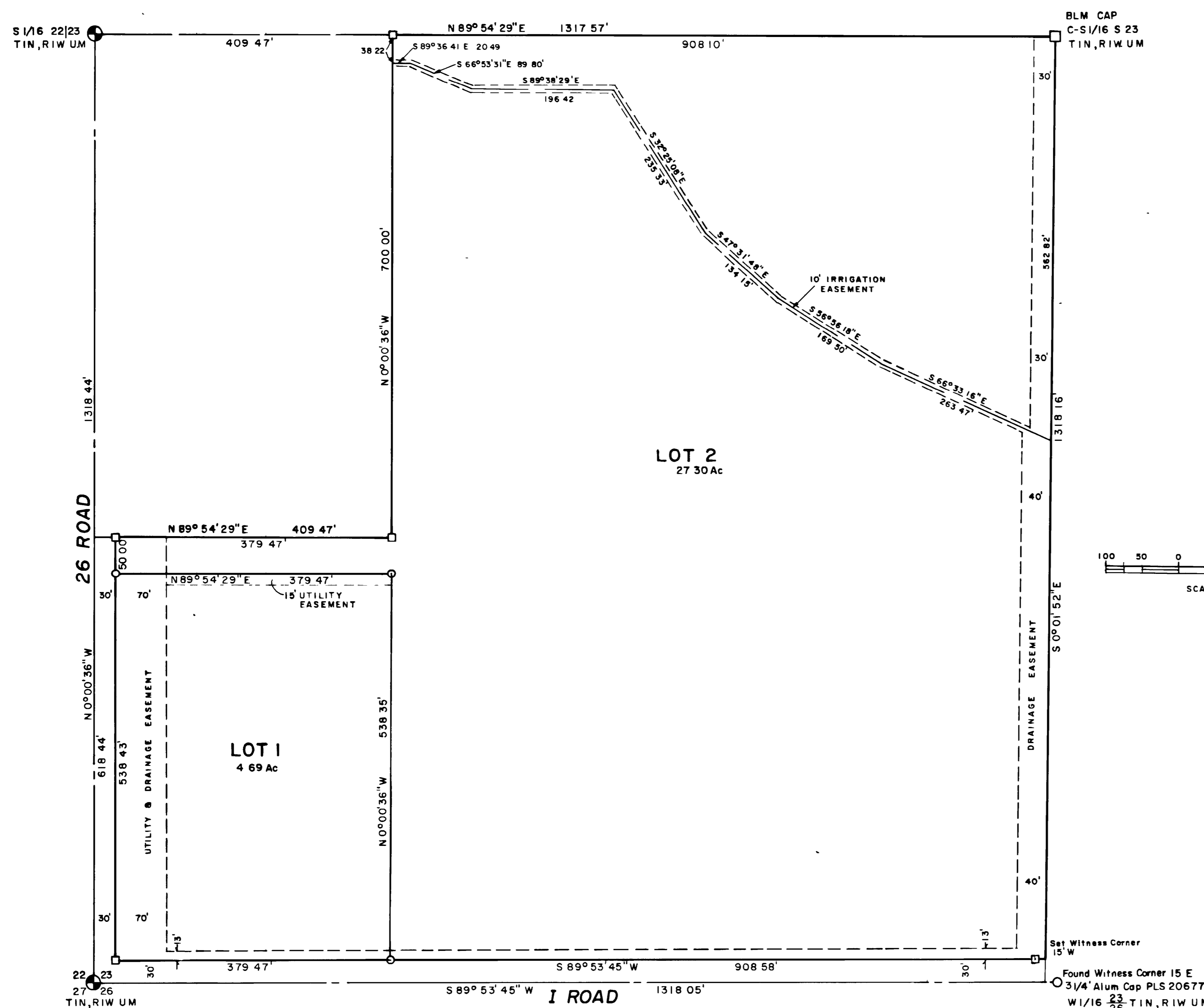


NORTH VALLEY MINOR SUBDIVISION



BASIS OF BEARINGS
 Bearings assume that the line between the Mesa County Survey Monuments at the Southwest corner and the S 1/4 corner of Section 23 bears N 89°53'45"E

AREA SUMMARY

LOTS	31.99 Acres
ROADS	1.31 Acres
TOTAL	33.30 Acres

- LEGEND**
- Found M.C.S.M.
 - Set No 5 Rebar with cap LS 10097 in Concrete
 - Set No 5 Rebar with cap LS 10097

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.
 That the undersigned, Robert V Simeone is the owner of that real property situated in the SW 1/4 SW 1/4 of Section 23, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in book 2038 page 482 in the records of the Mesa County Clerk and Records Office, described as follows:

A parcel of land in the SW 1/4 SW 1/4 of Section 23, Township 1 North, Range 1 West of the Ute Meridian, described as follows:
 Beginning at the Mesa County Survey Marker for the Southwest corner of Section 23, whence the S 1/4 corner of said Section 23 bears N 89°53'45"E, thence N 0°00'36"W 618.44' along the West Line of the said SW 1/4 SW 1/4, thence N 89°54'29"E 409.47', thence N 0°00'36"W 700.00', thence along the North Line of said SW 1/4 SW 1/4 N 89°54'29"E 908.10' to the Northeast corner of said SW 1/4 SW 1/4, thence S 0°01'52"E 1318.16' to the Southeast corner of said SW 1/4 SW 1/4, thence S 89°53'45"W 1318.05' to the Southwest corner of said SW 1/4 SW 1/4 the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as NORTH VALLEY MINOR SUBDIVISION

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying 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 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.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 29th day of June A.D., 1994

Robert V Simeone
 Robert V Simeone



STATE OF COLORADO
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 29th day of June A.D., 1994

My Commission expires 9-3-95 *Mary K. Sherman*
 Notary Public

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO
 COUNTY OF MESA
 I hereby certify that this instrument was filed in my office at 2:31 o'clock P.M. this 30th day of September A.D., 1994 and is duly recorded in Plat Book No 14, Page 300

Monika Judd Clerk and Recorder
Shirley Howard Deputy
 Fees 10.⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 26th day of September A.D., 1994, County Planning Commission of the County of Mesa, State of Colorado

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 30th day of September A.D., 1994, Board of County Commissioners of the County of Mesa, State of Colorado

Chairman

SURVEYORS CERTIFICATE
 I, Merritt P. Dismant do hereby certify that the accompanying plat of NORTH VALLEY MINOR SUBDIVISION has been prepared under my direct responsibility and supervision and accurately represents a field survey of same

Merritt P. Dismant
 Merritt P. Dismant
 Dated this 8th day of March 1994



RIGHT-TO-FARM

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 CRS 35-3-5-101

**NORTH VALLEY
 MINOR SUBDIVISION**
 IN SW 1/4 SW 1/4 OF SECTION 23
 T. 1 N., R. 1 W. UTE MERIDIAN
 MESA COUNTY, COLORADO