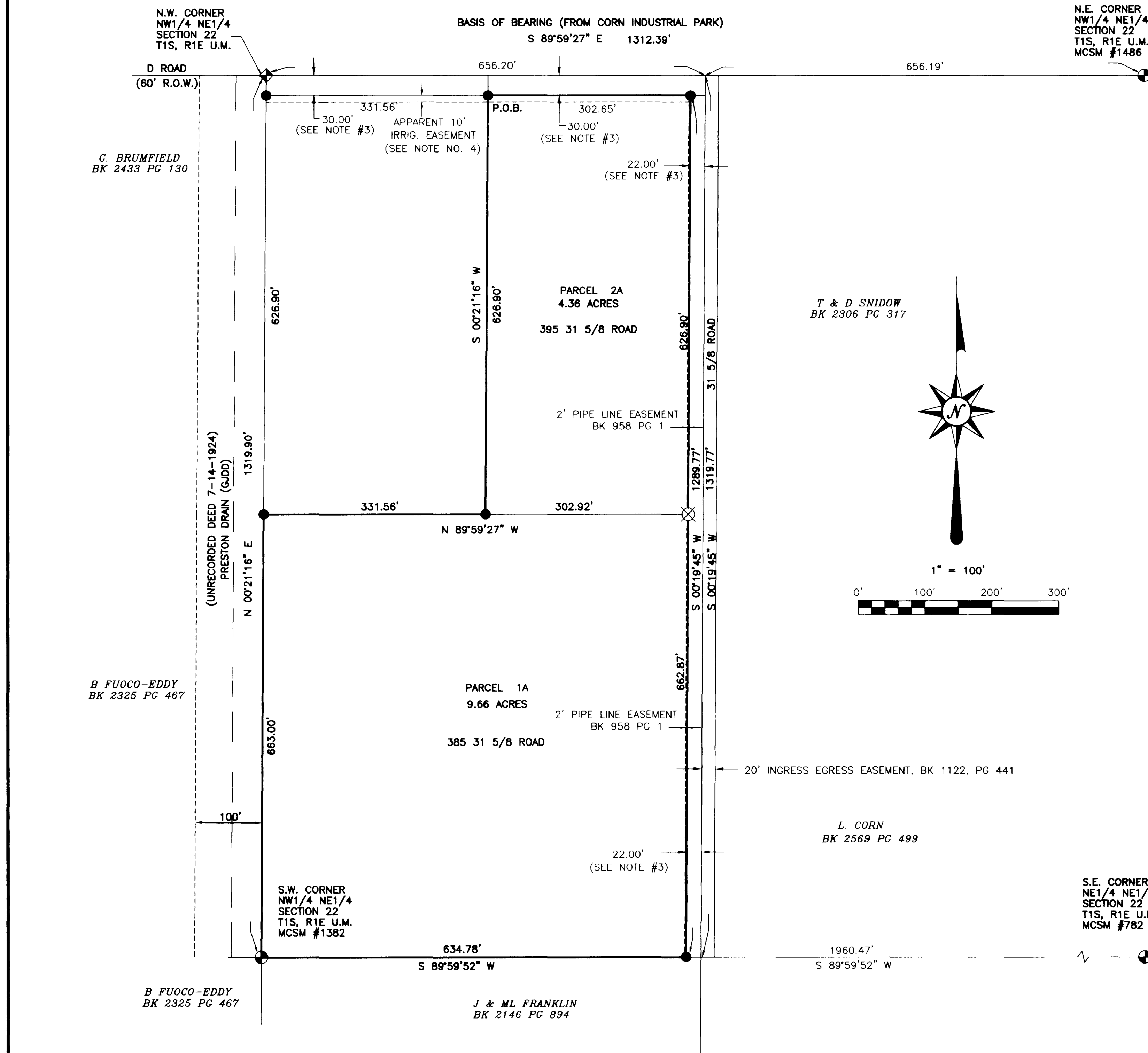


# RONNIE ANKARLO SIMPLE LAND DIVISION

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



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Ronnie V. and Lisa B. Ankarlo are the sole owners of that certain tract of land lying in the W1/2 NW1/4 NE1/4 of Section 22, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado, being described in Book 2390 at pages 868-869, and the perimeter of which is described as a result of survey as follows:

Commencing at a 3 1/4-inch alloy cap (LS 18480) for the northwest corner of the NW1/4 NE1/4 of said Section 22, from whence a Mesa County Survey Marker for the northeast corner of the NW1/4 NE1/4 of said Section 22 bears S89°59'27"E, according to the plat of Corn Industrial Park, 1312.39 feet; thence S00°21'16"W, on the west line of the NW1/4 NE1/4 of said Section 22, for a distance of 30.00 feet; thence S89°59'27"E 331.56 feet to the point of beginning; thence S89°59'27"E 302.65 feet; thence S00°19'45"W 1289.77 feet to the south line of the NW1/4 NE1/4 of said Section 22; thence S89°59'52"W 634.78 feet to a Mesa County Survey Marker for the southwest corner of the NW1/4 NE1/4 of said Section 22; thence N00°21'16"E, on the west line of the NW1/4 NE1/4 of said Section 22, for a distance of 663.00 feet; thence S89°59'27"E 331.56 feet; thence N00°21'16"E 626.90 feet to the beginning.

[14.02 acres]

That said owner has caused the said real property to be laid out and surveyed as Ronnie Ankarlo Simple Land Division, a subdivision of Mesa County, Colorado.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this

16 day of FEBRUARY A.D. 2000.  
 Ronnie V. Ankarlo Lisa B. Ankarlo

STATE OF COLORADO ) ss

COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 16 day of FEBRUARY A.D. 2000, by RONNIE V. ANKARLO AND LISA B. ANKARLO.  
 My commission expires: 6-23-2001

WITNESS MY HAND AND OFFICIAL SEAL.



## LIENHOLDERS

Neal P. McKinstry and Marjorie W. McKinstry do hereby certify that they are the holders of Title against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 16 day of FEBRUARY, 2000.

Neal P. McKinstry Marjorie W. McKinstry  
 Neal P. McKinstry, Lienholder Marjorie W. McKinstry, Lienholder

STATE OF COLORADO ) ss

COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 16 day of FEBRUARY, 2000, by Neal P. and Marjorie W. McKinstry.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 6-23-2001  
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 02:30 o'clock P.M., this 28<sup>th</sup> day of February A.D. 2000 and is duly recorded as Reception Number 1940430 in Plat Book 17, Page 283

Drawer No. J I 65  
 Marjorie W. McKinstry \$10.00  
 Clerk and Recorder Deputy Fees

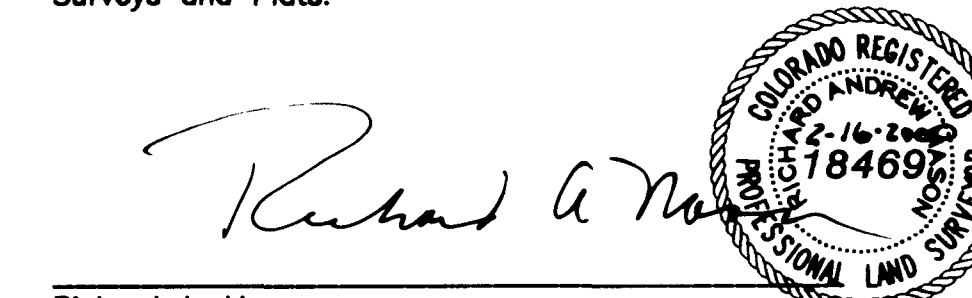
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28<sup>th</sup> day of February A.D. 2000, Board of County Commissioners of Mesa County, Colorado.

Chairperson

## Property Survey Certification

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this survey was actually made upon the ground under my direct supervision and responsibility. I further certify that this land survey plat was done in accordance with the Colorado Revised Statutes for Minimum Standards for Land Surveys and Plats.



Richard A. Mason  
 Registered Professional Land Surveyor  
 No. 18469

## LEGEND

- ◆ - GLO MONUMENT
- - MESA COUNTY SURVEY MONUMENT
- ⊗ - SET REBAR & CAP - L.S. 18469
- - FOUND ALUMINIUM CAP L.S. 18469

## GENERAL NOTES:

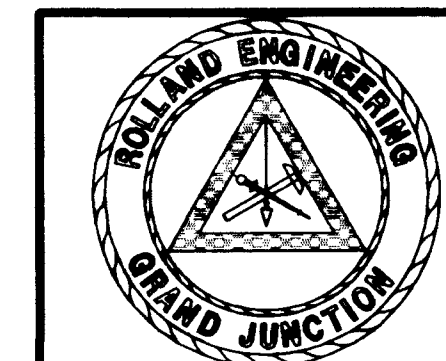
1. Title information from Mesa County real property records and from the following: Chicago Title Company, File No. 99-10-074K, effective date 10/18/99.
2. Basis of Bearing is between monuments for the N1/4 corner Section 22 and the northeast corner of the NW1/4 NE1/4 of Section 22 S89°59'27"E according to Corn Industrial Park, Plat Book 12, Page 208 Mesa County records. Control corner locations at the northeast corner NW1/4 NE1/4 and at the southeast corner NE1/4 NE1/4 of Section 22 surveyed in 1997.
3. Mesa County road right of way in Book 2390 at Pages 866-867, (also see Book 68 at Page 543 and Book 154 at Page 403), (also see road right-of-way for Josephine Ann Preston Book 958 at Page 1).
4. Apparent easement (unrecorded) benefits water users of Lateral 95, Inc., an Irrigation Lateral Association. Also see Book 2390 at Pages 868-871.

## 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.

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.

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
PARCEL 1A	9.66	68.90%
PARCEL 2A	4.36	31.10%
TOTAL	14.02	100.00%



ROLLAND ENGINEERING  
 405 Ridges Blvd  
 Grand Jct, CO 81503  
 (970) 243-8300

File Name: c:\projects\9064\9064.dwg				
<b>RONNIE ANKARLO SIMPLE LAND DIVISION</b>				
IN THE W1/2 NW1/4 NE1/4 SEC. 22 T. 1 S., R. 1 E. U.M. MESA COUNTY, CO.				
Designed	Checked	Proj#	9064	Sheet
Drawn	Date	Rev	02/10/00	Of 1