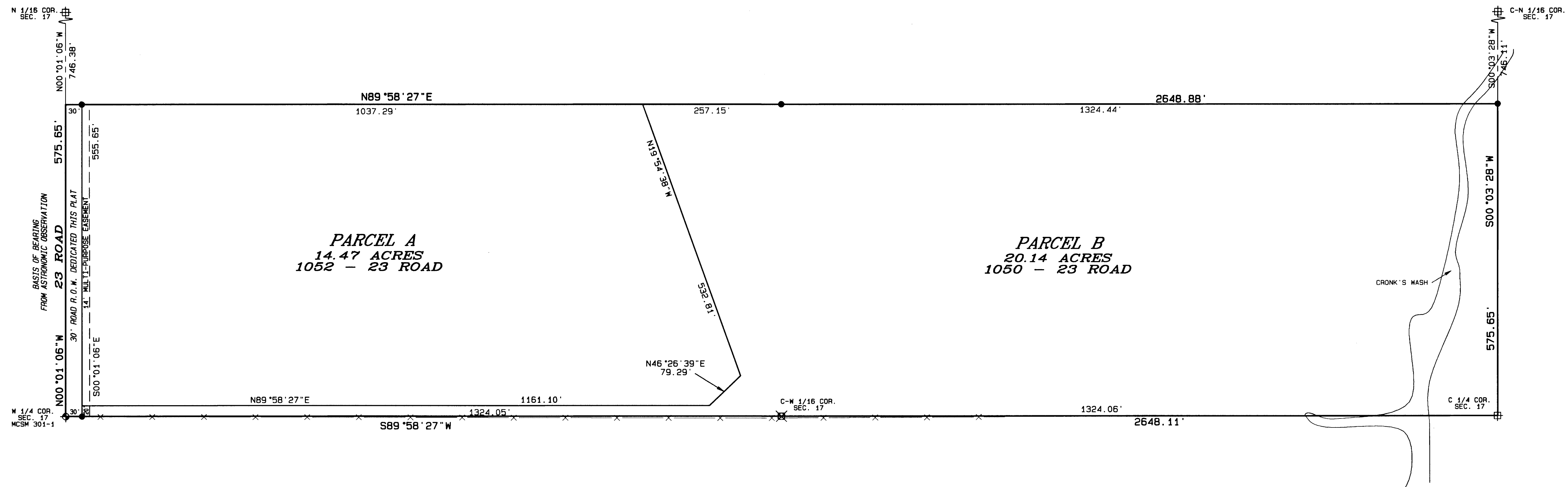


# THORPE SIMPLE LAND DIVISION

## An Exemption Survey pursuant to Section 30-28-101(10)(d) C.R.S.



### PLAT NOTES

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for THORPE SIMPLE LAND DIVISION and shall result in a vested right for a period of three years from February 08, 2002.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.

Further Simple Land Divisions of any portion of the subject tract are prohibited pursuant to Section 3.5.7.B.2 of the 2000 Mesa County Land Development Code. Further divisions, if any, shall be processed through the Major Subdivision process.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Alvin L. Thorpe and Catherine Thorpe, are the owners of that real property located in the NW 1/4 of Section 17, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2247 at Page 212 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

The South 35 acres of the S 1/2 NW 1/4 of said Section 17.

That said owners have caused the real property to be laid out and surveyed as THORPE SIMPLE LAND DIVISION, a land division of a part of the County of Mesa, in the State of Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat.

All streets and roads for the use of the public forever;

All Multi-purpose Easements to the County of Mesa for the use of County-approved utilities, and public providers easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or the installation of utilities referred to above, shall be furnished by the seller or the purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12 day of February, A.D., 2002.

Alvin L. Thorpe  
Alvin L. Thorpe

Catherine Thorpe  
Catherine Thorpe

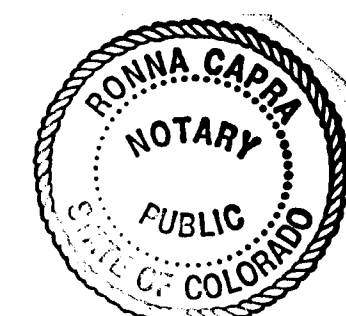
STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 12 day of February, A.D., 2002 by Alvin L. Thorpe and Catherine Thorpe

Witness my hand and official seal: Ronna Capra  
Notary Public

Address 359 Main Street, Grand Jet, CO

My commission expires: 12/9/04



### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5th day of March, A.D. 2002, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn K Hall  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:29 o'clock AM, this 6th day of March, A.D. 2002, and is duly recorded in Plat Book No. 18 at page 359,360 Reception No. 2044097. Fees 20.00 Drawer No. LL-112

Teresa Horn  
Deputy

Melita Todd  
Clerk and Recorder

### SURVEYOR'S STATEMENT

I, Michael W Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.

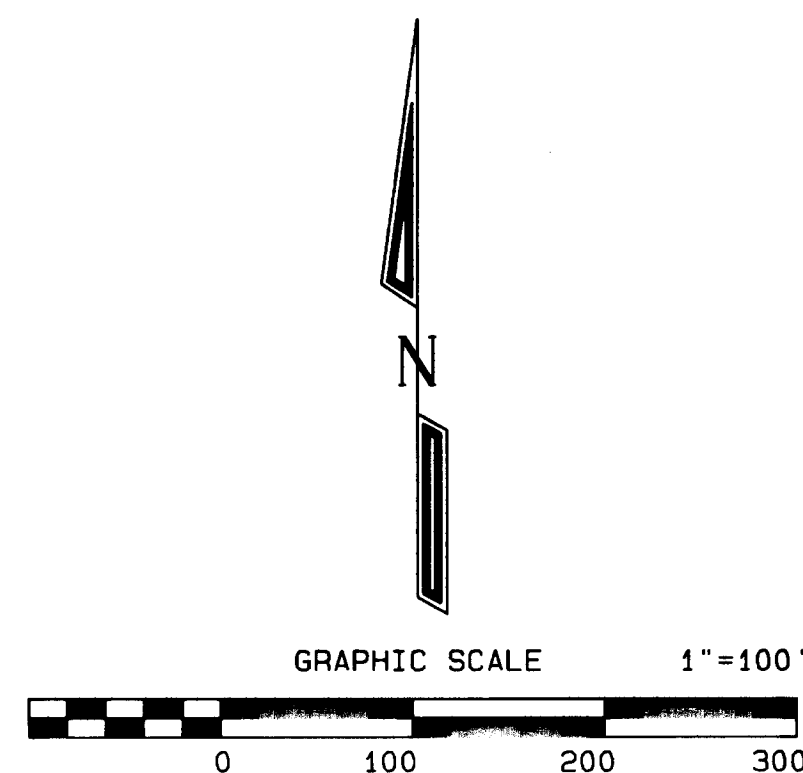


### AREA SUMMARY

DED. ROADS = 0.40 AC. / 01%  
PARCEL A & B = 34.60 AC. / 99%  
TOTAL = 35.00 AC. / 100%

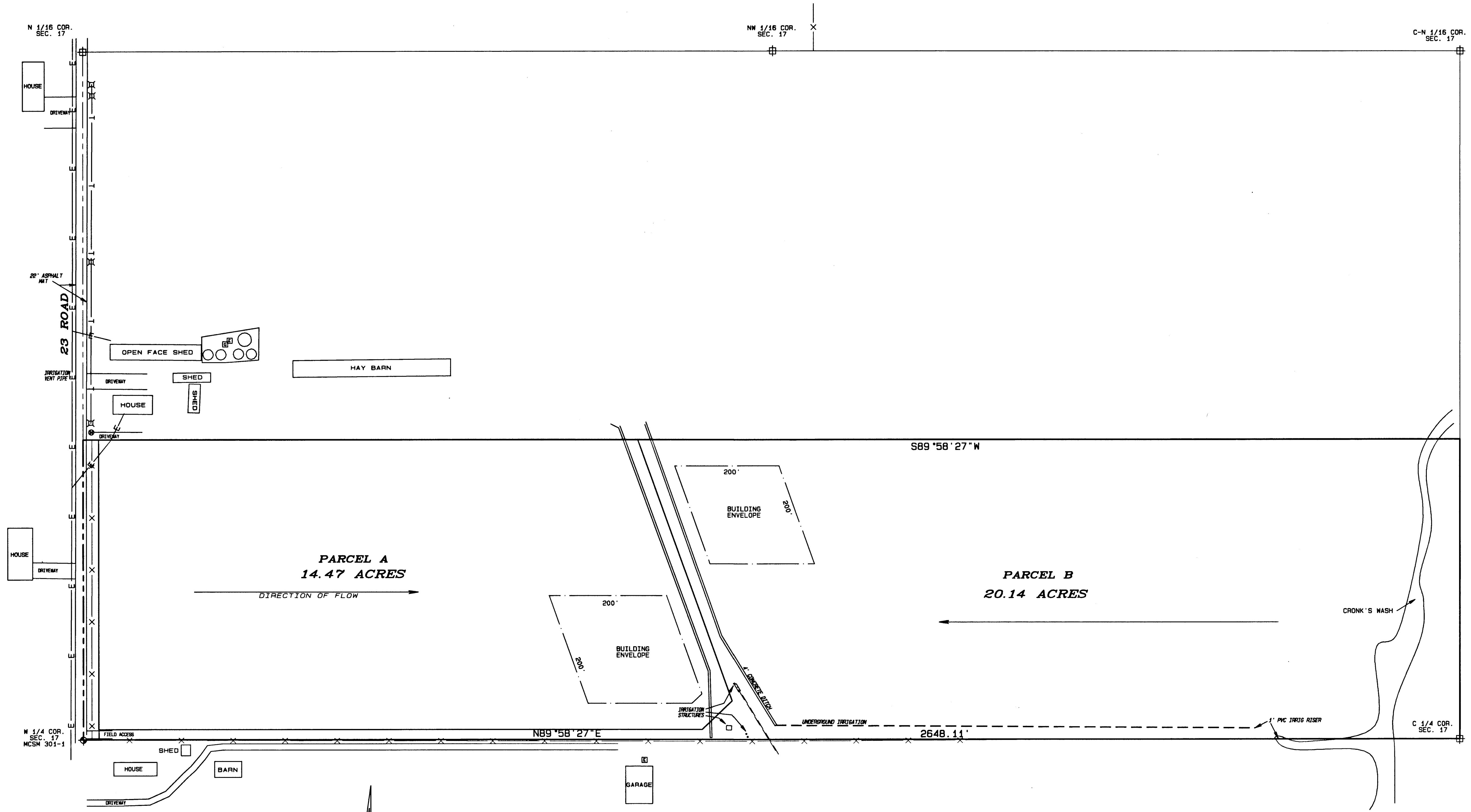
### LEGEND

- ⊕ FOUND B.L.M. MONUMENT
- ⊕ FOUND MESA COUNTY SURVEY MARKER
- ⊗ SET #5 REBAR W/3.25" ALUM. CAP STAMPED D H SURVEYS LS20677
- SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- X- FENCE LINE

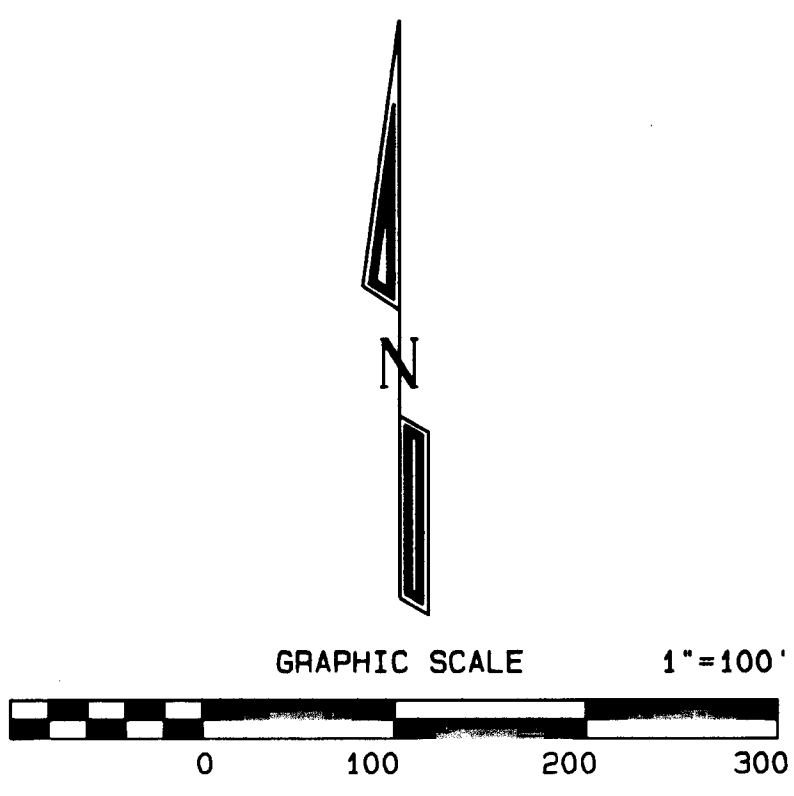


<b>THORPE SIMPLE LAND DIVISION</b>		
LOCATED IN THE		
NW 1/4 SEC.17, T.1N., R.1W., U.M.		
<b>D H SURVEYS INC.</b>		
118 OURAY AVE. - GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By M.W.D.	Checked By A.VP.	Job No. 308-01-02
Drawn By TMODEL	Date FEB. 2002	Sheet 1 OF 1

# THORPE SIMPLE LAND DIVISION SITE PLAN



Further Simple Land Divisions of any portion of the subject tract are prohibited pursuant to Section 3.5.7.B.2 of the 2000 Mesa County Land Development Code. Further divisions, if any, shall be processed through the Major Subdivision process.



- LEGEND**
- ⊕ FOUND B.L.M. MONUMENT
  - ⬠ FOUND MESA COUNTY SURVEY MARKER
  - ⊙ POWER POLE
  - ⊙ WATER METER
  - ⊠ TELEPHONE RISER
  - T— TELEPHONE LINE
  - E— ELECTRIC LINE
  - X— FENCE LINE

**THORPE SIMPLE LAND DIVISION  
SITE PLAN**

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M.W.D.	Checked By A.V.P.	Job No. 308-01-02
Drawn By TMODEL	Date FEB. 2002	Sheet 1 OF 1