

PRITCHETT SIMPLE LAND DIVISION

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William Ryan Pritchett and Martha A. Pritchett, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1776 at Page 810 & BK. 1782 PG. 650 of the Mesa County Clerk and Recorders Office, and being situated in Section 16, Township 1 North, Range 1 West of the Ute Meridian being described as follows:

Beginning at the E1/4 corner of Section 19, Township 1 North, Range 1 West of the U.M.
 thence North 50 feet; thence South 89°46' West 300.75 feet;
 thence North 362.09 feet to the North line of the South 12.5 acres of the SE1/4 NE1/4 of said Section 19;
 thence along said North line South 89°46' West 1021.06 feet to the West line of said SE1/4 NE1/4;
 thence South 00°08'23" East 412.09 feet to the Southwest corner of said SE1/4 NE1/4;
 thence North 89°46' East 1320.81 feet to the point of beginning.

That said owners have caused the said property to be laid out and surveyed as the PRITCHETT SIMPLE LAND DIVISION and

That said owners do 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. That there are no lienholders on this property.

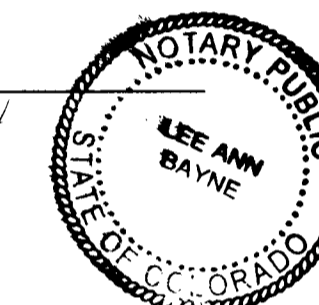
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this November 23 day of November, A.D., 2001.

William Ryan Pritchett Martha A. Pritchett
 William Ryan Pritchett Martha A. Pritchett

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

The foregoing instrument was acknowledged before me this 23 day of November, A.D., 2001, by William Ryan Pritchett and Martha A. Pritchett.

My commission expires: 09-05-2007



Lee Ann Bayne
 Notary Public
 Address 131 W. 6th St. Grand Junction, CO 81501

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:27 o'clock P.M. this 13th day of

December, A.D., 2001, and is duly recorded in Plat Book No. 18, Page 291

Reception No. 2030810 Drawer No. LL-68 Fees \$10.00

Monika Todd Olivia Herrera
 Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 12th day of December, A.D., 2001, Board of County Commissioner's of the County of Mesa, Colorado.

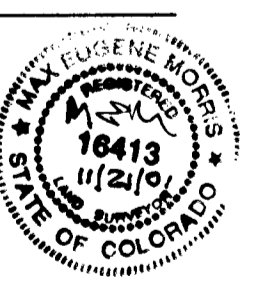
Kathryn A Hall
 Chairperson

SURVEYOR'S CERTIFICATE

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

11/21/2001
 Date



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FINAL PLAT

SITUATED IN THE SE1/4 NE1/4 SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: PRITCHETT	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB EG
SCALE: 1 IN = 100 FT		DRAWN BY: MEM
DATE: 11/21/2001		ACAD ID: PritchettSLD
		SHEET NO.
		FILE: 2001-212

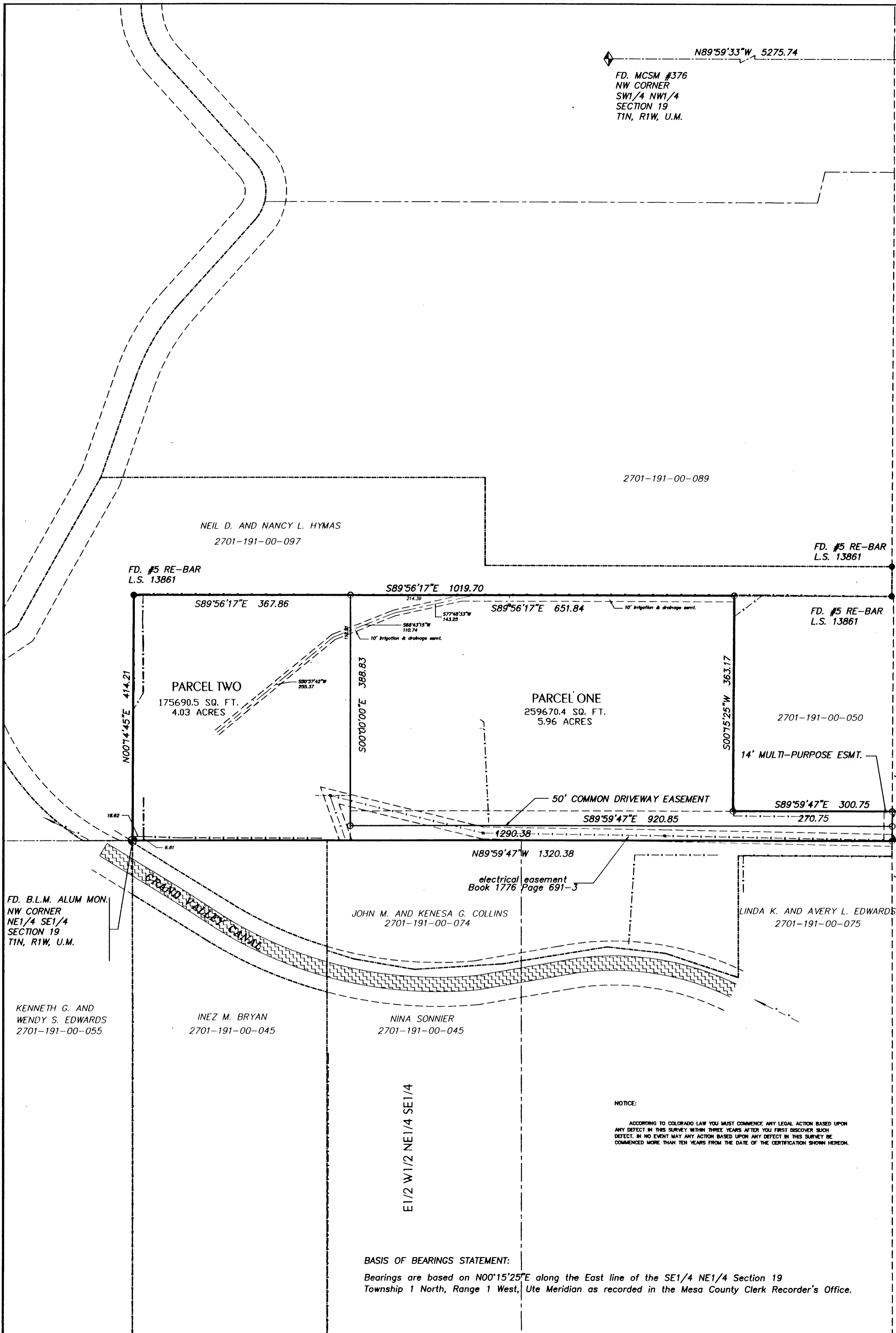
AREA SUMMARY

LOTS = 10.00 ACRES = 99%
 ROAD = 0.03 ACRES = 01%
 TOTAL = 10.03 ACRES = 100%

LEGEND & NOTES

- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊕ FOUND B.L.M. SURVEY MONUMENT
- SET NO.5 REBAR W/CAP L.S. 16413
- FD. NO.6 REBAR W/2 1/2" ALUMINUM CAP L.S. 16413

1. THE EXISTING DRAINAGE PATTERNS WILL NOT BE CHANGED OR ALTERED BY THIS DEVELOPMENT.
2. 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.
3. 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.
4. 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 PRITCHETT SIMPLE LAND DIVISION and shall result in a vested right for a period of (3) three years from Dec. 30, 2001



BASIS OF BEARINGS STATEMENT:
 Bearings are based on N00°15'25"E along the East line of the SE1/4 NE1/4 Section 19 Township 1 North, Range 1 West, Ute Meridian as recorded in the Mesa County Clerk Recorder's Office.

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.