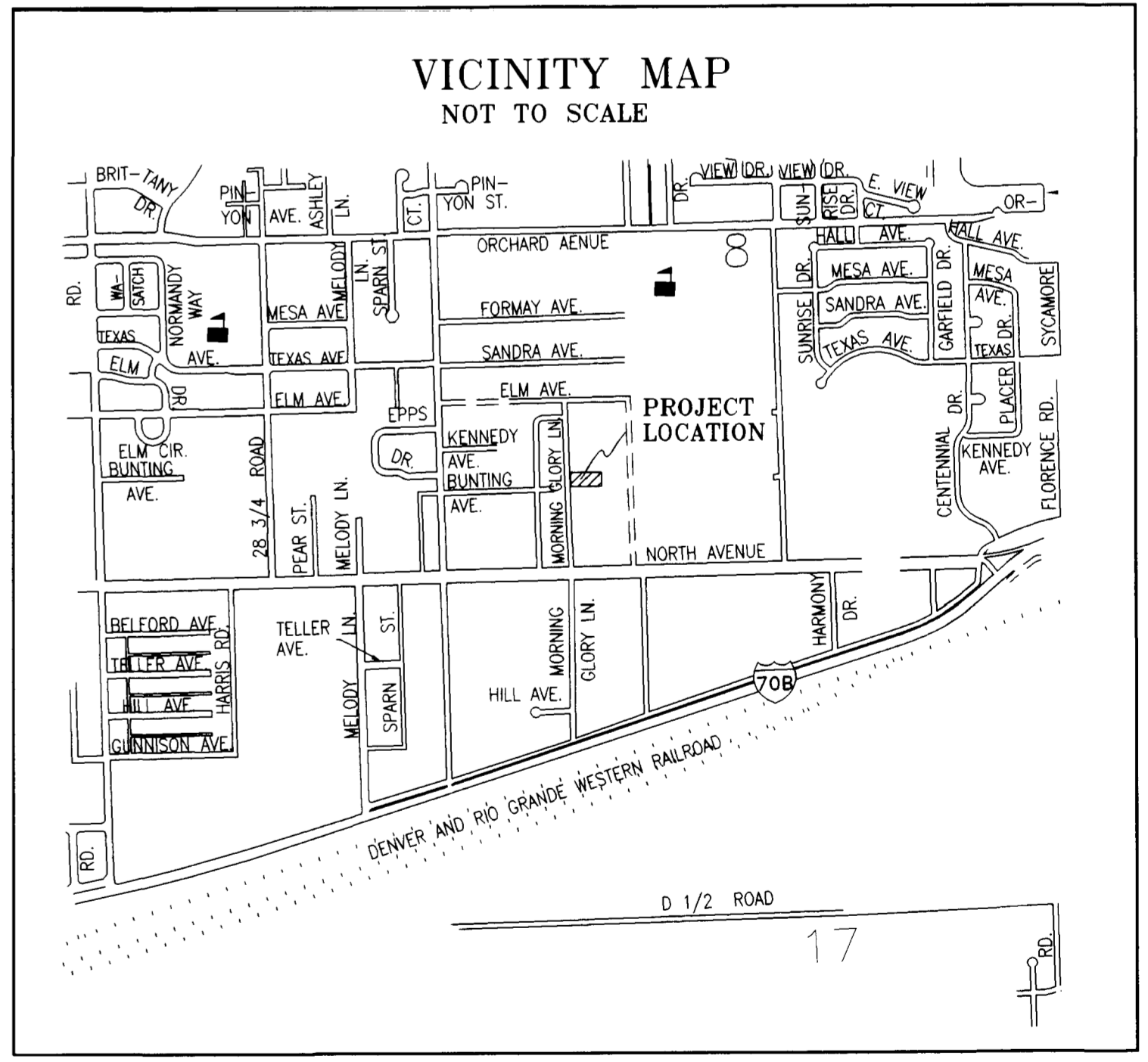
I, Cecil D. Caster, do hereby certify that, to the best of my knowledge, information, and belief, the accompanying plat of MILEIRA SUBDIVISION is a true and accurate representation of a field survey made under my direct supervision, and all information pertinent to said survey is shown on this plat. This survey is in accordance with applicable standards of practice for the State of Colorado and is not a guaranty of warranty, either expressed or implied.



Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. No. 24943

Basis of Bearing: All bearings are per the Mesa County G.I.S. System, a bearing of N00°05'56"W was observed between the BLM monument located at the SW 1/16 corner and the Thompson/Langford PLS 18480 monument located at the W 1/16 corner on the South line of Section 8, T1S, R1E of the U.M.

TYPE OF DOCUMENT	BOOK	PAGE



MILEIRA SUBDIVISION  
 Located in the SW 1/4 of  
 Section 8, Township 1 South,  
 Range 1 East of the Ute Meridian.

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>CDC</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>9/28/09</u>
PREPARED FOR: <u>Miles La Hue</u>	JOB NO. _____

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.

