

714 4154
Deed
No. 44665

2005
Land
Hurt
et al

ABSTRACT of TITLE

TO

Land in Sec. 25, Twp. 1N, R. 1W.
of the Ute Meridian in Mesa
County, Colorado.

Prepared by

The Mesa County Abstract Co.

Member of Colorado and American Title Associations

531 Rood Avenue

GRAND JUNCTION, MESA COUNTY, COLO.

7-57-2M Wilson & Young

THE MESA COUNTY ABSTRACT CO.

Established 1885

531 Rood Avenue

Grand Junction, Colo.

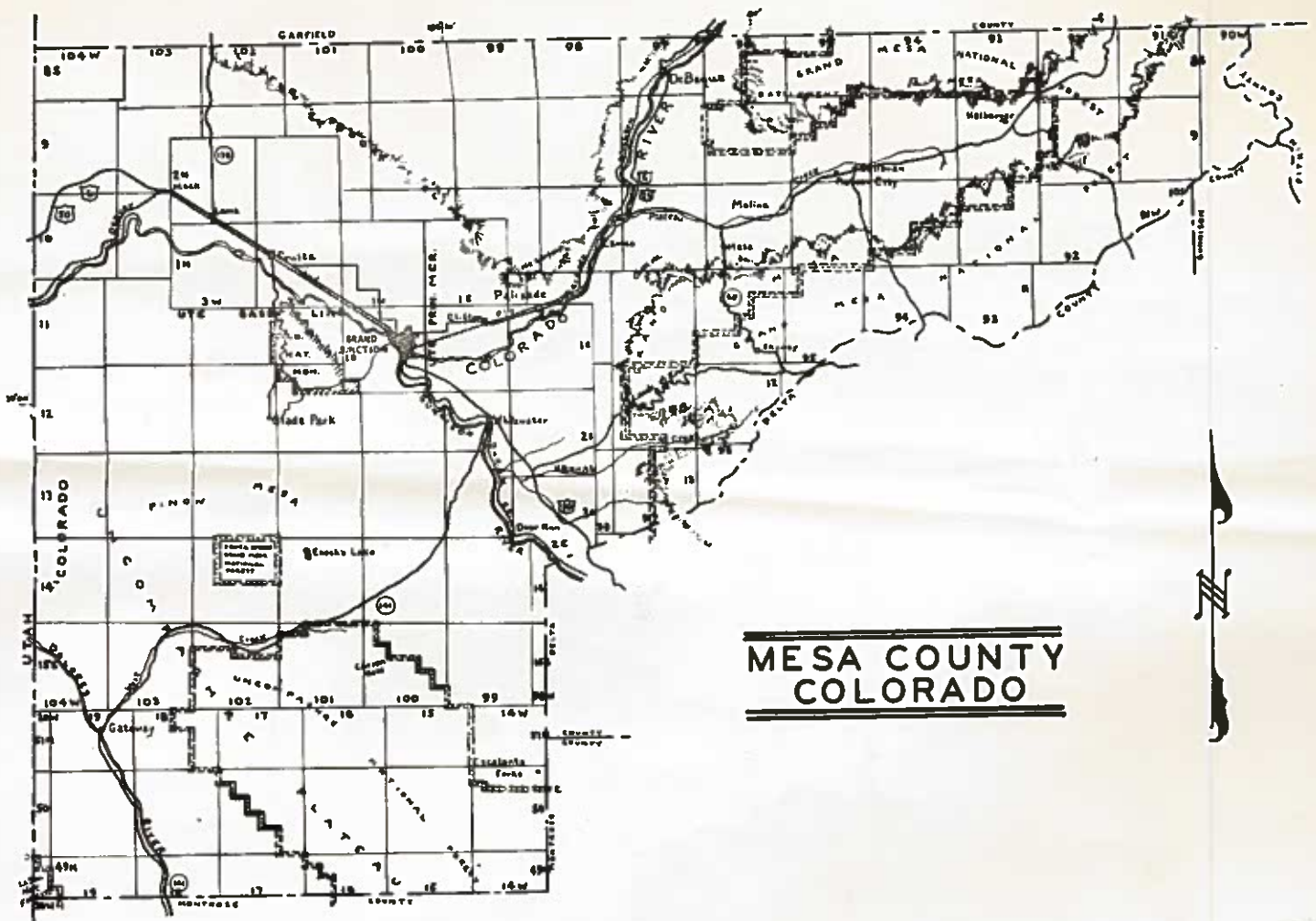
ABSTRACT OF TITLE

TO

No. 44665

The Northeast Quarter of the Northeast Quarter
of the Northwest Quarter of Section Twenty-five
(25), Township One (1) North, Range One (1)
West of the Ute Meridian, in Mesa County,
Colorado.

(For Plat showing the location
of the property described in the
caption hereof, see Entry No. 1
inside yellow cover sheet at the
end of this abstract which by this
reference and notation is hereby
made a part hereof.)



2

B. P. Blair , Register
to
Harry F. Ullery

RECEIPT U. S. Land #81645
Office Montrose, Colo. Book 13
Dated February 26, 1909 Page 495
Filed March 4, 1909
At 8:40 o'clock A.M.
#0240, \$150.00 in full for E $\frac{1}{2}$ SW $\frac{1}{4}$ Sec.
120 acres at \$1.25 per acre.

24 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 25, Twp. 1N, R. 1W. U.M.

-O-----OO-----O-

3

United States
to
Harry F. Ullery

PATENT Montrose 0240 #87686
Dated November 18, 1909 Book 70
Filed December 16, 1909 Page 557
At 2:05 o'clock P.M.
Grants: E $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 24 and NE $\frac{1}{4}$ NW $\frac{1}{4}$

Sec. 25, Twp. 1N, R. 1W. U.M., Colorado. containing 120 acres . Subject to any vested and accrued water rights for mining , agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; And also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Excepting and Reserving however to the United States all the coal and other minerals in the land so entered and patented, together with the right to prospect for mine and remove the same pursuant to the provisions and limitations of the act of December 29, 1916.

By the President Wm. H. Taft, Pres. By
M. W. Young, Secretary , H. W. Sanford, Recorder
General Land Office. (Seal)

-O--OO-----O-

4

H. F. Ullery
to
R. A. Matthews

WARRANTY DEED \$3500.00 #98900
Dated May 4, 1911 Book 166
Filed May 5, 1911 Page 237
At 1:52 o'clock P.M.
Conveys: E $\frac{1}{2}$ SW $\frac{1}{4}$ 24, and NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec.

25 , all in Twp. 1N, R. 1W. U.M. Ack. May 5, 1911, before John F. Byers, Notary Public, Mesa County, Colorado.
(N. P. Seal)

Commission Expires November 18, 1913.

-O-----OO-----O-

5

George J. Spear, Plaintiff
vs
R. A. Matthews
M. J. Matthews, Defendants

TRANSCRIPT OF JUDGMENT #53674
Dated October 1, 1905 Book 1
Filed March 16, 1905 Page 84
At 2:00 o'clock P.M.

In the District Court within and for the County of Weld. Debtors, Defendants.
Amount \$200.33; Costs \$11.35. Time of entry, February 7, 1905. Certificate dated February 15, 1905 by Frank Madden, Clerk of District Court, Weld County, Colorado by Herbert M. Baker, Deputy that above is correct transcript. (Seal)

-O-----OO-----O-

6

Geo. J. Spere
vs
R. A. Matthews, and
M. J. Matthews

SATISFACTION OF JUDGMENT #69720
Dated September 9, 1907 Book 119
Filed September 13, 1907 Page 40
At 2:50 o'clock P.M.

Certificate of Frank Madden, Clerk of District Court , Weld County, Colorado by Elbert G. English, Deputy that Judgment in above cause entered in said Court February 7, 1905 for \$200.35, damages and costs was on Sept. 9, 1907 satisfied as appears of record from Judgment Docket in his office. (Seal)

-O-----OO-----O-

(7)

The Grand Valley Water Users' Association)

Articles of Incorporation
Dated Feb. 7, 1905
Filed Feb. 23, 1905 at 9:30 A.M.

Name: The Grand Valley Water Users' Association.

Incorporators: Lawrence M. Miller, S. P. Green, H. H. Beach, John T. Beaman, James B. Hunter, George Smith, Marion O. Delaplain, William S. Wallace, James H. Smith and Merrill W. Blakeslee.

Principal place of business: Grand Junction, Mesa County, Colorado.

Purposes: To provide and distribute water for irrigation purposes, etc., and to construct, purchase, lease, condemn, or acquire in any manner whatsoever, and to own, sell, transfer, control, maintain and operate any irrigation works, etc., and property both real and personal necessary for the accomplishment of any of the purpose of this organization. To have power to enter into any contract with the U. S., individual, or corporation for the accomplishment of any of the aforesaid purposes. And to enter into any agreement with the U. S. with reference to the collection of all charges made under the federal statutes for the works and providing water for the lands of shareholders and to comply with the provisions of any federal statute applicable to the work done by the U. S. in connection with such system of water supply and any rules and regulations established thereunder.

The territory within which the lands to be irrigated are situated, to be shown as the Grand Valley Irrigation District, includes all lands within the boundaries as follows:

That portion of Grand Valley lying between the east boundary line of Range 98W. 6th P.M. and the west boundary line of Range 104W. 6th P.M. irrigable by diversion of water from the Grand River in Colorado.

Capital Stock: \$75000; 75000 shares: \$1 each Assessable by the Board of Directors.

Only owners of lands within the area above described, or extensions duly made, shall be qualified to own shares and not more than 1 share for each acre. Each subscriber shall make application for water right to U. S. for the land represented by his shares as soon as water is available. Upon failure so to do, his shares shall be forfeited and shall have no rights thereunder. Ownership of stock shall carry right to water for irrigation of the lands to which such share is appurtenant. Provides for equal distribution of water proportionate to number of shares held. Subscribers agree that water heretofore appropriated for irrigation of lands described in subscription shall become appurtenant to such lands, etc.

Has power to assess for revenue equally against all shareholders in proportion to the number of shares held.

Powers: In Board of Directors, who have power to make by-laws.

Electors: Must be the owner of at least one share, and be 21 years of age, and each holder entitled to one vote for each share, but not to exceed in the aggregate 160 votes.

Provides for duties of officers.

Objects: To acquire a canal to be constructed by the U. S. to furnish water to unwatered land lying within district for irrigation and domestic purposes. The Headgate of said Canal is to tap the water of the Grand River in Twp. 10 S. R. 98W. 6th P.M. at the most feasible point, thence Southwesterly along the bank of Grand River 6 or 7 miles, thence in a general westerly and northwesterly course between 50 and 60 miles to a point at or near the Excelsior Divide so-called. Also provides for lateral canal upon South side of Grand River known as Orchard Mesa and Red Mesa.

Corporate indebtedness shall not exceed two-thirds of stock.

Existence: 20 years.

Provides for amendment of articles, etc. etc.

By subscribing to these Articles of Incorporation or to a copy thereof, each shareholder grants lands and rights of way to the Association or the the United States as the case may be necessary for canals, tunnels, telephone and transmission lines required in connection with the works constructed by the Association, or by the United States, for the use and benefit of shareholders.

Ack. by the Incorporators Feb. 7, 1905 before William A. Marsh, Notary Public, Mesa County, Colorado. (SEAL) Commission expires Jan. 7, 1909.

R. A. Matthews
to

The Grand Valley Water Users
Association

(8)

SUBSCRIPTION FOR STOCK #104955
Dated _____ 190__
Filed February 21, 1912
At 9:32 o'clock A.M.

Know all men by these presents, that I, R. A. Matthews do hereby subscribe for and agree to take 100 shares of the capital stock of The Grand Valley Water Users' Association, and for that purpose and in order to become a member of said Association do hereby, subject to all the provisions thereof and of the by-laws of said Association not inconsistent therewith, subscribe to the following copy of the Articles of Incorporation of said Association, which are as follows:

No. 8 continued:

(Here is set out the Articles of Incorporation as shown on the last above entry)

The said shares of stock and all rights and interest represented thereby or existing or accruing by reason thereof, or incident thereto, are to be inseparably appurtenant to the following described real estate:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 24, The E $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, all in Twp. 2N, R. 2W. U. P. M. Lying Above the Grand Valley Canal.

in Mesa County, Colorado, containing 30 acres, and no more, of which I am the owner.

Signed: Ack. Feb. 5, 1912 by _____ before Arthur J. Lee, Notary Public, Mesa County, Colo.

(N.P. Seal) Commission expires March 7, 1914 Book 130 Page 290

The Grand Valley Water Users' Association) (9) Amendment to Articles of Incorporation Filed Sept. 14, 1912 at 3:00 P.M.

At meeting of the Stockholders of said Association held on Sept. 14, 1912, Sec. 3, Art. VI of the Articles of Incorporation was amended to read as follows: "Assessments for the costs, operation, maintenance and repair of the works owned, controlled or to be maintained by the Association shall be equitably assessed against all the share holders in proportion to the number of shares held by them respectively." W. S. Wallace, President, D. W. Aupperle, Secretary. (Corporate Seal)

Filed Instrument No. 108856

The U. S. Government and The Grand Valley Water Users' Association) (10) Contract Dated Feb. 13, 1913 Filed Aug. 4, 1913 at 11:00 A. M. Walter L. Fisher, Secretary of the Interior for and on behalf of the U.S.A. The said Association by W. S. Wallace, President, D. W. Aupperle, Sec. (Corporate Seal) Provided that if the Secretary of the Interior shall authorize and cause the construction certain irrigation works, the said Association will take prompt action to secure the determination by the Courts of the relative rights to the use of water for said lands out of the Grand River. That the said Association hereby guarantees the payment to the U. S. of the costs of the irrigation works as equitably apportioned by the Secretary of the Interior of the lands of its shareholders; and also of the cost of operation and maintenance as assessed from year to year by the Secretary of the Interior; and will promptly levy assessments therefor and collect or require payment thereof in such manner as the Secretary of the Interior may direct, etc. etc. Book 175 Page 532

The Grand Valley Water Users' Association) (11) Extension of Articles of Incorporation Dated Mar. 21, 1925 Filed Apr. 11, 1925 at 10:31 A. M.

At a meeting of the stockholders of said Association Feb. 17, 1925 the following resolution was adopted: "Resolved that the Corporate Existence of the Grand Valley Water Users' Association be extended for a period of twenty years from the date of the expiration of the present Charter and so continuing the same as if originally incorporated."

Certificate of C. E. Blumenshine, President, Attest: M. Ethel Cox, Secretary (Corporate Seal)

Subscribed and sworn to Mar. 28, 1925 before Delmar B. Wright, Notary Public, of Mesa County, Colorado. (N. P. Seal) Commission expires July 1, 1928. Filed Instrument No. 209483

The Grand Valley Water Users' Association, a Corporation of Colorado) (12) Certificate of Renewal Dated Mar. 21, 1925 Filed May 21, 1938 at 11:10 A. M. File #3039

Certificate of C. E. Blumenshine, President, Attest: M. Ethel Cox, Secretary (Corporate Seal) of The Grand Valley Water Users' Association, a corporation of Colorado, that a special meeting of the Stockholders of said Association held in the Court Room of the County Courthouse at Grand Junction, Mesa County, Colorado, Feb. 17, 1925 the following resolution was adopted:

No. 12. continued:

"Resolved that the corporate existence of The Grand Valley Water Users' Association, a corporation, be extended for a period of 20 years from the date of the expiration of the present charter and so continuing the same as if originally incorporated." That the said meeting was called and due and legal notice given in the manner required by law, and that at such meeting a majority of the entire outstanding capital stock of said Association was represented. That at such meeting the said resolution was adopted by a majority vote of the entire outstanding capital stock of said Association.

Subscribed and sworn to March 28, 1925 before Dolmar B. Wright, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires July 1, 1928

Filed Instrument No. 337413

(13)

The Grand Valley Water Users' Association)

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION

Dated January 8, 1929

Filed January 30, 1929, 3:10 P. M.

Certificate of W. S. Meek, President and W. W. Russell, Secretary, of said Association, of date January 16, 1929. (Corporate Seal), that at the regular meeting of the Board of Directors of said Association, in Grand Junction, Colorado, December 3, 1928, a Resolution was adopted providing for submission to the vote of the stockholders at the meeting to be held in Grand Junction, Colorado, on January 8, 1929, certain amendments to the Articles of Incorporation of said Association as follows:

(A) To amend Section 12, Art. IV to read as follows:

The purpose for which this Association is organized and the general nature of the business to be transacted are: To acquire, furnish and distribute to the lands of the shareholders of the Association, an adequate supply of water for the irrigation thereof. -----To mortgage, purchase or acquire land by foreclosure or otherwise, and to hold, own, sell, transfer or convey such lands, upon such terms as may be fixed by the Board of Directors of said Association.

(B) To amend Art. V by omitting therefrom, Sections 3, 4 and 12.

(C) To amend Sections 1, 2, 3, 4 and 6 of Art. VI to read as follows: Sec. 1 The revenue for accomplishment of the purposes of this Association shall be raised:

(A) Income from rental of water and electric power.

(B) From assessments against shares of stock to meet:

(1) Cost of construction, improvements, repairs, operation and maintenance of the irrigation works.

(2) Payments due the U. S.

(3) Deficiencies caused by some shareholders failing to pay assessments upon their shares of stock.

(4) Any and all lawful obligations of the Association.

Sec. 2 Directors have power to make and enforce by-laws.

Sec. 3 Assessments for ordinary cost shall be equally assessed against all shareholders in proportion to the number of shares held by them respectively, unless the U. S. shall require unequal assessments, etc.

Sec. 4 Assessments for constructing, etc. for increasing distribution of water may be equally assessed against all shareholders in proportion to the number of shares owned by them respectively, but is not to prevent unequal assessments when required by the U. S.

Sec. 6 Assessments shall become a lien upon the shares of stock, and may be foreclosed and sale of the lands and shares made in the manner provided by foreclosure of real estate in a court of competent jurisdiction. (Here follows other amendments having to do with Officers, etc.)

Sec. 10. The Board of Directors shall have power to make and levy assessments against the shares of stock of said Association in the manner authorized by these Articles and the By-laws of this Association and the terms and conditions for supplying water upon the lands of this Association. (Here follows recital as to Notice of meeting, publication of notice and copy of notice.)

Adopted at stockholders meeting in Grand Junction, Colorado, on January 8, 1929, at 10 o'clock A. M. by more than the 2/3rds vote of all the stock of the Association outstanding.

Subscribed and sworn to by said Officers of said Association on January 24, 1929, before Charles M. Holmes, Notary Public, of Mesa County, Colorado.

(N. P. Seal) Commission expires June 20, 1931

Filed Instrument No. 242293

(14)

The Grand Valley Water Users' Association)

CERTIFICATE OF AMENDMENT TO CERTIFICATE OF INCORPORATION

Filed Aug. 8, 1930 at 10:00 A. M.

Filed in the Office of the Secretary of State of Colorado on July 30, 1930 at 1:00 PM Certified on July 30, 1930 by Chas. M. Armstrong, Secretary of State of Colorado (State of Colorado, Seal)

Certificate of W. S. Wallace, President and D. W. Aupperle, Secretary of The Grand Valley Water Users' Association (Corporate Seal) that on January 14, 1913 at a meeting of the stockholders of said Association that the Articles of said Association were amended as follows:

- - - Only owners of lands or having initiated a right to acquire the same within the area described in Art. 4 or as extended, shall be qualified to own shares - - -. Shareholders shall be liable for water furnished by the U.S. and the Association shall have a lien on the lands and the right to foreclose the same for indebtedness and that assessments may be levied against the stock and lands and assessments may be made for operation, maintenance and repair of works.

The headgate of the Canal is to tap the water of the Grand River at a point near the South line of the NW 1/4 of Sec. 3, Twp. 10s. R. 98W. of the 6th P.M., whence the Canal will extend in a southwesterly direction through the Canyon of the Grand River for a distance of about five miles, thence in a general westerly and north-westerly direction between 60 and 65 miles to a point near the Excelsior Divide, so called, and discharge its waste water into the Grand River, or tributary thereof.

Grants to the U.S., over the lands described therein the necessary right of way for canals, etc., and releases the U.S. from all damages and grants to the U.S. all seepage, waste and spring water arising on the lands so described, not heretofore appropriated.

Ack. Jan. 14, 1913 by W. S. Wallace, President of said Association, before Mary Dol Gard, a Notary Public of the City and County of Denver, Colorado. And subscribed and sworn to before said Notary Public, on July 10, 1930, by said Officers. (N.P.Seal)

Commission expires May 1, 1933.

Affidavit as to above facts as shown on the minute book of said Association made by W. S. Meek, President and John Hynos, Secretary of said Association, subscribed and sworn to on July 22, 1930 before Virginia O. Wallace, Notary Public, of Mesa County, Colorado. (N.P.Seal)

Commission expires April 9, 1934

Filed Instrument No. 254831

-o-----oo-----o-

15 The Grand Valley Water Users' Association

CERTIFICATE OF AMENDMENT

#455876

Filed Dec. 17, 1946

Filed

At 10:28 o'clock A. M.

#3444

State of Colorado, County of Mesa, SS

Certificate of W. J. Baker, President and

C. E. Blumenshine, Secretary of the Grand Valley Water Users' Association, a corporation organized under the laws of the State of Colorado---that at a special meeting of the stockholders of said Association, duly held in the Labor Temple of the City of Grand Junction, Mesa County, Colorado, on February 20, 1945 Resolution was adopted renewing and extending the corporate life of the Grand Valley Water Users' Association to and including February 1, 2031.-----

/s/ W. J. Baker, President, Attest: C. E. Blumenshine, Secretary. (Corporate Seal)

Subscribed and sworn to August 28, 1945 before Mary Alice Sullivan, Notary Public.

(N. P. Seal)

Commission expires Mar. 23, 1947

Certificate of true copy of Certificate of Renewal of the Certificate of Incorporation of The Grand Valley Water Users Association attached September 11, 1945 by Walter F. Morrison Secretary of State by Earl E. Ewing, Deputy, United States of America, State of Colorado.

(State of Colorado Seal)

-o-----oo-----o-

16

Geo. J. Spear
vs.
R. A. Matthews and
M. J. Matthews

SATISFACTION OF JUDGMENT #70027
Dated September 9, 1907 Book 119
Filed September 30, 1907 Page 46
At 2:05 o'clock P.M.

Judgment in above entitled cause entered in District Court, Weld County, Colorado, Feb. 7, 1905 for \$200.33, Damages and costs of suit was on Sept. 9, 1907 fully satisfied as same appears on record from Judgment Docket kept in office of Clerk of District Court. (Signed) Frank Madden, Clerk, District Court, Weld County, Colorado by Elbert G. English, Deputy. (Seal)

-O---OO---O-

17

In The Matter of
George J. Spear, Plaintiff
vs
R. A. Mathews and
M. J. Mathews, Defendants

SATISFACTION OF JUDGMENT #100532
Dated June 12, 1911 Book 153
Filed August 3, 1911 Page 375
At 2:45 o'clock P.M.

State of Colorado, County of Weld, SS. In the District Court, within and for the County and State aforesaid. Judgment in the above entitled cause entered in said District Court the 7th day of Feb. 1905 for the sum of \$200.33 damages and costs of suit; I, Frank Madden, Clerk of the District Court, within and for the County of Weld and State of Colorado, do hereby certify that the judgment entered in said Court the 7th of February 1905, in a certain action lately pending therein, wherein George J. Spear was plaintiff, and R. A. Mathews and M. J. Mathews, were defendants was on the 2nd day of January, 1910 fully satisfied, as same appears to me of record from Judgment Docket kept in my office. In Testimony whereof, I have hereunto signed my name as such clerk, and affixed hereto the seal of said Court, at Greeley, in said County, this 12th day of June, 1911. Frank Madden, Clerk of the District Court, Weld County, Colorado by Elbert G. English, Deputy. (Weld County, District Court Seal)

-O---OO---O-

18

R. A. Matthews
to
Jackson C. Vining

WARRANTY DEED \$1.00 and #105602
other valuable Book 171
considerations Page 453

Dated March 11, 1912
Filed March 18, 1912
At 9:20 o'clock A.M.
Conveys: NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24, and NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, all in Twp. 1N, R. 1W. U.M. and containing in all 80 acres according to the Government survey thereof. This Deed is made subject to all contracts and subscription for water stock made with the Water Users Association, except as above stated. Ack. March 11, 1912 by R. A. Matthews before Charles W. Rose, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires May 24, 1915.

-O---OO---O-

19

Jackson C. Vining
to
John W. Flynn

WARRANTY DEED \$1.00 & #111457
other valuable Book 188
consideration Page 345

Dated January 2, 1913
Filed January 24, 1913
At 1:05 o'clock P.M.
Conveys: The NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, in Twp. 1N, R. 1W. U.M. this deed is made subject to all contracts and subscriptions for water stock with the water Users Association, except taxes for 1912. Ack. Jan. 22, 1913 by Jackson C. Vining before Verne A. Tracy, Notary Public, City & County of Denver, Colorado. (N. P. Seal) Commission expires Aug. 28, 1913

-O---OO---O-

20 John W. Flynn
to
R. Hurtt

WARRANTY DEED \$1,000.00 and #124234
other valuable Book 201
considerations Page 153
Dated January 12, 1915
Filed February 15, 1915
At 11:35 o'clock A.M.

Conveys: NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24 and the
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, Twp. 1N, R. 1W, U.M., in Mesa County, Colo. This deed is
made subject to all water contracts, and subscriptions for water stock with
The Water User's Association and the United States Government Reclamation service.
Ack. Jan'y 13, 1915, before Verne A. Tracy, Notary Public, City & County of
Denver, Colorado.
(N.P. Seal)
(IRS \$1.00)

Commission expires September 12, 1917.

-0----00----0-

21 Treasurer of Mesa County
to
Mesa County

TAX SALE \$3.25 #16092
Dated Dec. 9, 1915 Book P
Sale of: Page 74
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 25, Twp. 1N, R. 1W.

Redeemed Aug. 8, 1917 #139027

-0-00----0-

22 Board of County Commissioners
of Mesa County, Colorado
to
The State

CERTIFIED COPY #700396
OF ORDER Book 714
Filed August 7, 1957 Page 521
At 4:00 o'clock P.M.

State of Colorado, County of Mesa
ss. At a meeting of the Board of
County Commissioners for Mesa County, Colorado, held at the Court House in
Grand Junction on Tuesday the 11th day of March, A.D. 1890, there were
present: E.W. Gannon, Chairman, J.W. Rose, Commissioner, J.P. Brown,
Commissioner, Frank McClintock, Deputy, Clerk when the following proceedings,
among others, were had and done, to-wit:
The following orders were adopted:
Be it ordered that the following township and section lines on the
public domain be declared public highways in accordance with the provisions
of an act entitled: An act to amend section four (4), of chapter ninety-five
(95) of the general statutes of the State of Colorado, entitled "Roads and
Highways," approved April 7, 1885, that is to say:

The township line constituting the west boundary line of township
One North, Range One West, Ute Principal Meridian. The township line
constituting the south boundary line of said township. The section
line running through said township parallel with said township line, and
2 miles north thereof.

Certificate of true copy of Order attached August 7, 1957 by Annie M.
Dunston, County Clerk, Mesa County, Colorado.
(Mesa County, Colorado, Seal)

-0----00----0-

23 Treasurer of Mesa County
to
Mesa County

TAX SALE \$1.75 #46600
Dated Dec. 17, 1937 Book 32
Sale of: Page 45
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 25, Twp. 1N, R. 1W.

Redeemed by Reuben Hurtt 2/3/40 #363434

-0----00----0-

State of Colorado
to
Upper Grand Valley
Soil Conservation
District

CERTIFICATE #735541
Filed January 16, 1959 Filed
At 2:21 o'clock P.M. 5318
I, George J. Baker, Secretary of State
of the State of Colorado do hereby
certify that by virtue of the auth-
ority vested in me, I do hereby declare

the area within the boundaries described as hereto attached to be a lawful soil conservation district by the consolidation of Orchard Mesa Soil Erosion District and Redlands Soil Erosion District and Upper Grand Valley Soil Conservation District filed December 15, 1958 under the name and style of UPPER GRAND VALLEY SOIL CONSERVATION DISTRICT.

/s/ George J. Baker, Secretary of State, by F. J. Serafini, Deputy.
(Colorado Seal)

Legal Description of the Combined Orchard Mesa, Redlands, and Upper Grand Valley Soil Conservation Districts.

Commencing at the junction of the Gunnison River and the S line of T. 1S., of the Ute Base Line and R. 1W of the Ute Principal Meridian; thence E along the twp line to the SE corner of Section 36, Twp. 1S., R. 2E., thence in a general NEly direction along the drainage divide to the SE corner of SW $\frac{1}{4}$ of Section 29, Twp. 11S., R. 97 W of the 6th P.M., thence in a general NWly direction along the drainage divide to the NW corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 11, Twp. 11S., R. 98 E. thence in a general NWly direction along the drainage divide to the Colorado River; thence in a NEly direction along the Colorado River to its intersection with the S Section line of Section 2, Twp. 11S. R. 98W; thence E along the section line to the SE corner of said Section 2; thence N to the NE corner of said Sec. 2; thence Wly along the Section line to its intersection with the rim of the Bookcliff Mesa in Sec. 3, Twp. 11S., R. 98W; thence Wly along said rim to its intersection with the top section line of Sec. 22, Twp. 1N. R. 1E of the U.M., thence W to the SW corner of Sec. 13, Twp. 1N., R. 1W; thence S to the W $\frac{1}{4}$ corner of Sec. 12, Twp. 1S. R. 1W. thence E $\frac{1}{4}$ mile, S $\frac{1}{4}$ mile, E $\frac{1}{4}$ mile, S $\frac{1}{4}$ Mile, E $\frac{1}{2}$ mile, S $\frac{1}{2}$ mile, W $\frac{1}{2}$ mile, S $\frac{1}{2}$ mile, E $\frac{1}{2}$ mile to the SE corner of Sec. 13, Twp. 1S. R. 1W. thence S along the section line to its intersection with the Colorado River; thence W and NWly along the S bank of the said Colo. River to its intersection with the W section line of Sec. 34, T1N. R. 2W; thence S to the NW corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 34; thence Wly along the boundary of the Colo. National Monument to the NW corner of Sec. 31, T1N., R. 2W; thence S and SEly along the Colo. National Monument boundary to the SE corner of Sec. 7, T12 S. R. 101W of 6th P.M., thence E along the section line to the point of beginning.

EXCEPT the following described land, which are the property of the City of Grand Junction. NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 27 E of the D. & R. G. R. R.; NW $\frac{1}{4}$ NW $\frac{1}{4}$ E of the Gunnison River; SW $\frac{1}{4}$ NW $\frac{1}{4}$ E and S of the I. O. O. F. and A. F. & A. M. cemetery plots, NW $\frac{1}{4}$ SW $\frac{1}{4}$ E of the Gunnison River; S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ E of the Gunnison River in Sec. 26 T1S., R. 1W. of the U.M. and excluding further, areas within incorporated municipalities and areas devoted exclusively to commercial or industrial uses. In addition #1 to the Redlands Soil Conservation District Section 13 and 14 in T12S. R. 101W of 6th P.M. were erroneously included in the District and that these 2 sections are already in the Glade Park Conservation District; therefore they should be excluded from the Addition.

The total area is 105,207 acres more or less.

Mesa County Planning Commission
to
The State

AMENDED SUBDIVISION
REGULATIONS

#741347
Filed

Filed April 8, 1959
At 9:34 o'clock A.M.

"Amended Subdivision Regulations
of Mesa County, Colorado, adopted

the 23rd day of February, 1959, by the Mesa County Planning Commission as part of a Master Plan of the physical development of unincorporated territory within Mesa County, and approved and adopted by the Board of County Commissioners of Mesa County on the 6th day of April, 1959."

Said Amended Subdivision Regulations set forth standards for subdivisions in the unincorporated areas of the County and specify procedure to be followed in creating such subdivisions. They also include the provisions that no sale of land located within a proposed subdivision shall be made by reference to or use of a plan or plat of the subdivision before such plan or plat has been approved and recorded and that no building shall be erected within a subdivision or a proposed subdivision unless a building permit therefor shall have been issued by the County Building Inspector.

Reference is made to said subdivision regulations for the specific provisions thereof. Said regulations may be examined in the Office of the County Clerk and Recorder or the office of the Mesa County Planning Commission.

(Abstracter's Note: The original subdivision regulations of Mesa County, Colorado, were never recorded and thus are not shown.)

Board of County Commissioners
of Mesa County, Colorado
to
The State

CERTIFIED COPY OF ORDER

#758144

Filed December 17, 1959

Filed

At 10:15 o'clock A.M.

State of Colorado, County of Mesa ss.

At a regular adjourned meeting of
the Board of County Commissioners
for Mesa County, Colorado, held at

the Court House, in Grand Junction on Monday the fourteenth day of December A. D. 1959, there were present: Roe F. Saunders Chairman, Henry J. Tupper Commissioner, Arthur J. Jens Commissioner, Thomas K. Younge County Attorney, Annie M. Dunston Clerk, when the following proceedings, among others, were had and done, to-wit: On motion of Arthur Jens, seconded by Henry Tupper and carried the following resolution amending page two and page seven of the Amended Subdivision Regulations of Mesa County was adopted:

Page two-

A resolution relative to the division of land, preparation of plats for such divisions and procedure for approval of plats in the County of Mesa, and repealing all resolutions in conflict therewith.

BE IT RESOLVED by the Planning Commission* of Mesa County, Colorado, as provided by State of Colorado Statutes:

Before dividing any tract of land within the unincorporated territory within Mesa County into two or more tracts or parcels of less than five acres in size, the owner thereof shall subdivide said property by means of a recorded plat in accordance with the procedures and requirements herein, as provided by the Colorado Revised Statutes 1953 106-2-9 amended 1959. In achieving such subdivision, the following procedure shall be followed:

Section 1

PROCEDURE

1. At least one week before a Planning Commission meeting, three copies of the preliminary subdivision plat shall be submitted to the Planning Commission. After receiving the plat, the Planning Commission may mail notices to notify owners of property surrounding the proposed subdivision of the time and place of a public hearing regarding the study of such proposed subdivision.
2. After receiving preliminary approval of the plat, permanent survey monuments shall be set to finished grade at all exterior corners of the land to be subdivided, and approval of the plat shall be obtained from the Utility Companies which may serve the subdivision and the Fire Department.
3. Within one year after receiving approval of the preliminary plat by the Planning Commission, after the intermediate steps described in subparagraph No. 2 have been completed and at least one week in advance of a Planning Commission meeting the original and three copies of the final plat shall be submitted to the Planning Commission for final approval.
4. After receiving final approval by the Planning Commission, the original and one copy of the final plat shall be presented to the Board of County Commissioners for its acceptance of the areas dedicated to public use.
5. Following acceptance by the Board of County Commissioners, the final plat as approved shall be legally recorded in compliance with State Statutes.

*FOR PURPOSES OF THIS RESOLUTION, THE TERM " PLANNING COMMISSION" SHALL REFER TO THE APPROPRIATE DISTRICT PLANNING COMMISSION WHERE SUCH DISTRICT PLANNING AREA HAS BEEN LEGALLY CONSTITUTED: IN ALL OTHER AREAS THE TERM " PLANNING COMMISSION" SHALL REFER TO THE MESA COUNTY PLANNING COMMISSION.

Page seven-

(continued on next sheet)

Section V
DEFINITIONS

For the purpose of this resolution, certain words and phrases used herein are defined as follows:

1. " Alley"

A public or private way with less width than a street and designed for special access to the rear of the building.

2. " Easement"

A grant of the right to use a strip of land for specific purposes.

3. " Lot"

A parcel of land intended as a unit for transfer of ownership or for development.

4. " Street"

A public way for sidewalk, roadway, and utility installations, being the entire width from lot line to lot line, and including the terms " Road", " Highway", " Land", " Place", " Avenue", or other similar designations.

5. " Subdivider"

A person, persons, or corporation dividing or proposing to divide land to be sold or used as a lot as defined above.

6. " Subdivision"

The division of any tract or parcel of land into two or more lots of 5 acres or less in size for the purpose (whether immediate or future) of transfer of ownership or for building development or for street use.

Section VI
PUBLIC STREETS

Acceptance of streets on a subdivision plat by the County of Mesa shall be for purposes of legal description and for building purposes as outlined in the following paragraph and not for automatic maintenance services. Such maintenance shall be provided only after streets have been improved by the Subdivider or subsequent land owners, according to County of Mesa construction standards and consequently adopted by the Board of County Commissioners as a part of the County Road system.

Certificate of true copy attached December 15, 1959 by Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa County, Colorado. (Mesa County, Colorado Seal)

-O---OO---O-

27

Florence H. Berry, James C. Hurtt,
Reuben Hurtt, and Mary M. Hurtt,
L. C. Hurtt and Frank B. Hurtt ,and
Laura H. Long

to
City of Grand Junction, a
Municipal corporation, and
County of Mesa State of
Colorado.

WARRANTY DEED \$200.00
Dated July 27, 1960
Filed October 20, 1960
At 2:05 o'clock P.M.

#777803
Book 788
Page 415

Conveys: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, Twp. 1N, R. 1W, U.M. containing 10 acres more or less, Mesa County, Colorado, excepting and reserving to the grantors herein all of the mineral rights including oil and gas and all other rare and valuable minerals,

it being understood that no buildings or structures are to be erected on the property for the extraction of minerals. (IRS 55¢ Conveyance Fees 2¢).

/s/ Florence H. Berry, James C. Hurtt, Reuben Hurtt, Laura H. Long, L. C. Hurtt, Frank B. Hurtt, Mary M. Hurtt.

Ack. July 27, 1960 by Florence H. Berry, James C. Hurtt and Reuben Hurtt before W. E. Dickey, Notary Public, Lawrence County, South Dakota.
(N. P. Seal) Commission expires February 16, 1968

Ack. October 6, 1960 by Mary M. Hurtt before W. H. Paton, Notary Public, Hot Springs County, Wyoming.
(N. P. Seal) Commission expires August 12, 1963.

Ack. Aug. 2, 1960, by Laura H. Long before Pat Fleming, Clerk of County Court-Walker County, State of Alabama. (Seal County Court, State of Alabama).
Commission expires Jan. 15, 1964.

Ack. August 9, 1960, by L. C. Hurtt and Frank B. Hurtt before L. C. Pringle, Notary Public, Weston County, Wyoming .
(N. P. Seal) Commission expires 4/16/64.

-O---OO---O-

Reuben Hurtt
to
Florence H. Berry,
James C. Hurtt, Mary
M. Hurtt, Laura H. Long
L. C. Hurtt, Reuben Hurtt
and Frank B. Hurtt.

WARRANTY DEED \$1.00 and
other good and valuable
considerations
Dated July 27, 1960
Filed November 18, 1960
At 8:20 o'clock A.M.
Conveys: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25,
Twp. 1N, R. 1W. U.M., containing 10 acres
more or less, Mesa County, Colorado. (No
Revenue Conveyance Fees none).
/s/ Reuben Hurtt

#779552
Book 791
Page 207

Ack. July 27, 1960, by Reuben Hurtt before W. E. Dickey, Lawrence County, South
Dakota.
(N. P. Seal) Commission expires February 1968.

-O----OO----O--

STATE OF COLORADO)
) SS
COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting
of Twenty-eight (28) entries, numbered from 1 to 28, both inclusive, constitutes
a true and correct Abstract of Title showing all instruments appearing of record
or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado,
from the beginning, up to November 18, 1960, at 8:21 o'clock A.M., affecting the
title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

November 18, 1960, at 8:21 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams
Manager R.B.

The Mesa County Abstract Company

Abstracts

Grand Junction, Colorado

Title Insurance

One acre (43,560 square feet) contains 160 square rods, and in rectangular form is 208 feet, 8 inches square, or 8 rods by 20 rods, 2½ rods by 64 rods, or any similar equivalent where the product is 160 square rods. Any rectangular tract, the product of the length and width of which totals 43,560 square feet, will equal one acre.

TO REDUCE FEET TO ACRES

.000023 is the reciprocal of 43,560 square feet. Multiply the number of square feet by .000023, or multiply the number of square feet by 23 and count off six places and the answer will be the number of acres.

36	31	32	33	34	35		
1	6	5	4	3	2		
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

60 seconds (") make 1 minute—60 minutes (') make 1 degree
 90 degrees (90°) make 1 right angle or 1 quadrant or 1 sign
 180 degrees make a straight line—360 degrees make 1 circle
 Multiply diameter times pi (3.1416) to find circumference
 Multiply circumference times .3183 to find diameter
 Diameter squared multiplied by .7851 will give area of circle
 Radius of circle is equal to one-half of diameter
 Length of arc of circle multiply by one-half of radius will give area of sector of circle.

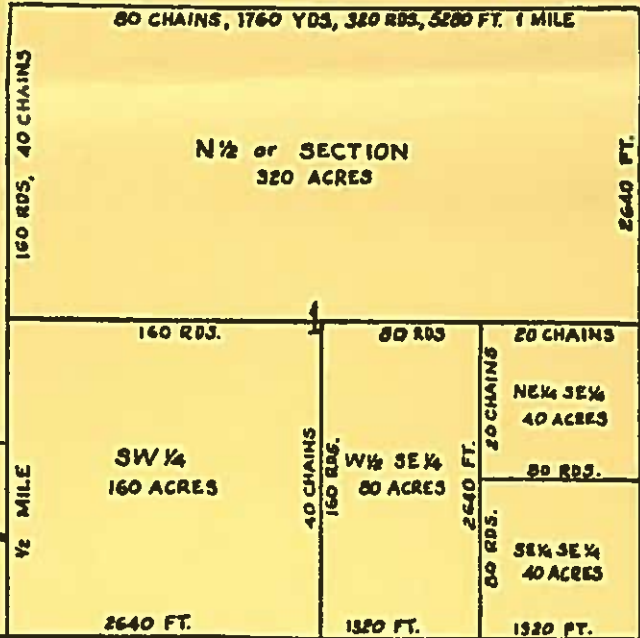


Diagram showing a Congressional township of 36 sections, with relative position of sections in adjoining townships.

LINEAR LAND MEASURE

7.92 inches, or .66 foot make 1 link
 25 links, 5½ yds., or 16½ ft.-----
 -----make 1 rod or pole or perch
 100 links, 66 ft. or 4 rods-----
 -----make 1 chain
 80 chs., 320 rds., 1760 yds., 5280 ft.,
 8,000 links-----make 1 mile

SQUARE LAND MEASURE

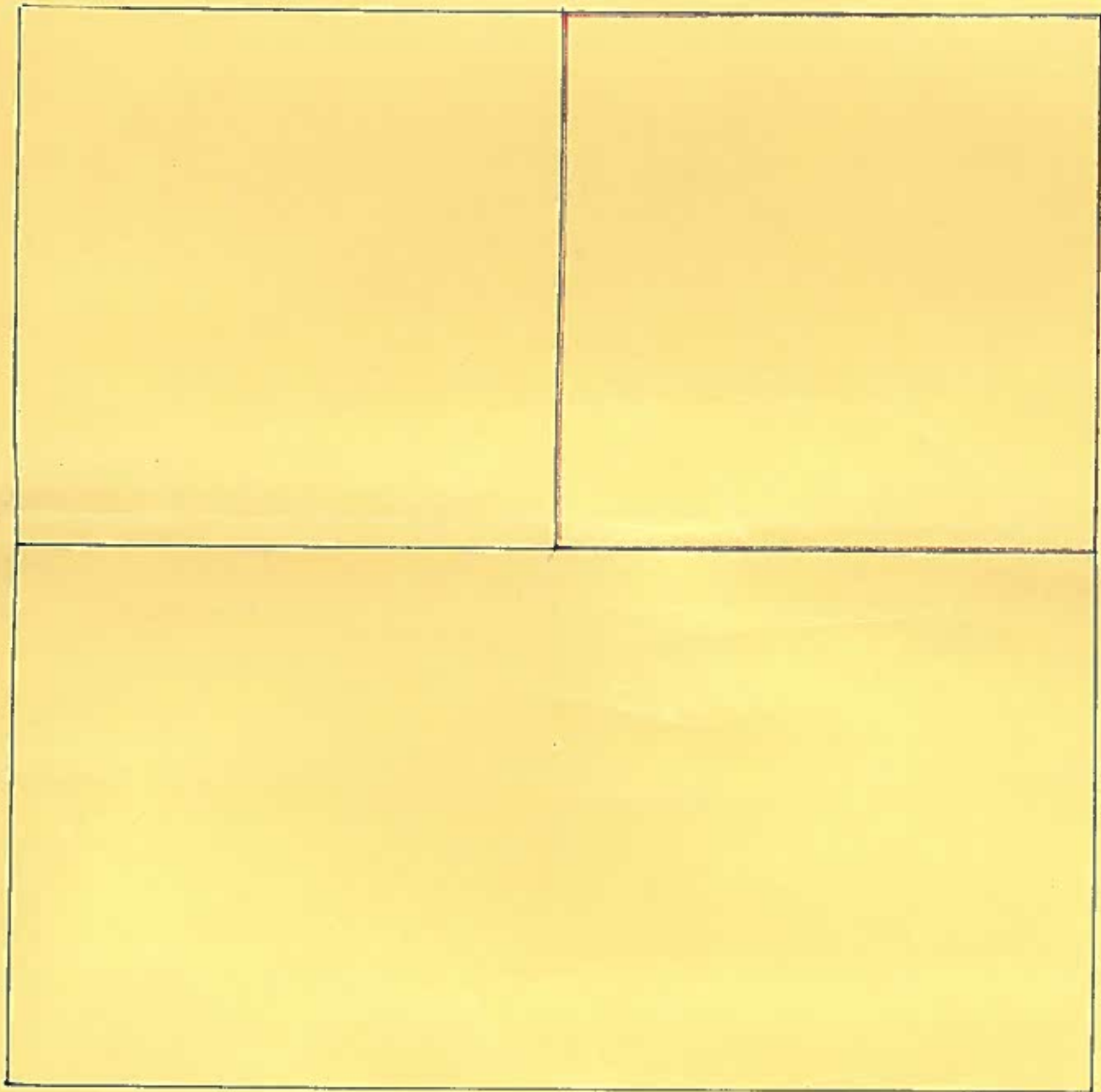
144 sq. inches-----make 1 sq. ft.
 9 sq. ft.-----make 1 sq. yd.
 272¼ sq. ft., or 30½ sq. yds.-----
 -----make 1 sq. rod
 16 sq. rods, or 4356 sq. ft.-----
 -----make 1 sq. chain
 43,560 sq. ft., 4840 sq. yd., 160 sq. rd.,
 10 sq. chs.-----make 1 acre
 640 acres, or 2.59 sq. kilm.-----
 -----make 1 regular sec. or 1 sq. mile
 36 sq. miles-----make 1 regular twp.

NE Corner
NE $\frac{1}{4}$ NW $\frac{1}{4}$
Sec. 25-1N-1W-4N

Entry
No. 1



Scale
1" = 200'



The above is a Plat of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 25, Twp. 1N., R. 1W., U.M.,
showing the location of the property described in the caption hereof,
in Mesa County, Colorado.