

TURNER SIMPLE LAND DIVISION

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

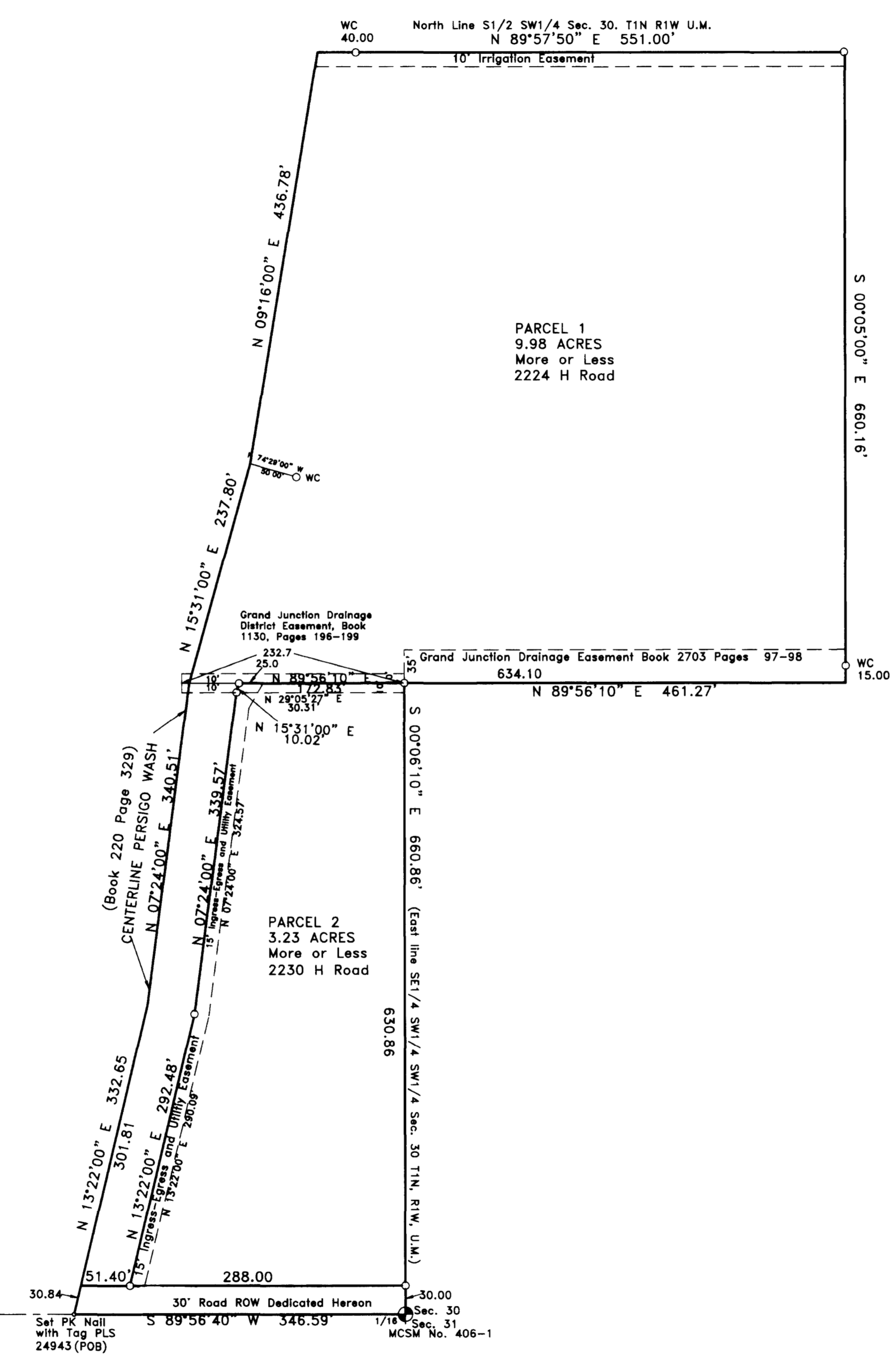


Scale 1"=100'

AREA SUMMARY
 Lots 13.21 acres = 98%
 Roads 0.23 acres = 2%
 Total 13.44 acres = 100%

LEGEND

- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- ⊙ = Set No. 6 Rebar with 2" Aluminum Cap "Monument P.L.S. 24943" in Monument Box
- ⊕ = Found Mesa County Survey Marker
- = Set Monument in Concrete
- = Found Monument as noted.



SW Cor. Sec. 30
 T1N R1W U.M.
 MCSM No. 89-1 N 89°56'40" E 976.48' Basis of Bearing Book 983 Pages 950 and 951 H ROAD
 Set PK Nail with Tag PLS 24943 (POB)

Note: The apparent underlying ownership of this 30' of E.O.W as represented at Book 714 page 521 is that of Mary E. Turner

DEDICATION:
 KNOW ALL MEN THESE PRESENTS:

Mary E. Turner is the owner of that real property as described in Book 983 at Pages 950 and 951. Said real property being described as: A parcel of land located in the S1/2 SW1/4 of Section 30, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, and Commencing at the SW Corner of said Section 30; thence N89°56'40"E along the South line of said Section 30, 978.48 feet to a point on the centerline of Persigo Wash also beginning the point of beginning; thence N13°22'00"E 332.85 feet; thence N07°24'00"E 340.51 feet; thence N15°31'00"E 237.80 feet; thence N09°16'00"E 436.78 feet to a point on the North line of the S1/2 SW1/4 of said Section 30; thence leaving said centerline N89°57'50"E 551.00 feet to the Northeast corner of the West 7 acres of the NW1/4 SE1/4 SW1/4 of said Section 30; thence S00°05'00"E along the East line of said 7 acres 660.16 feet to the Southeast corner of said 7 acres; thence S89°56'10"W along the South line of said 7 acres, 461.27 feet to the SW corner of the NW1/4 SE1/4 SW1/4 of said Section 30; thence S00°08'10"E along the East line of the SE1/4 SW1/4 SW1/4 of said Section 30, 860.86 feet to the North right of way of H Road thence along said right of way S89°56'40"W 346.59 feet to The Point of Beginning, Mesa County, Colorado. Said real property contains 13.44 acres more or less.

Said owner does hereby dedicate and set apart to the County of Mesa and to the use of the public forever all street rights-of-way and utility easements for the use of public utilities 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 ingress/egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also by public services, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles.

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, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners 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.

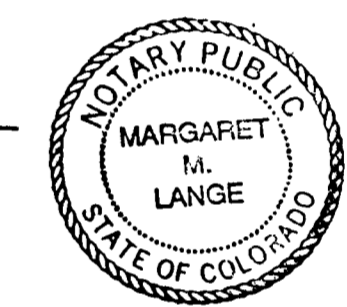
Said Owner has caused that real property to be laid out and surveyed as the TURNER SIMPLE LAND DIVISION.

IN WITNESS said OWNER has caused her name to be hereunto subscribed
 this 1st day of June AD 2000

STATE OF COLORADO)
 COUNTY OF MESA)
 Mary E. Turner

Mary E. Turner
 STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 1st day of June AD 2000 By Mary E. Turner.

My commission expires 1-24-2002
 Margaret M. Lange
 Notary Public

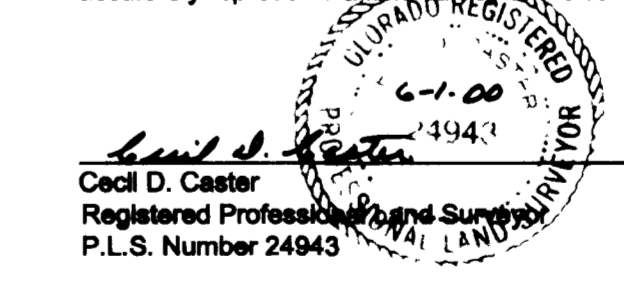


CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 02:19 O'clock P.M. this 10th day of August AD 2000 and is duly recorded as Reception Number 1960759 in Plat Book 17 at Page 372. Fees \$10.00 Drawer Number II-135
 Monica Todd by Eric Laabs
 Clerk and Recorder Deputy

BOARD OF MESA COUNTY COMMISSIONER'S
 Approved this 12 day of June AD 2000
 Chairperson

SURVEYOR'S CERTIFICATE
 I Cecil D. Caster, do hereby certify that the accompanying plat of the TURNER SIMPLE LAND DIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a fair and true copy of the same.



Basis of Bearing: A Bearing of N89°56'40"E is recorded in Book 983 at Page 950 between the SW Corner of Section 30 and the West 1/16 Corner on the South line of Section 30, T1N, R1W of the UM

TURNER SIMPLE LAND DIVISION
 Located in the SW 1/4 of Section 30,
 Township 1 North, Range 1 West of the Ute
 Meridian.

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) 245-4189 (970) 245-4674	DESIGNED: _____ FIELD APPROVAL: BKH DRAWN: CDC TECHNICAL APPROVAL: _____ CHECKED: RMM APPROVED: 1/17/00
	PREPARED FOR: Mary Turner	JOB NO: 99-76

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 C.R.S. 35-3.5-101.