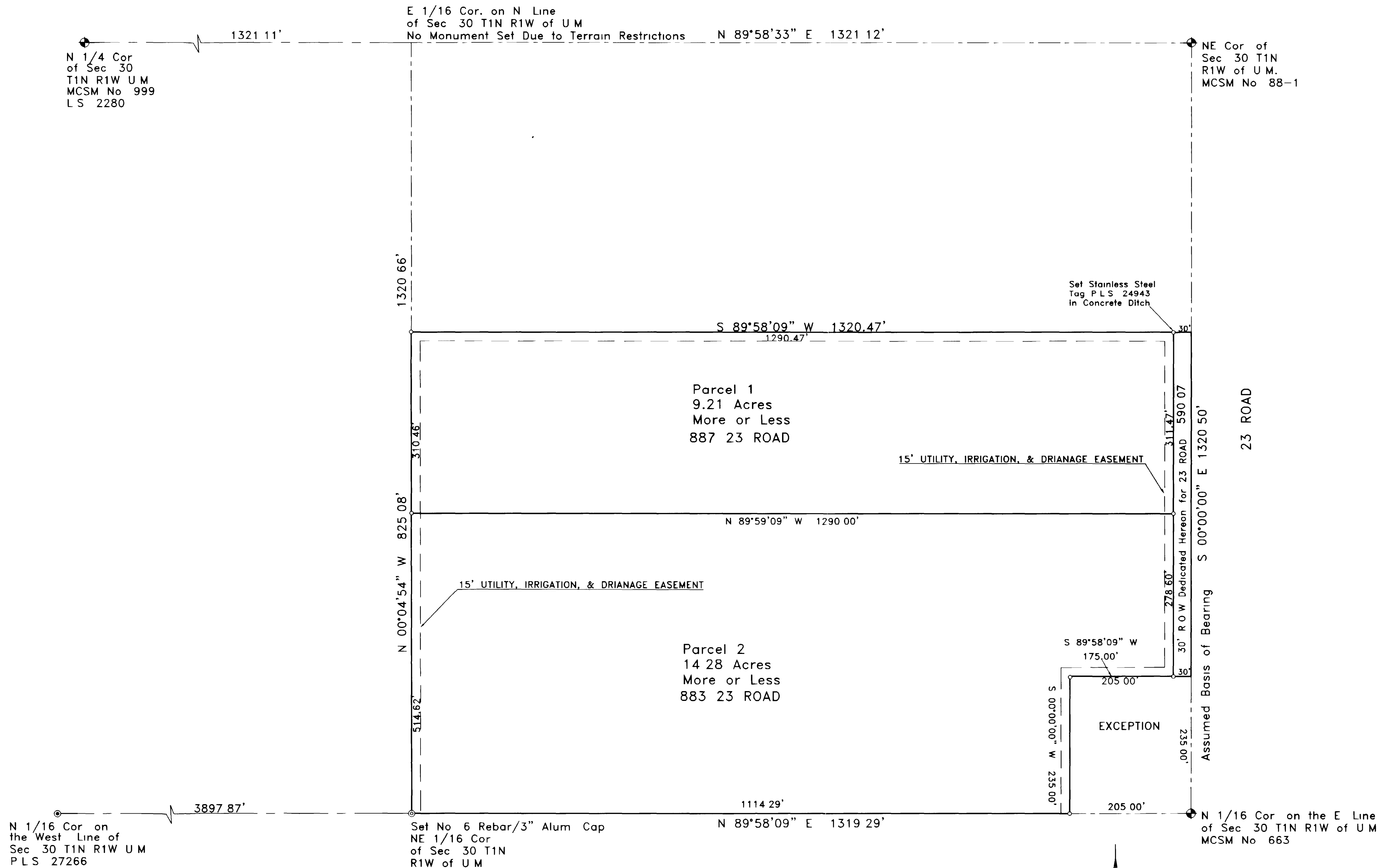


THOMAS SIMPLE LAND DIVISION

An Exemption Plat Pursuant to CRS 30-28-101 (10) (d)



LEGEND & NOTES

- ⊕ = Found Mesa County Survey Marker
- = Set No 5 Rebar and Cap "Monument PLS 24943"
- = Found Monument as Noted
- = Monument set in Concrete

NOTE Book 355 at Page 118 conveys a right-of-way to Public Service Co by the River Valley Railroad Co due to ambiguities in the description and a lack of physical evidence as called for by the description It is unknown if this right-of-way effects this property

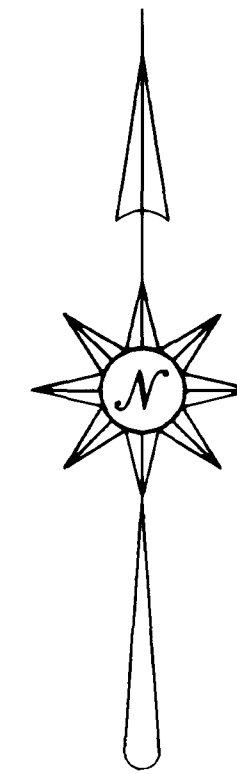
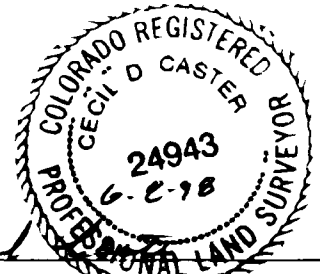
NOTICE RIGHT TO FARM ACT
This property is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven to CRS 35-3-5-101

AREA SUMMARY
Parcels 23.49 acres = 98%
Streets 0.41 acres = 2%
Total 23.90 acres = 100%

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief that the accompanying plat of THOMAS SIMPLE LAND DIVISION is true and accurate representation of a field survey made under my direct supervision in February of 1998 and all information pertinent to said survey is shown on this plat

Cecil D. Caster
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943



Scale 1"=100'

DEDICATION
KNOW ALL MEN THESE PRESENTS That Bobbie L. Thomas and Constance L. Thomas are the owners of that real property as described in Book 991 at Page 353 in the Mesa County Clerk and Recorder's Office

Said real property being described as follows: The South 25 acres of the Northeast 1/4 Northeast 1/4 of Section 30 Township 1 North Range 1 West of the Ute Meridian, EXCEPT Beginning at the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of said Section 30, thence West 205 feet, thence North 235 feet, thence East 205 feet, thence South 235 feet to the Point of Beginning, EXCEPT rights-of-way to the Public Service Company of Colorado as in document recorded in Book 355 on Page 118, Mesa County, Colorado. That said owners have caused that real property to be laid out and surveyed as the THOMAS SIMPLE LAND DIVISION. Said real property contains 23.89 acres more or less.

That said owners do hereby dedicate and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicates all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances, thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

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

IN WITNESS said OWNERS has caused their names to be hereunto subscribed

this 8th day of June AD 1998

STATE OF COLORADO)
COUNTY OF MESA)
Bobbie L. Thomas)
Constance L. Thomas)

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 8th day of June AD 1998

My commission expires 7-17-2000
Susan K. Bush
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:39 O'clock AM this 18th day of June AD 1998 and is duly recorded as Reception Number 1851234 in Plat Book 16 at Page 197

Drawer No EF97 Fees \$100.00
Monika Todd Clerk and Recorder
Oliver Sherrill Deputy

BOARD OF MESA COUNTY COMMISSIONER'S
Approved this 12th day of June AD 1998
James R. Baughman
Chairperson

LIEN HOLDER
Norman L. Cagler, Sr. V.P.
Representative

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 8th day of June AD 1998

My commission expires 7-17-2000
Susan K. Bush
Notary Public

BASIS OF BEARING
A bearing of S 00°00'00" E was assumed between the Mesa County Survey Monument located at the Northeast corner of Section 30 and North 1/16 corner on the East line of Section 30

THOMAS SIMPLE LAND DIVISION
LOCATED in the NE 1/4 OF SEC 30
T1N, R1W U M

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.

Monument Surveying Co
741 Road Ave
Grand Junction, CO 81501
(970) 245-4188 Fax (970) 245-4874

DESIGNED _____	FIELD APPROVAL _____
DRAWN RM & CDC	TECHNICAL APPROVAL _____
CHECKED CDC	APPROVED _____
PREPARED FOR Bobbie Thomas	JOB NO 97-73