



| AREA SUMMARY |             |
|--------------|-------------|
| PARCELS      | 18.74 ACRES |
| ROADS        | 0.00 ACRES  |
| TOTAL        | 18.74 ACRES |

- LEGEND & NOTES**
- ◆ FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
  - SET NO. 5 RE-BAR W/CAP L.S. 16413 EXTERIOR CORNERS SET IN CONCRETE
  - ◆ MESA COUNTY SURVEY MONUMENTS

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

**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 SHALL ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## DORRELL SIMPLE LAND DIVISION

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, Clinton and Marje L. Dorrell, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2163 at Page 865 of the Mesa County Clerk and Recorders Office, and being situated in Section 25, Township 1 North, Range 2 West of the Ute Meridian being described as follows:

The N1/2 NE1/4 NW1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian also being described as follows: Beginning at a point which lies N89°52'34"W 1324.57 feet and S00°00'04"E 30.00 feet of the NORTH 1/4 Corner, Sec. 25, T1N, R2W, Ute Meridian, and considering the East line of the NE1/4 NW1/4 Section 25, T1N, R2W, U.M. to bear S00°00'00"E and all bearings contained herein to be relative thereto, thence S89°52'34"E 1294.57 feet, thence S00°00'00"E 630.63 feet, thence N89°52'33"W 1294.55 feet, thence N00°00'04"W 630.62 feet, to the point of beginning, containing 18.74 acres as described.

That said owner does 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 Multi-Purpose 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.

All Ingress/Egress Easements to the owners of the Parcels as shown on the plat as perpetual easements for ingress and egress purposes for use by said parcel owners, their guests and invitees, and also for use for by public services.

That said owner does hereby certify 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 owner has caused their names to be hereunto subscribed this 30<sup>th</sup> day of January A.D., 1997.

*Clinton Dorrell*  
 CLINTON DORRELL

*Marje L. Dorrell*  
 MARJE L. DORRELL

STATE OF COLORADO }  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January A.D., 1997 by Clinton and Marje L. Dorrell.

My commission expires 5/26/99

*Cindy Evans-Marty*  
 Notary Public  
 Address 750 MANU ST 6J, CO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:28 o'clock A.M. this 31st day of January A.D., 1997, and is duly recorded in Plat Book No. 15, Page 254.  
 Reception No. 1786690 Drawer No. CC145 Fee 10.00 + 1.00  
 Clerk and Recorder Monika Todd Deputy Ruthy Woot

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 30<sup>th</sup> day of January A.D., 1997 Board of County Commissioner's of the County of Mesa, Colorado

*Donna B. Senora*  
 Chairman

SURVEYOR'S CERTIFICATE

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

1/30/97  
 Date



## DORRELL SIMPLE LAND DIVISION

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

| EXEMPTION PLAT   |           |                      |
|--|-----------|----------------------|
| SITUATED IN THE NW1/4 SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN |           |                      |
| FOR  | DORRELL   | SURVEYED BY MM DM EG |
| SCALE  | 1" = 100' | DRAWN BY YAP         |
| DATE   | 01/30/97  | ACAD ID BRENNAN      |
|  |           | SHEET NO             |
|  |           | FILE 93259 2         |