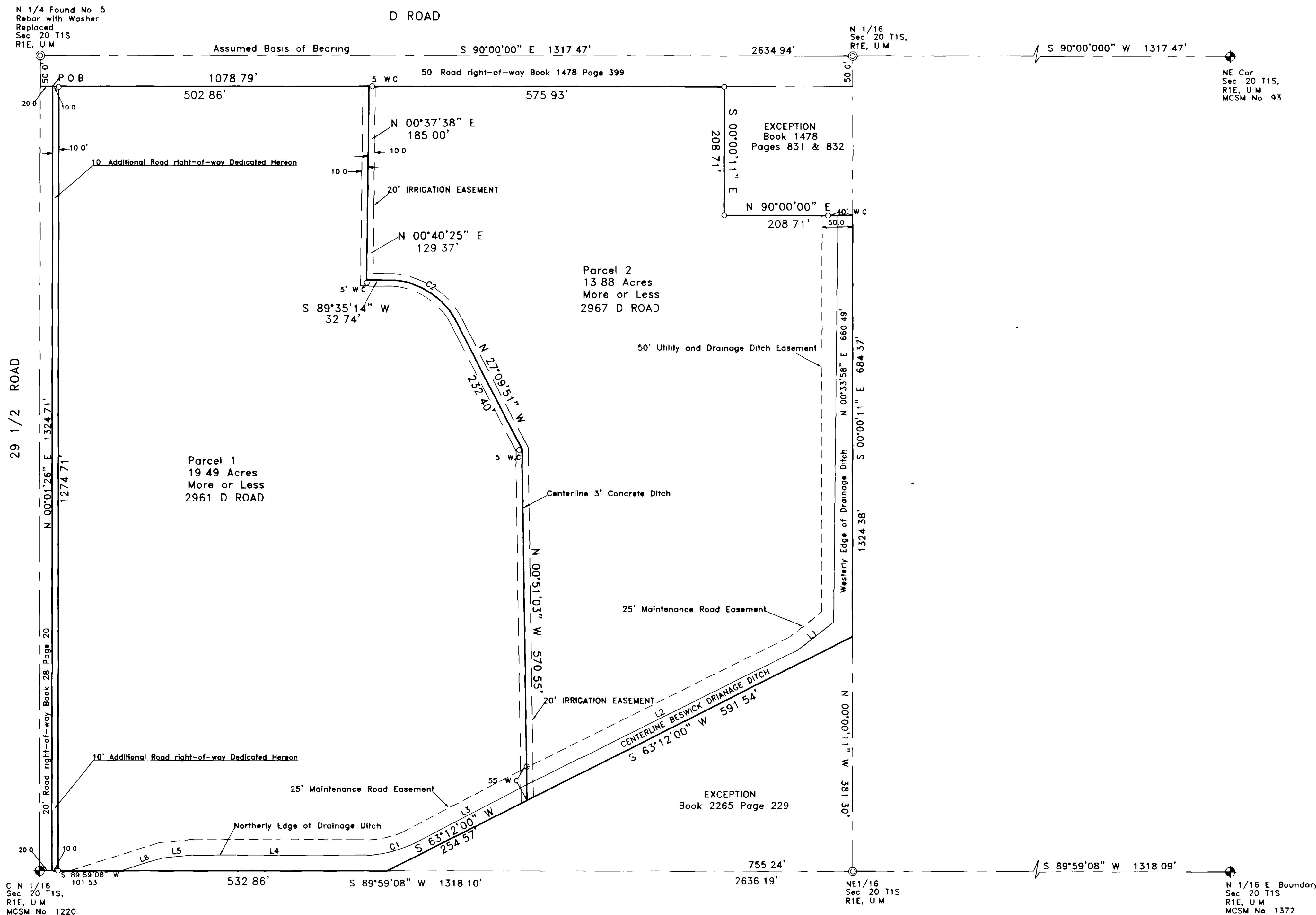


# WAREHAM SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10) (D)



**DEDICATION**  
 KNOW ALL MEN THESE PRESENTS  
 That Hartley Pat Wareham is the Personal Representative of the Bob J. Wareham Estate of that real property described as the NW 1/4 NE 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian as recorded in Book 856 at Page 19. Except those portions recorded in Book 1478 at Page 399 and Book 2265 at Page 229 in the Mesa County Clerk and Recorder's Office. Said real property being more particularly described as follows: Commencing at the N 1/4 corner of said Section 20 that when aligned with the NE corner of said Section 20 is assumed to bear S90°00'00"E and all bearings contained herein to be relative thereto, thence S00°01'26"W along the West line of said NW 1/4 NE 1/4, 50 feet to the South right-of-way line of D Road thence along said South right-of-way line S90°00'00"E 20' to the point of beginning, thence continuing S90°00'00"E 1088.79 feet, thence S00°00'11"E 208.71 feet, thence N90°00'00"E 208.71 feet to the East line of said NW 1/4 NE 1/4, thence along said East line 684.37 feet to the center of a drain ditch, thence along said center of drain ditch S63°12'00"W 846.11 feet to the South line of said NW 1/4 NE 1/4, thence leaving said drain ditch and along said South line S89°59'08"W 542.86 feet to the East right-of-way of 29 1/2 Road, thence along said East right-of-way line N00°01'26"E 1274.71 feet to the Point of beginning, Mesa County, Colorado. Said real property contains 33.37 acres more or less.  
 That said owner's have caused that real property to be laid out and surveyed as the Wareham 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 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 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 any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS SAID REPRESENTATIVE HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED  
 this 04 day of June AD 1998  
 STATE OF COLORADO )  
 COUNTY OF MESA )  
 Hartley Pat Wareham (Personal Representative)

STATE OF COLORADO )  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 04 day of June AD 1998  
 My commission expires 03-19-2001  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 04:19 O'clock P M this 17th day of June AD 1998 and is duly recorded as  
 Reception Number 1851169 in Plat Book 16 at Page 196  
 Drawer No. FR 96 Fees \*10.00 \*100.00 SC  
 Clerk and Recorder Deputy

BOARD OF MESA COUNTY COMMISSIONER'S  
 Approved this 9th day of June AD 1998  
 Chairperson

SURVEYORS CERTIFICATE  
 I Cecil D. Caster do hereby certify that the accompanying plat of the WAREHAM SIMPLE LAND DIVISION a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.  
 Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943

Basis of Bearing: A bearing of S 90°00'00" E was assumed between N 1/4 and NE corner of Sec. 20, T1S R1E, of U.M.

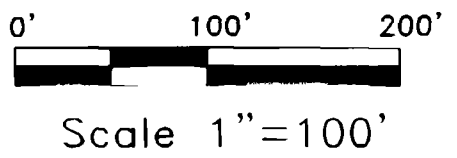
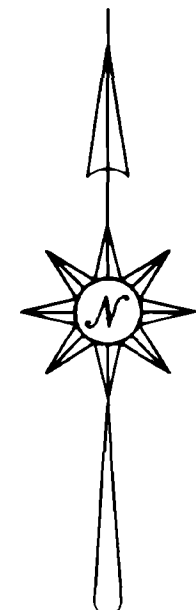
**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	192.56'	93.09'	92.18'	S 76°09'02" W	27°41'50"	47.47'
C2	125.90'	138.98'	132.03'	S 58°47'18" E	63°14'53"	77.53'

**Line Table**

LINE#	BEARING	DISTANCE
L1	S 51°41'35" W	74.86'
L2	S 63°31'21" W	490.16'
L3	S 62°18'07" W	199.58'
L4	S 89°59'57" W	276.25'
L5	S 84°26'06" W	48.57'
L6	S 72°40'07" W	70.57'

**AREA SUMMARY**  
 Parcels 33.37 acres = 99%  
 Streets 0.29 acres = 1%  
 Total 33.66 acres = 99%



- LEGEND**
- = Found Mesa County Survey Marker
  - = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
  - ⊙ = Set No. 6 Rebar and 3" Aluminum Cap

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**  
 741 Road Ave  
 Grand Junction, CO 81501  
 (970) 245-4189 (970) 245-4674

DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_  
 DRAWN \_\_\_\_\_ RM & CDC \_\_\_\_\_ TECHNICAL APPROVAL \_\_\_\_\_  
 CHECKED \_\_\_\_\_ CDC \_\_\_\_\_ APPROVED \_\_\_\_\_

PREPARED FOR Wareham, Caster, & Steele JOB NO 97-75

**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 to C.R.S. 35-3-5-101

