

PEACH SIMPLE LAND DIVISION

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

DEDICATION:
KNOW ALL MEN THESE PRESENTS:
That Robert D. Peach and Marjorie J. Peach are the owners of that real property as described in Book 1138 at Page 131 and Book 1498 at Page 886 in the Mesa County Clerk and Recorder's Office.

Said real property being recorded as: (Book 1138 Page 131) The SE 1/4 of the NW 1/4 except the NW 1/4 of the NW 1/4 of the SE 1/4 of the NW 1/4 and all that part of the SW 1/4 of the NE 1/4 lying South and West of the Upper lateral of the Grand Valley Irrigation Company Canal, All in Section 34, Township 1 North, Range 1 West of the Ute Meridian, except Beginning at the SW corner of the NE 1/4 of said Section 34, thence North 350 feet, thence East 110 feet more or less to the Upper lateral of the Grand Valley Irrigation Company's Canal, thence Southeast along the right of way of said Canal to a point in the South boundary of the SW 1/4 of the NW 1/4 of said Section 34, which point is 500 feet East of the point of beginning, in Mesa County, Colorado. EXCEPT easement granted by instrument recorded in Book 860, Page 364 AND EXCEPT tracts conveyed to the Highway Department by instrument in Book 860, Pages 365 and 367.

(Book 1498 Page 886) A parcel of land situated in the N1/2 of the SE 1/4 of the NE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Commencing at the NE corner of the SW 1/4 NE 1/4 of said Section 34, and considering the line between found monuments at the NE corner and the SE corner of said SW 1/4 NE 1/4 to bear S00°00'00"W with all other bearings contained herein to be relative thereto; thence S89°59'13"W 1320.72 feet to the NW corner of said SW 1/4 NE 1/4; thence S00°10'31"E 629.40 feet to the True Point of Beginning; thence N17°24'12"E 266.72 feet to the Westerly right-of-way line of the Grand Valley Canal; thence S25°09'30"E 129.00 feet; thence S44°20'30"W 192.60 feet to the True Point of Beginning.

Said real property being more particularly described by metes and bounds as follows: A Tract or Parcel of land situated in the SE 1/4 NW 1/4 and the SW 1/4 NE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian and being more particularly described as follows: Commencing at the NW 1/16 corner that when aligned with the N 1/16 corner of said Section 34 is assumed to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence N90°00'00"E 330.80 feet to the point of beginning; thence continuing N90°00'00"E 898.24 feet to the Westerly edge of the Grand Valley Canal; thence along said Westerly edge of Canal, S24°53'22"E 542.69 feet; thence leaving said Westerly edge of Canal S44°36'38"W 192.60 feet; thence S19°46'18"E 64.74 feet; thence S16°15'39"E 131.96 feet; thence S37°30'39"E 259.07 feet to the Northerly right-of-way Interstate Highway 70; thence along said Northerly right-of-way S88°47'21"W 727.64 feet; thence S82°06'51"W 302.00 feet; thence S83°06'51"W 515.92 feet to the West line of said SE 1/4 NW 1/4; thence along said West line N00°00'06"E 812.57 feet; thence N89°58'41"E 330.67 feet; thence N00°01'57"E 328.44 feet to the point of beginning, said Tract or Parcel contains 31.18 acres more or less.

That said owner's have caused that real property to be laid out and surveyed as the PEACH SIMPLE LAND DIVISION.

That said owner's do hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicates all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances, thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All ingress and egress easements to the owner's of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles.

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, and in drainage and detention/retention easements, the right to dredge, 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 and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS has caused their names to be hereunto subscribed

this 26th day of September AD 1997

STATE OF COLORADO)
COUNTY OF MESA)

Robert D. Peach)
Robert D. Peach)
Marjorie J. Peach)
Marjorie J. Peach)

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 26th day of

September AD 1997

My commission expires 7-16-98

Sue Hullett
Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief that the accompanying plat of PEACH SIMPLE LAND DIVISION is a true and accurate representation of a field survey made under my direct supervision in July of 1997 and all information pertinent to said survey is shown on this plat.

Date 9/16/97
Cecil D. Caster
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

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

I hereby certify that this instrument was filed in my office at 2:47 o'clock P M this

17th day of October AD 1997 and is duly recorded as

Reception Number 1817057 in Plat Book 16 at Page 24

Drawer DD 141 Fees 8/10⁰⁰ + 1/10⁰⁰

Kathy Wort Clerk and Recorder
Kathy Wort Deputy

BOARD OF MESA COUNTY COMMISSIONER'S

Approved this 15th day of October AD 1997

Doreen B. Senora
Chairperson

MESA COUNTY PLANNING COMMISSION

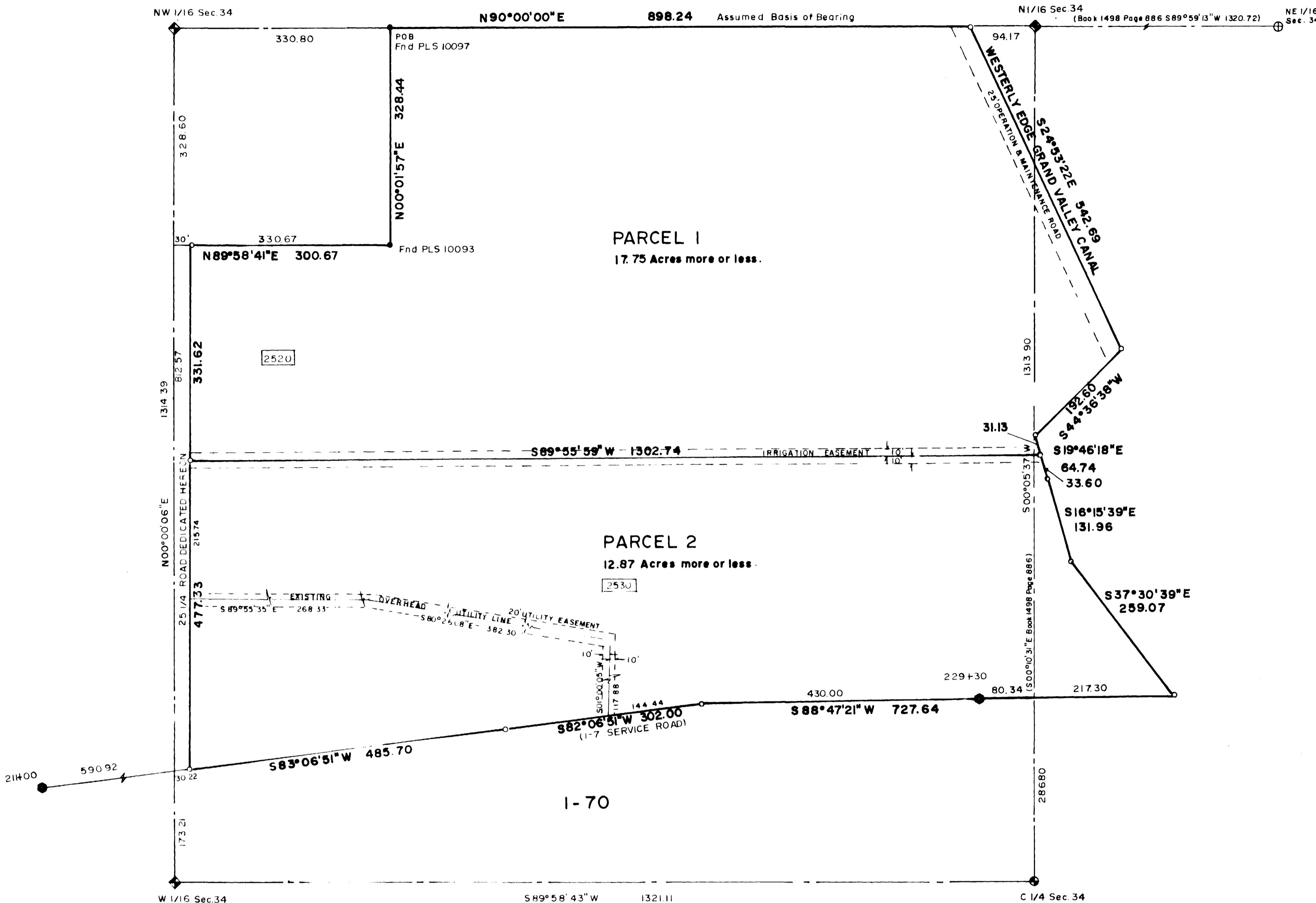
Chairperson

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.

Monument Surveying Co.
755 Rood Avenue
Grand Junction, CO 81501
(303) 245-4189 FAX (303) 245-4674

PEACH SIMPLE LAND DIVISION
Located in the NW 1/4 & NE 1/4, Sec. 34,
T1N, R1W U.M.

DESIGNED CQC FIELD APPROVAL
DRAWN CQC TECHNICAL APPROVAL
CHECKED CQC APPROVED
PREPARED FOR: Bob Peach JOB NO: 97-8



- = Found Mesa County Survey Marker
- ◆ = Found BLM Monument
- = Found Highway R.O.W. Monument
- = Set No. 5 Rebar and Cap "Monument PLS 24943"
- = Address

Area Summary
Lots 30.62 acres 98%
Streets 0.56 acres 2.0%
Total 31.18 acres 100%

BASIS OF BEARING
A Bearing of N90°00'00"E was assumed between the BLM Monuments located at the NW 1/16 and N1/16 corners in Section 34, Township 1 North, Range West of the Ute Meridian.

NOTICE: RIGHT TO FARM ACT
This property is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101