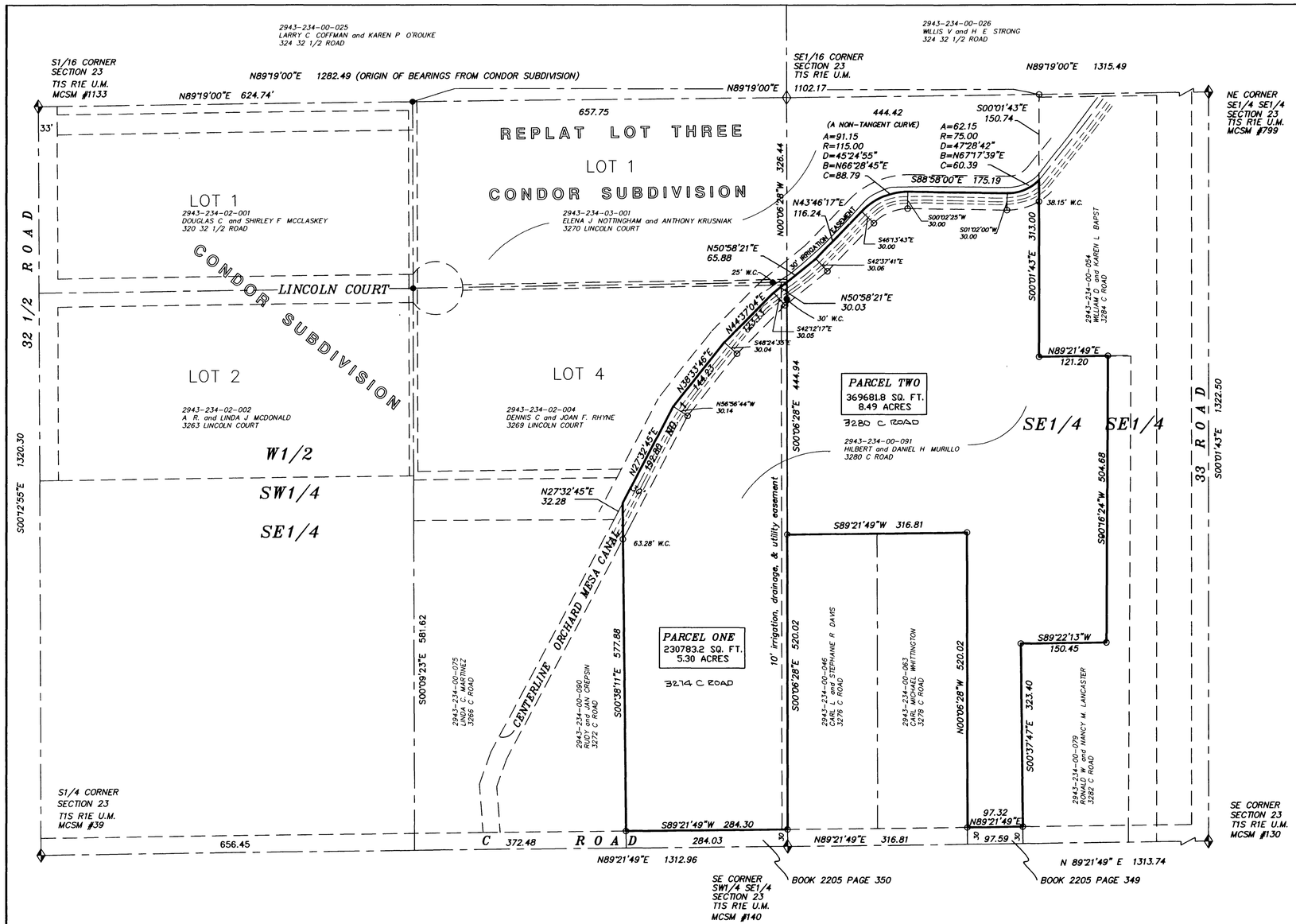

MURILLO SIMPLE LAND DIVISION

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, HILBERT MURILLO AND DANIEL H. MURILLO, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2205 at Pages 347-348 of the Mesa County Clerk and Recorders Office, and being situated in Section 23, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

A parcel of land situated in SE1/4 Section 23, Township 1 South, Range 1 East, Ute Meridian being described as follows:

Beginning at a point on the North right-of-way line for C Road being 30.00 feet N00°06'28"W and 284.30 feet S89°21'49"W of the SE Corner of the SW1/4 SE1/4 Section 23, Township 1 South, Range 1 East, Ute Meridian and considering the North line of the SW1/4 SE1/4 Section 23, T1S, R1E, U.M. to bear N89°19'00"E and all bearings contained herein to be relative thereto; thence N00°38'11"W 577.88 feet to the intersection with the centerline of the Orchard Mesa Canal No. 1; thence along the centerline of the Orchard Mesa Canal No. 1 the following (9) Nine courses and distances:

1. N27°32'45"E 192.80 feet
2. N38°33'46"E 144.23 feet
3. N44°37'04"E 123.13 feet
4. N50°58'21"E 30.03 feet
5. N50°58'21"E 65.88 feet
6. N43°46'17"E 116.24 feet
7. 91.15 feet along the arc of a non-tangent curve to the right with a radius of 115.00 feet and whose chord bears N66°28'45"E 88.79 feet;
8. S88°58'00"E 175.19 feet
9. 62.15 feet along the arc of a curve to the left with a radius of 75.00 feet and whose chord bears N67°17'39"E 60.39 feet; thence S00°01'43"E 313.00 feet; thence N89°21'49"E 121.20 feet; thence S00°16'24"W 504.68 feet; thence S89°22'13"W 150.45 feet; thence S00°37'47"E 323.40 feet; to the North right-of-way line for C Road; thence S89°21'49"W 97.32 feet; thence N00°06'28"W 520.02 feet; thence S89°21'49"W 316.81 feet; thence S00°06'28"E 520.02 feet to the North right-of-way line for C Road; thence S89°21'49"W 284.30 feet to the Point of Beginning, containing 13.78 Acres as described, and BEING SUBJECT to a 30.00 foot wide easement for the Orchard Mesa Canal No. 1 over and across the Northerly 30 feet of the above described parcel.

That said owners have caused the property to be laid out and surveyed as the Murillo Simple Land Division, a subdivision of a part of the county of Mesa, state of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility 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.

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 owners have caused their names to be hereunto subscribed this 13th day of December A.D., 1999.

Hilbert Murillo — HILBERT MURILLO

Daniel H Murillo — DANIEL H. MURILLO

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 13th day of December A.D., 1999 by Hilbert Murillo and Daniel H. Murillo.

My commission expires: 3-16-2002

Notary Public

Address 3231 E 26 Rd. Loop No G Grand Junction, Co 81506

NOTARY PUBLIC STATE OF COLORADO

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of MURILLO SIMPLE LAND DIVISION.

Not applicable
BANK ONE

BY:

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing Emcumbrancer's Ratification and Approval was acknowledged before me this _____ day of _____ A.D., 199_ by _____

My commission expires:

Notary Public

Address

LEGEND & NOTES

- ● FOUND SURVEY MONUMENTS SET EARLIER BY QED UNLESS OTHERWISE NOTED
- ○ SET NO. 5 RE-BAR W/CAP L.S. 23877
- FOUND 2 1/2" IRON PIPE W/ BRASS CAP PLS 16413
- FOUND MESA COUNTY BRASS CAP

1. SURVEY ORIENTED WITH FOUND MONUMENTS.
2. BEARINGS BASED ON N89°19'00"E ALONG NORTH LINE OF CONDOR SUBDIVISION

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

N

AREA SUMMARY

PARCELS = 13.79 ACRES = 100.0%

TOTAL = 13.79 ACRES = 100%

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.

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MURILLO 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, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

12/10/99
Date

MAX EUGENE MORRIS 16413 12/10/99 STATE OF COLORADO

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 4th day of January A.D., 2000 Board of County Commissioner's of the County of Mesa, Colorado.

Kathryn H Hall
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 01:34 o'clock P. M. this 14th day of January A.D., 2000 and is duly recorded in Plat Book No. 17, Page 252

Reception No. 1935715 Drawer No. II40 Fees $10.00

Monika Todd — Clerk
Elicia Laabs — Deputy

MURILLO SIMPLE LAND DIVISION

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

BOUNDARY LINE ADJUSTMENT
LOCATED IN THE SE1/4 SECTION 23 T1S, R1E, U.M.

FOR: MURILLO	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM
SCALE: 1" = 100' (FEET / METERS)		DRAWN BY: MEM
		ACAD ID: MurilloSLDf
		SHEET NO.
DATE: 12/9/99		FILE: 99269

C:\SC14\WORK\Murl11SLDf.dwg Thu Dec 09 16:39:27 1999 MEM