

DORSSEY SIMPLE LAND DIVISION

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

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Rebecca H. Dorsey, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2450 at Page 590 of the Mesa County Clerk and Recorders Office, and being situated in Section 5, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Beginning at the NE corner of the NW1/4 NW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian from whence the SE corner of said NW1/4 NE1/4 bears S00°01'41"E 1327.09 feet with all bearings contained herein to be relative thereto;
thence S00°01'41"E 536.29 feet along the East line of said NW1/4 NE1/4;
thence N90°00'00"W 521.04 feet;
thence S00°00'00"W 75.00 feet;
thence N89°44'26"W 779.88 feet;
thence S00°00'35"E 362.12 feet;
thence S89°56'24"E 340.22 feet;
thence N03°34'03"W 247.50 feet to the North line of said NW1/4 NE1/4;
thence S89°56'24"E 975.77 feet to the Point of Beginning, said parcel contains 15.46 acres more or less.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying exemption plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying exemption plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of JUNE A.D., 1999.

Rebecca H. Dorsey

Rebecca H. Dorsey

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 9th day of JUNE A.D., 1999 by Rebecca H. Dorsey.

11/16/99

My commission expires:

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of DORSSEY SIMPLE LAND DIVISION.

NORWEST BANK
359 MAIN
GRAND JUNCTION, COLORADO 81501

Ronna Capra
BY: RONNA CAPRA, Business Banker

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 9th day of June A.D., 1999, by Ronna Capra, Business Banker, Norwest Bank.

May 7, 2002
My commission expires:

Ronna Capra
Notary Public
Address 359 Main Street
Grand Junction, CO 81501
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 4:30 o'clock P. M. this 23rd day of

June A.D., 1999 and is duly recorded in Plat Book No. 17, Page 104

Reception No. 1908386 Drawer No. 65174

Monika Lou Clerk Carl Zink Deputy \$10.00 Fees \$ 10.00

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 12th day of June A.D., 1999 Board of County Commissioners of the County of Mesa, Colorado.

Nathaniel K. Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of DORSSEY SIMPLE LAND DIVISION, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

6/21/99
Date

DORSSEY SIMPLE LAND DIVISION
AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)



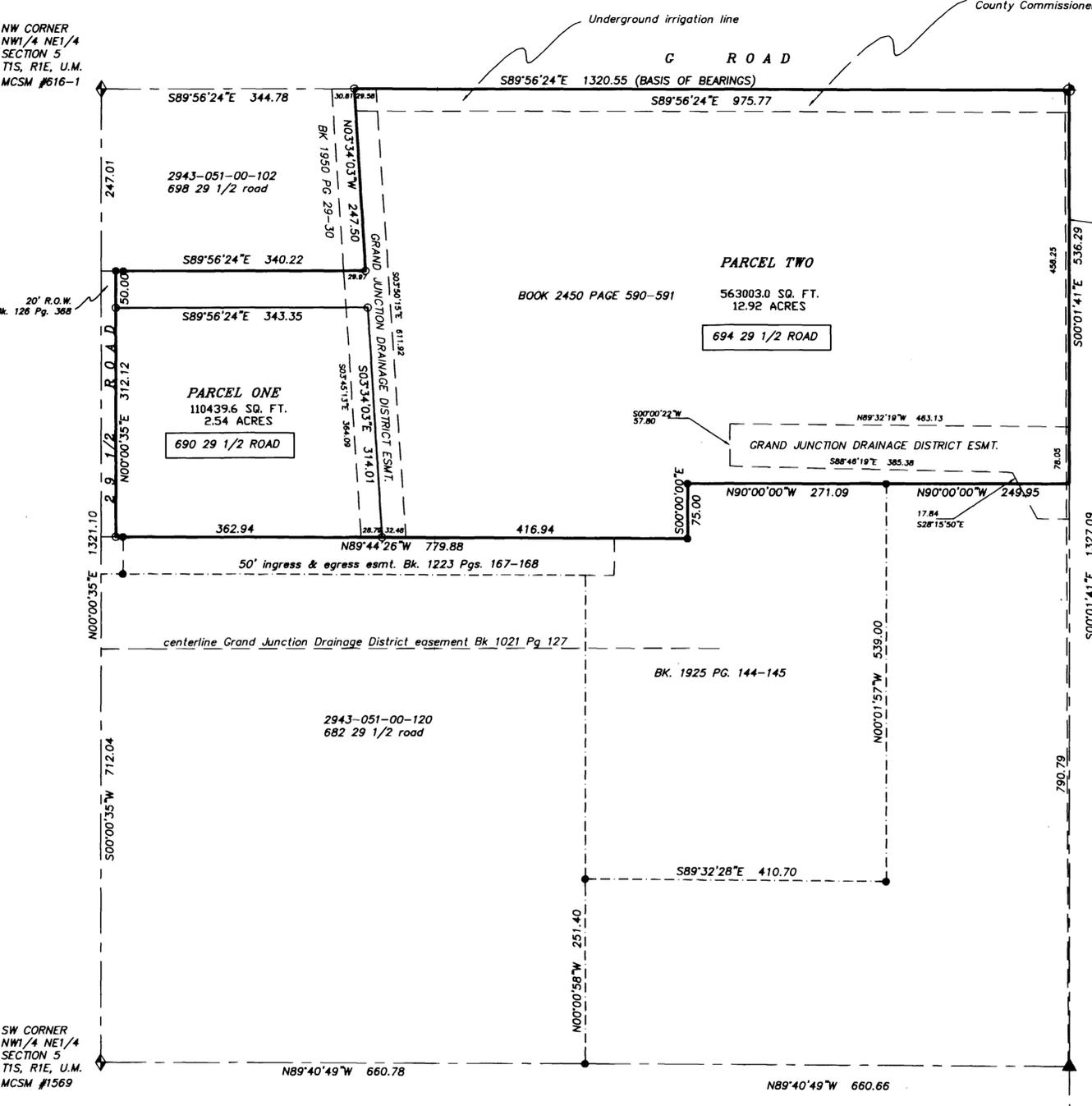
FINAL PLAT		
SITUATED IN THE NW1/4 NE1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: DORSSEY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM EG (gps)
SCALE: 1" = 100' FT		DRAWN BY: MEM
DATE: 6/1/99		ACAD ID: DOR-SLDI
		SHEET NO.
		FILE: 99018

NW CORNER NW1/4 NE1/4 SECTION 5 T1S, R1E, U.M. MCSM #616-1

NE CORNER NW1/4 NE1/4 SECTION 5 T1S, R1E, U.M.

SE CORNER NW1/4 NE1/4 SECTION 5 T1S, R1E, U.M.

SW CORNER NW1/4 NE1/4 SECTION 5 T1S, R1E, U.M. MCSM #1569



AREA SUMMARY

LOTS = 15.46 ACRES = 100.00%
TOTAL = 15.46 ACRES = 100%

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ FOUND MESA COUNTY SURVEY MARKER
- ◆ DOI SURVEY MARKER
- ▲ 2" ALUM. CAP ON #6 RE-BAR L.S. 16835

NOTES:
THIS SUBDIVISION 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.

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.