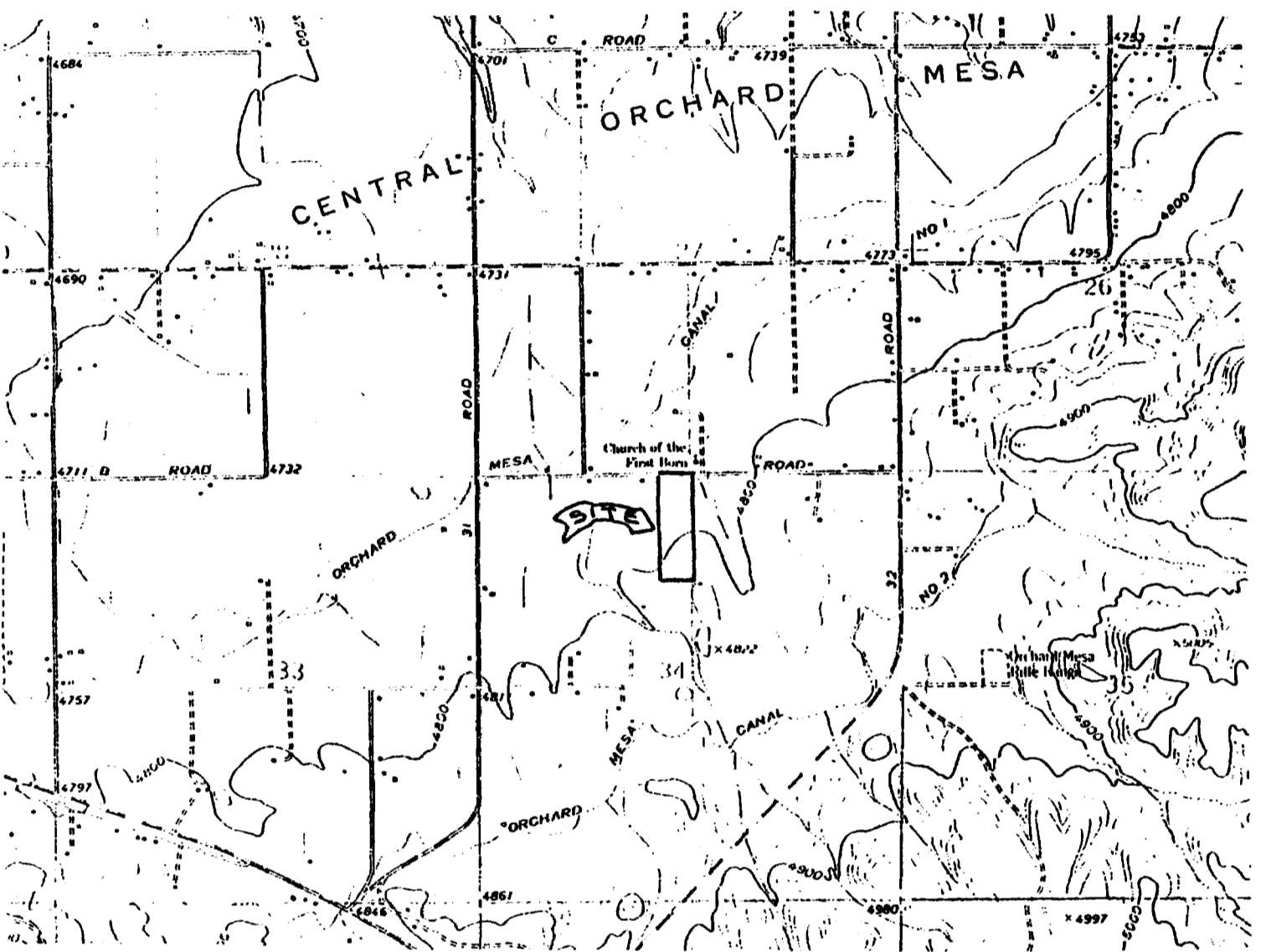
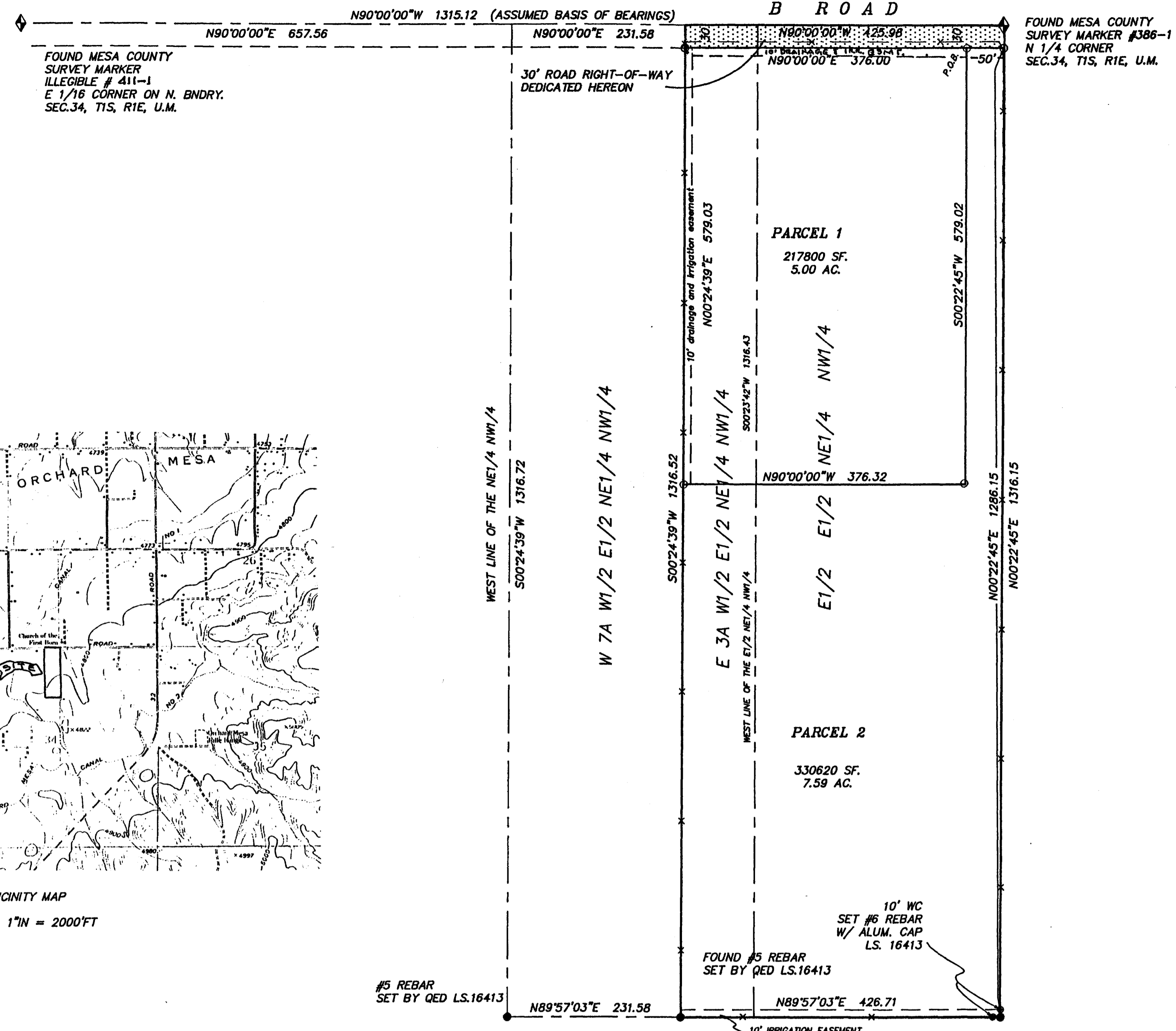


# BAILEY SIMPLE LAND DIVISION

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



VICINITY MAP  
SCALE: 1" = 2000' FT

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS
  - SET NO. 5 RE-BAR W/CAP L.S. 16413
  - ◆ FOUND MESA COUNTY SURVEY MONUMENTS
  - SET NO. 6 RE-BAR W/ALUM. CAP L.S. 16413

THIS DEVELOPMENT IS LOCATED IN A 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.



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William G. Bailey and Donna G. Bailey, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2181 at Page 364 of the Mesa County Clerk and Recorders Office, and being situated in the E 1/2 NE 1/4 NW 1/4 of Section 34, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

The E 1/2 E 1/2 NE 1/4 NW 1/4 and the East 3 acres of the W 1/2 E 1/2 NE 1/4 NW 1/4 of Section 34, Township 1 South, Range 1 East of the Ute Meridian, being described as follows: Considering the North line of the NE 1/4 NW 1/4 of Section 34, Township 1 South, Range 1 East, of the Ute Meridian to bear N90°00'00"W and all bearings contained herein to be relative thereto: Beginning at the N 1/4 corner of Section 34, Township 1 South, Range 1 East of the Ute Meridian; thence N90°00'00"W 425.98 feet; thence S00°24'39"W 1316.52 feet to the South line of the NE 1/4 NW 1/4 of Section 34; thence along the South line of the NE 1/4 NW 1/4 of Section 34, N89°57'03"E 426.71 feet, to the N 1/16 Corner of Section 34; thence along the East line of the NE 1/4 NW 1/4 of Section 34, N00°22'45"E 1316.15 feet, to the Point of Beginning. Containing 12.88 acres as described.

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.

That said owners declare that there are no lienholders.

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 6 day of JUNE A.D., 1996.

William G. Bailey  
WILLIAM G. BAILEY

Donna G. Bailey  
DONNA G. BAILEY

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

The foregoing instrument was acknowledged before me this 6th day of June A.D., 1996 by William G. Bailey and Donna G. Bailey.

January 21, 1999  
My commission expires:

Barbara A. Skubina  
Notary Public

Address 4014 N. Milana Rd  
Clifton, CO 81516

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 9:42 o'clock A.M. this 18th day of June A.D., 1996 and is duly recorded in Plat Book No. 15, Page 36 Drawer CC 16 Fee \$10.00 + 1.00 Recpt. 1761025

Monika Todd by Deputy, Kathleen St

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 17th day of June A.D., 1996 Board of County Commissioner's of the County of Mesa, Colorado.

Kathryn K Hall  
Chairman

## SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of BAILEY 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

6/19/96  
Date

## BAILEY SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d)		
SITUATED IN THE E 1/2 NE 1/4 NW 1/4 OF SECTION 34, T1S, R1E OF THE UTE MERIDIAN		
FOR: GOODWIN/BAILEY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: DS GD
SCALE: 1" = 100'		DRAWN BY: DMM MEM
DATE: 4/17/96		ACAD ID: BAILYEX
		SHEET NO. 1 OF 1
		FILE: 95284.2