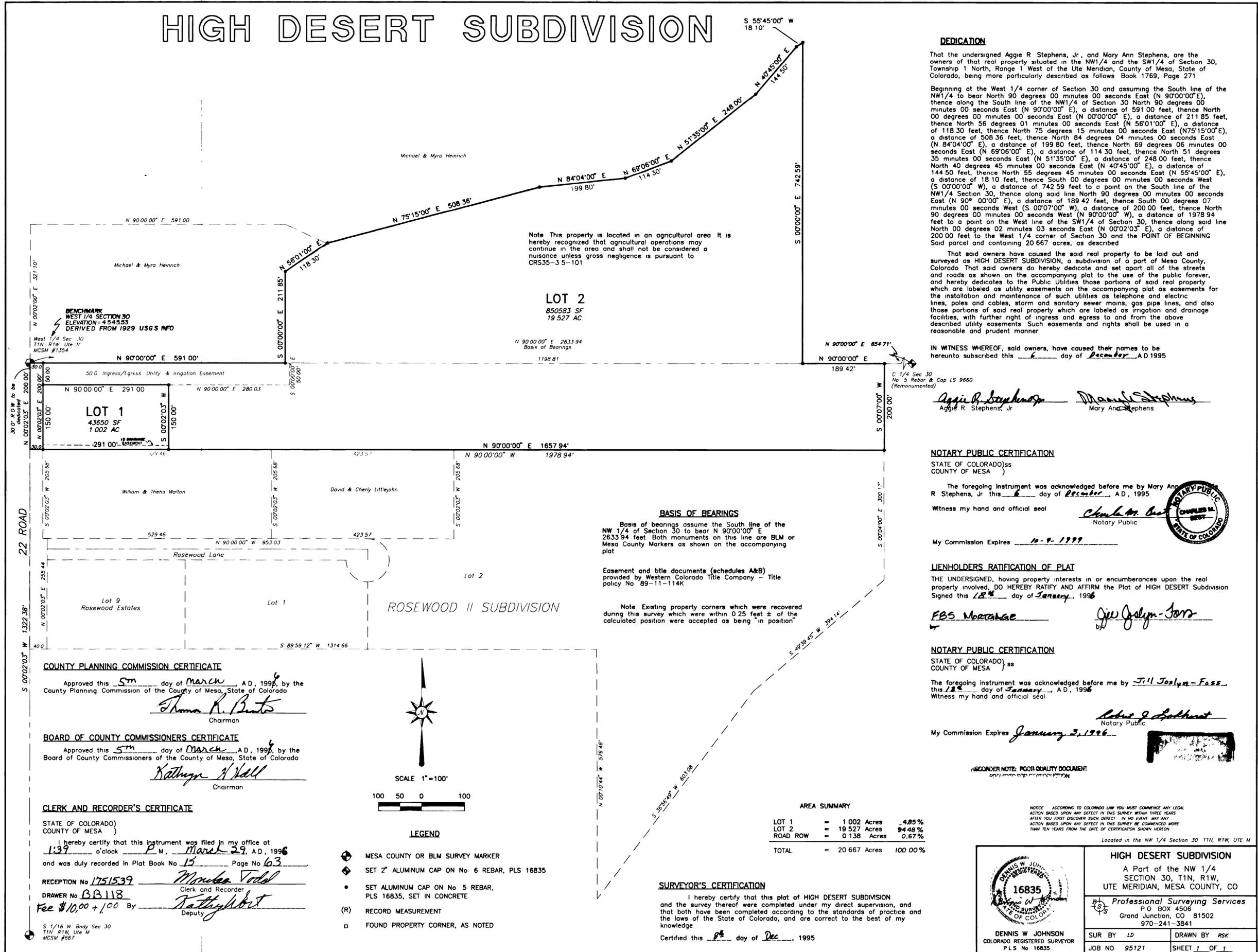


# HIGH DESERT SUBDIVISION



Note This property 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 pursuant to CRS35-3.5-101

**LOT 2**  
850583 SF  
19.527 AC

**LOT 1**  
43650 SF  
1.002 AC

**BASIS OF BEARINGS**

Basis of bearings assume the South line of the NW 1/4 of Section 30 to bear N 90°00'00" E 2633.94 feet Both monuments on this line are BLM or Mesa County Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title policy No 89-11-114K

Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

**DEDICATION**

That the undersigned Aggie R Stephens, Jr., and Mary Ann Stephens, are the owners of that real property situated in the NW1/4 and the SW1/4 of Section 30, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows Book 1769, Page 271

Beginning at the West 1/4 corner of Section 30 and assuming the South line of the NW1/4 to bear North 90 degrees 00 minutes 00 seconds East (N 90°00'00"E), thence along the South line of the NW1/4 of Section 30 North 90 degrees 00 minutes 00 seconds East (N 90°00'00"E), a distance of 591.00 feet, thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00"E), a distance of 211.85 feet, thence North 56 degrees 01 minutes 00 seconds East (N 56°01'00"E), a distance of 118.30 feet, thence North 75 degrees 15 minutes 00 seconds East (N 75°15'00"E), a distance of 508.36 feet, thence North 84 degrees 04 minutes 00 seconds East (N 84°04'00"E), a distance of 199.80 feet, thence North 69 degrees 06 minutes 00 seconds East (N 69°06'00"E), a distance of 114.30 feet, thence North 51 degrees 35 minutes 00 seconds East (N 51°35'00"E), a distance of 248.00 feet, thence North 40 degrees 45 minutes 00 seconds East (N 40°45'00"E), a distance of 144.50 feet, thence North 55 degrees 45 minutes 00 seconds East (N 55°45'00"E), a distance of 18.10 feet, thence South 00 degrees 00 minutes 00 seconds West (S 00°00'00"W), a distance of 742.59 feet to a point on the South line of the NW1/4 Section 30, thence along said line North 90 degrees 00 minutes 00 seconds East (N 90°00'00"E), a distance of 189.42 feet, thence South 00 degrees 07 minutes 00 seconds West (S 00°07'00"W), a distance of 200.00 feet, thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00"W), a distance of 1978.94 feet to a point on the West line of the SW1/4 of Section 30, thence along said line North 00 degrees 02 minutes 03 seconds East (N 00°02'03"E), a distance of 200.00 feet to the West 1/4 corner of Section 30 and the POINT OF BEGINNING Said parcel and containing 20.667 acres, as described

That said owners have caused the said real property to be laid out and surveyed as HIGH DESERT SUBDIVISION, a subdivision of a part of Mesa County, Colorado 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 easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, gas pipe lines, and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements Such easements and rights shall be used in a reasonable and prudent manner

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 6 day of December, AD 1995

Aggie R Stephens, Jr. Mary Ann Stephens

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO)ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Mary Ann Stephens, Jr this 6 day of December, A.D. 1995

Witness my hand and official seal

Notary Public Seal

My Commission Expires 10-9-1999

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of HIGH DESERT Subdivision Signed this 18th day of January, 1996

FBS Mortgage Jill Joslyn-Fass

**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO)ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Jill Joslyn-Fass this 18th day of January, A.D. 1996

Witness my hand and official seal

Notary Public Seal

My Commission Expires January 3, 1996

RECORDER NOTE: POOR QUALITY DOCUMENT

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 CERTIFICATION SHOWN HEREON

Located in the NW 1/4 Section 30 T1N, R1W, UTE M

**AREA SUMMARY**

LOT 1	=	1.002 Acres	4.85%
LOT 2	=	19.527 Acres	94.88%
ROAD ROW	=	0.138 Acres	0.67%
<b>TOTAL</b>	=	<b>20.667 Acres</b>	<b>100.00%</b>

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of HIGH DESERT SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge

Certified this 6th day of Dec, 1995

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 5th day of March, A.D. 1996, by the County Planning Commission of the County of Mesa, State of Colorado

Thomas R. Bents  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 5th day of March, A.D. 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado

Kathryn A. Hall  
Chairman

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO)  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:39 o'clock P.M. March 29, A.D. 1996 and was duly recorded in Plat Book No 15 Page No 63

RECEPTION No 1751539  
DRAWER No BB118  
Fee \$10.00 + 1.00

Moussa Vold  
Clerk and Recorder  
Kathryn A. Hall  
Deputy



SCALE 1"=100'



**LEGEND**

- ◆ MESA COUNTY OR BLM SURVEY MARKER
- ◆ SET 2" ALUMINUM CAP ON No 6 REBAR, PLS 16835
- SET ALUMINUM CAP ON No 5 REBAR, PLS 16835, SET IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER, AS NOTED

S 1/16 W Bndy Sec 30  
T1N, R1W, Ute M  
MCSM #667



**HIGH DESERT SUBDIVISION**

A Part of the NW 1/4 SECTION 30, T1N, R1W, UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services  
P O BOX 4506  
Grand Junction, CO 81502  
970-241-3841

SUR BY LD DRAWN BY RSK  
JOB NO 95121 SHEET 1 OF 1