

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that we the undersigned, being the owners of certain lands in Montrose County, Colorado described as:

LEGAL DESCRIPTION

A parcel of land located within the E1/2 of the W1/2 of Section 25, Township 50 North, Range 11 West of the N.M.P.M., having a description based upon a bearing of N.89°15'46"W. from the 1/4 corner common to Sections 25 and 26 (monumented by a witness corner bearing N.00°23'55"W. 30.00 feet from the true corner location being a 2" aluminum cap PLS 14621) to the section corner common to Sections 25, 26, 35 and 36 (monumented by a PK Nail in Asphalt), with all other bearings relative thereto and being more particularly described as follows: Beginning at said 1/4 corner common to Sections 25 and 36 and running thence along the section line common to Sections 25 and 36 N.89°15'46"W. 1221.82 feet to the extension of a north-south fence line; thence N.00°19'11"W. 2178.24 feet along said fence line to the center line of a creek commonly referred to as Sandy Draw; thence N.77°25'43"E. 55.87 feet along the centerline of said Sandy Draw; thence leaving said Sandy Draw S.89°57'03"E. 1164.00 feet to the east line of said E1/2 of the W1/2; thence along said subdivision line S.00°23'55"E. 2205.14 feet to the Point of Beginning, said parcel contains 61.55 acres, more or less.

EXCEPTING THEREFROM

A strip of land being 100 feet in width and being 50 feet on each side of centerline for the M&D Canal, located within the E1/2 of the W1/2 of Section 25, Township 50 North, Range 11 West of the N.M.P.M., having a description based upon a bearing of N.89°15'46"W. from the 1/4 corner common to Sections 25 and 26 (monumented by a witness corner bearing N.00°23'55"W. 30.00 feet from the true corner location being a 2" aluminum cap PLS 14621) to the section corner common to Sections 25, 26, 35 and 36 (monumented by a PK Nail in Asphalt), with all other bearings relative thereto and said centerline being more particularly described as follows: Beginning at a point from whence the C1/4 corner of said Section 25 bears N.10°06'59"E. 470.94 feet; thence along the centerline of said M&D Canal the following courses: N.89°57'03"E. 85.95 feet; thence S.02°59'03"E. 1145.57 feet; thence on a tangent curve to the left 37.78 feet, with a radius of 300.00 feet, with a chord bearing and distance of S.06°35'29"E. 37.75 feet; thence S.10°11'56"E. 24.79 feet; thence on a tangent curve to the right 146.87 feet, with a radius of 300.00 feet, with a chord bearing and distance of S.03°49'34"W. 145.41 feet; thence S.17°51'04"W. 7.03 feet; thence on a tangent curve to the left 48.13 feet, with a radius of 300.00 feet, with a chord bearing and distance of S.13°15'17"W. 48.08 feet; thence S.08°39'30"W. 229.39 feet; thence on a tangent curve to the left 134.25 feet, with a radius of 450.00 feet, with a chord bearing and distance of S.00°06'42"W. 133.75 feet; thence S.08°26'06"E. 95.50 feet; thence on a tangent curve to the left 191.88 feet, with a radius of 366.85 feet, with a chord bearing and distance of S.23°25'11"E. 189.70 feet to the Point of Terminus, said point also being on the east line of said E1/2 of the W1/2.

County of Montrose,

State of Colorado,

Has by these presents caused some, or part of same, to be laid out, platted and subdivided into lots or tracts, as shown on this plat, under the name and style of HOLTON MINOR SUBDIVISION and do hereby dedicate the right-of-ways shown on this plat in fee simple to the County of Montrose, State of Colorado, for the use of the public. We do hereby grant to the County perpetual easements, as shown hereon, for the use of public utility suppliers, for installation and maintenance of utility facilities, including but not limited to, electric lines, gas lines, telephone lines, cable television lines, water and sewer lines, irrigation lines and ditches, together with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

Owner:

Stephen K. Holton Laura L. Holton

STATE OF COLORADO)
ss.
COUNTY OF MONTROSE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, 20____, by Stephen K. Holton and Laura L. Holton

My commission expires _____

Notary Public

Proof of Title

The land herein platted and shown upon the written plat is covered by a current

policy of title insurance with LAND TITLE GUARANTEE COMPANY company,

Policy Number MRRB7023823

County Treasurer's Certificate

STATE OF COLORADO

COUNTY OF MONTROSE

I, the undersigned, County Treasurer, in and for said County, do hereby certify that there are no unpaid taxes, or unredeemed tax sales, as appears of record in this office on the above described subdivision.

In witness whereof, I have hereunto set my hand and seal, this ____ day of _____, A.D. 20____.

Treasurer of Montrose County, Colorado

By _____, Deputy

Approval of the Board of County Commissioners

Approved by the Montrose County Board of County Commissioners this ____

day of _____, 20____, by _____, Chairman.

RECORDER'S CERTIFICATE

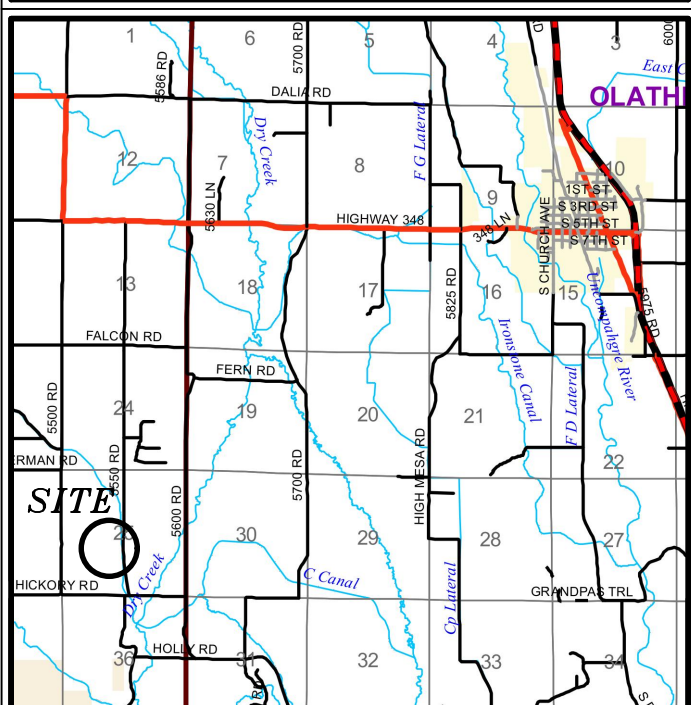
This plat was filed in the office of the Clerk and Recorder of Montrose

County, Colorado, at ____ m. on this ____ day of _____, A.D. 20____;

Reception Number _____.

County Clerk & Recorder by _____ Deputy

AREA LOCATOR



TYPICAL LEGEND

- Found Mag Nail in Asphalt
- Set 5/8" rebar 30" long with 2" aluminum cap PLS25972
- Set 5/8" rebar with 2" aluminum cap as Witness corner or linepin PLS25972
- Found 5/8" rebar with 3 1/4" aluminum cap PLS 37690
- Found 5/8" rebar with 2" aluminum cap PLS 37690
- Found 5/8" rebar with 2" aluminum cap PLS 14621 as witness corner

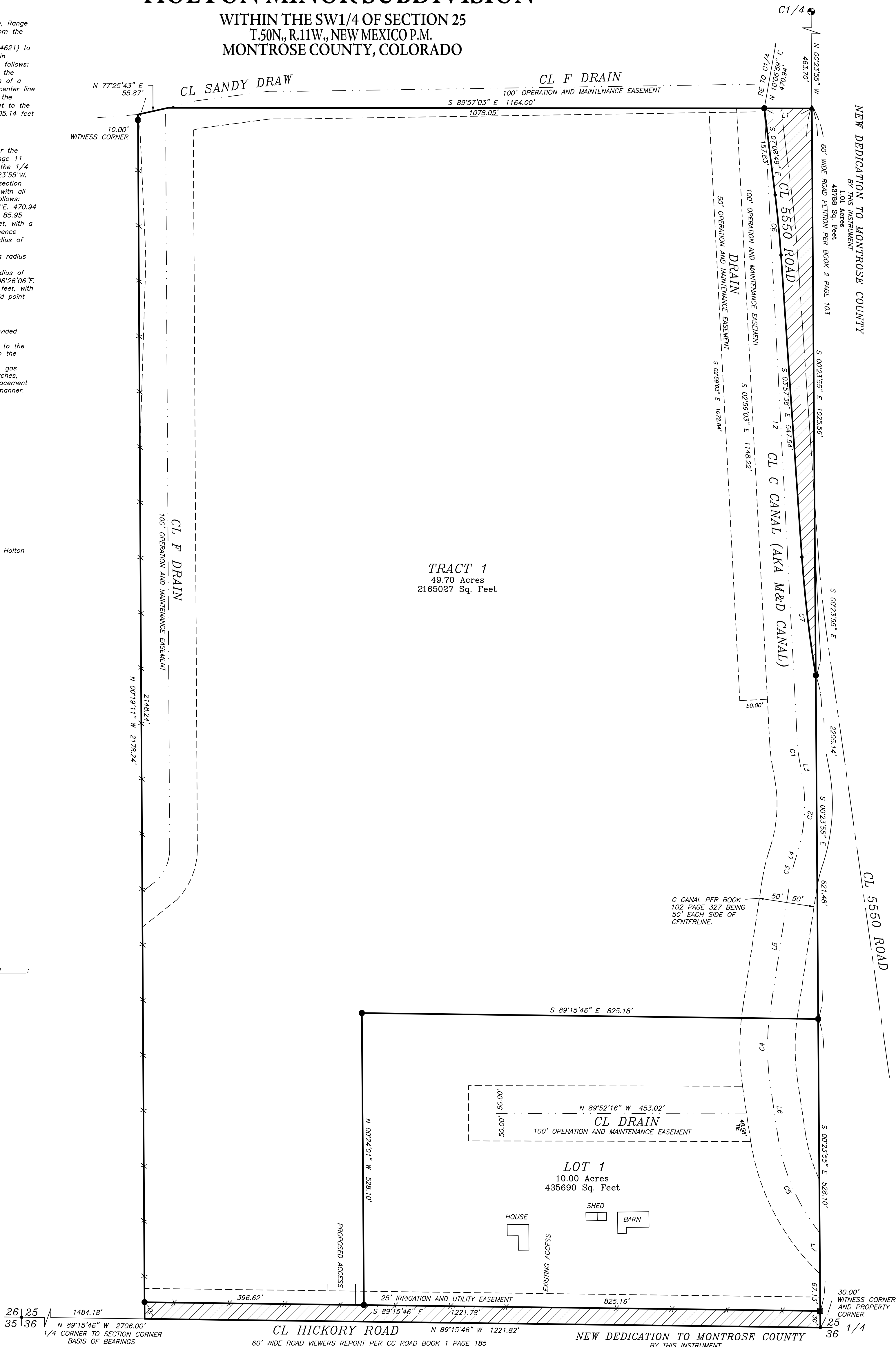
- Fencelines
- Electric (overhead)
- Electric (underground)
- Water line
- Easement
- CL Irrigation Ditch

New Road Dedication to Montrose County

BASIS OF BEARINGS:
N.89°15'46"W. FROM THE 1/4 SECTION CORNER COMMON TO SEC. 25 AND 36 TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36.
GEODETIC NORTH
GPS OBSERVATION
SCALE 1"=100 U.S. SURVEY FEET

HOLTON MINOR SUBDIVISION

WITHIN THE SW1/4 OF SECTION 25
T.50N., R.11W., NEW MEXICO P.M.
MONTROSE COUNTY, COLORADO



MORTGAGEES APPROVAL

In witness whereof Mortgagee has subscribed its name approving the content of this

final plat this ____ day of _____, A.D. 20____.

By _____ Mortgagee

NOTARIAL:

State of _____)
ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 20____, by Mortgagee

My commission expires: _____

My address is _____

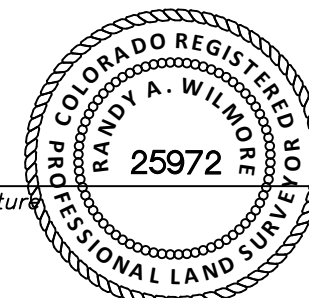
Witness my hand and official seal.

Standard Plat Note for Site Characteristics Analysis

A Site Characteristics Analysis was prepared by DEL-MONT CONSULTANTS, INC. for this subdivision and is on file with the Montrose County Planning and Development Department and may be reviewed by interested parties during regular working hours. Copies may be obtained from the geologist, subdivider, builder, or realtor.

Surveyor's Certificate

I, Randy A. Wilmore, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my responsible charge and that this plat accurately reflects said survey.



WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

406 Grand Avenue 970.527-4200 PHONE
P.O. Box 1692 970.527-4202 PHONE
Pasania, Colorado 81428 www.wilmorelandsurveying.com

Defining Boundaries

EMAIL: randy@wilmorelandsurveying.com

FIELD CREW:
RAW

DRAFTER:
RAW

CHECKED BY:
KC

HOLTON MINOR SUBDIVISION

WITHIN THE SW1/4 OF SECTION 25
T.50N., R.11W., NEW MEXICO P.M.
MONTROSE COUNTY, COLORADO

J223098FINAL

24 OCTOBER 2023

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.