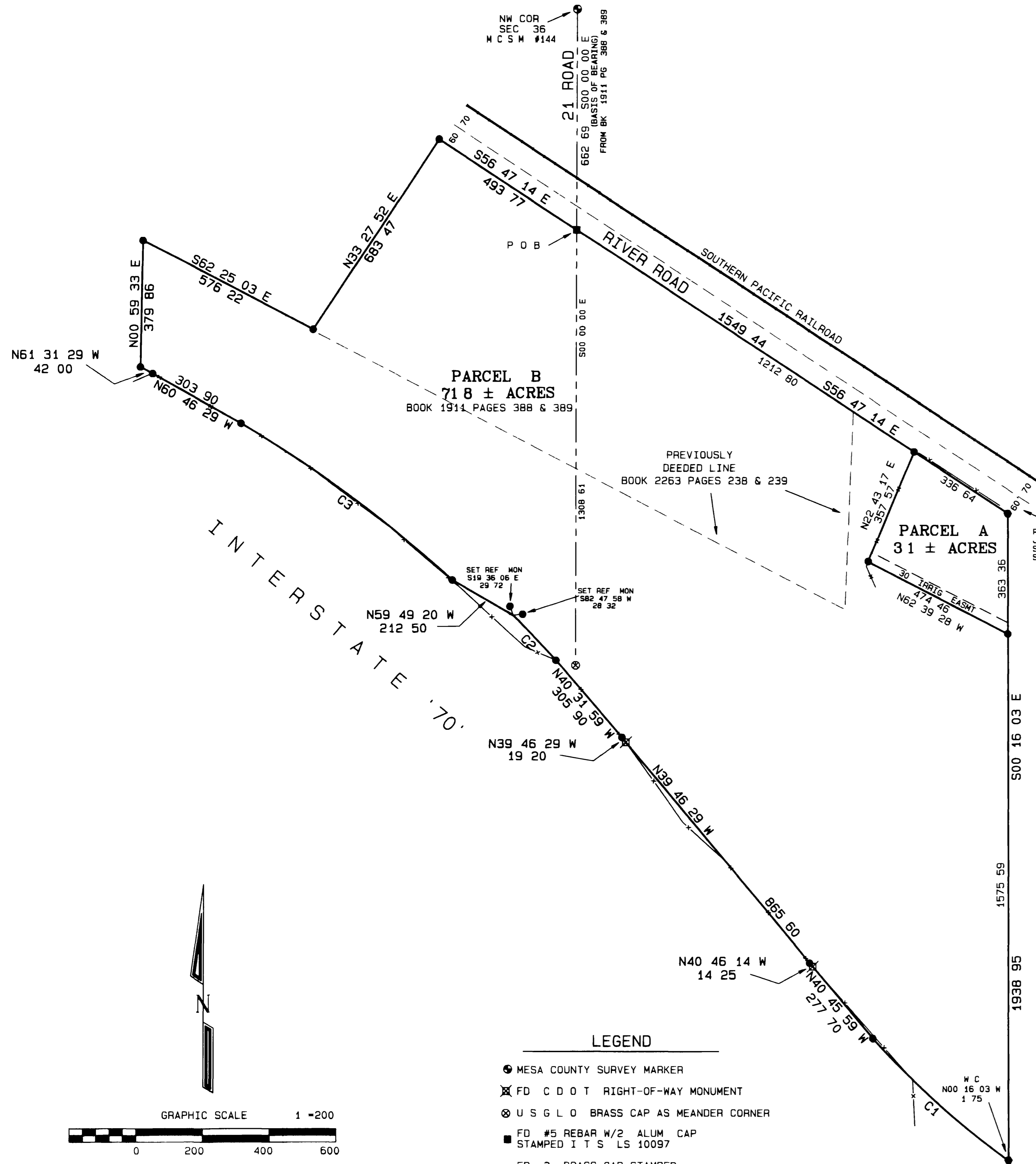


# FOWLER MAJOR BOUNDARY LINE ADJUSTMENT

An exemption plat pursuant to CRS 30-28-101(10)(d)



## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS That the undersigned Mark W Fowler and Deanna M Fowler are the owners of that real property as described in Book 1911 at Page 388 & 389 and Book 2263 at Page 238 & 239 of the records of the Mesa County Clerk and Recorders Office being a parcel of land situated in the E 1/2 of Section 35 and the W 1/2 of Section 36 Township 1 North Range 2 West of the Ute Meridian Mesa County Colorado being more particularly described as follows

Commencing at the found Mesa County survey marker for the northwest corner of said Section 36 the basis of bearing being S00 00 00 E along the west line of said Section 36 a distance of 662 69 feet to a found #5 rebar with a 2 aluminum cap stamped I T S LS10097 being a point on the southerly right of way line of River Road also being the point of beginning thence S56 47 14 E a distance of 1549 44 feet along said right of way to a found 3 brass cap stamped LS2144

thence S00 15 03 E a distance of 1938 95 feet to a point on the northerly right-of-way of Interstate 70 highway there is also a found 3 brass cap stamped LS2144 bearing N00 16 03 W a distance of 1 75 feet as a witness corner

thence along the said northerly right of way the following eleven courses

- 1) along the arc of a non tangent curve to the right 546 29 feet having a central angle of 11 31 46 and a radius of 2714 80 feet the chord of which bears N48 32 43 W a distance of 545 37 feet to a set #5 rebar with a 2 aluminum cap stamped LS20677
- 2) N40 45 59 W a distance of 277 70 feet to a found C D O T right of way monument
- 3) N40 46 14 W a distance of 14 25 feet to another said set #5 rebar
- 4) N39 46 29 W a distance of 865 60 feet to a found C D O T right-of-way monument
- 5) N39 46 29 W a distance of 19 20 feet to another said set #5 rebar
- 6) N40 31 59 W a distance of 305 90 feet to another said set #5 rebar
- 7) along the arc of a non tangent curve to the left 186 22 feet having a central angle of 02 41 16 and a radius of 3969 70 feet the chord of which bears N43 22 29 W a distance of 185 20 feet
- 8) N59 49 20 W a distance of 212 50 feet to another said set #5 rebar
- 9) along the arc of a non tangent curve to the left 790 94 feet having a central angle of 11 33 41 and a radius of 3919 70 feet the chord of which bears N53 30 00 W a distance of 789 60 feet to another said set #5 rebar
- 10) N60 46 29 W a distance of 303 90 feet to another said set #5 rebar
- 11) N61 31 29 W a distance of 42 00 feet to another said set #5 rebar

thence leaving said right of way N00 59 33 E a distance of 379 86 feet to another said set #5 rebar

thence S62 25 03 E a distance of 576 22 feet to another said set #5 rebar

thence N33 27 52 E a distance of 683 47 feet to a point on the southerly right of way line of said River Road to another said set #5 rebar

thence S56 47 14 E a distance of 493 77 feet to the point of beginning Said parcel contains 74 9 acres more or less

That said owner has caused the said real property to be laid out and surveyed as FOWLER MAJOR BOUNDARY LINE ADJUSTMENT a land division of a part of the County of Mesa in the State of Colorado

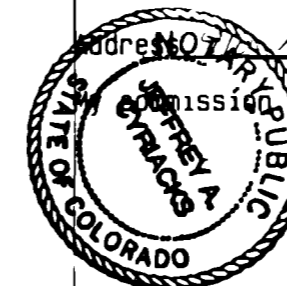
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of March A D 1997

*Mark W Fowler*  
Mark W Fowler

*Deanna M Fowler*  
Deanna M Fowler

Lienholder Signature *Marilyn Haller*  
Colorado Federal Credit Union  
Marilyn Haller

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The forgoing instrument was acknowledged before me this 15th day of March A D 1997 by Mark W Fowler and Deanna M Fowler and Marilyn Haller  
Witness my hand and official seal *Michael W Drissel* Notary Public



## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of March A D 1997 by the Board of County Commissioners of the County of Mesa State of Colorado

*Doreen B Genova*  
Chairman

## CLERK AND RECORDER S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:49 o'clock AM this 27th day of March A D 1997 and is duly recorded in Plat Book No 15 at page 302 Reception No 1792784 Fee \$ 10.04+100 Drawer No DD25

*Katherine*  
Deputy

*Monika Todd*  
Clerk and Recorder

## 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 no title search was made by me to determine ownership or interests or right of ways recorded or unrecorded except as shown hereon

*Michael W Drissel*  
Michael W Drissel PLS 2000  
Date 3 6 97

## FOWLER MAJOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE  
E 1/2 SEC 35, W 1/2 SEC 36, T1N, R2W, U.M.

D H SURVEYS INC  
118 OURAY AVE - GRAND JUNCTION CO  
(970) 245-8749

C	DELTA	RADIUS	ARC	CH	BRG	CHORD
C1	11 31 46	2714 80	546 29	S48 32 43 E		545 37
C2	02 41 16	3969 70	186 22	S43 22 29 E		186 20
C3	11 33 41	3919 70	790 94	S53 30 00 E		789 60

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