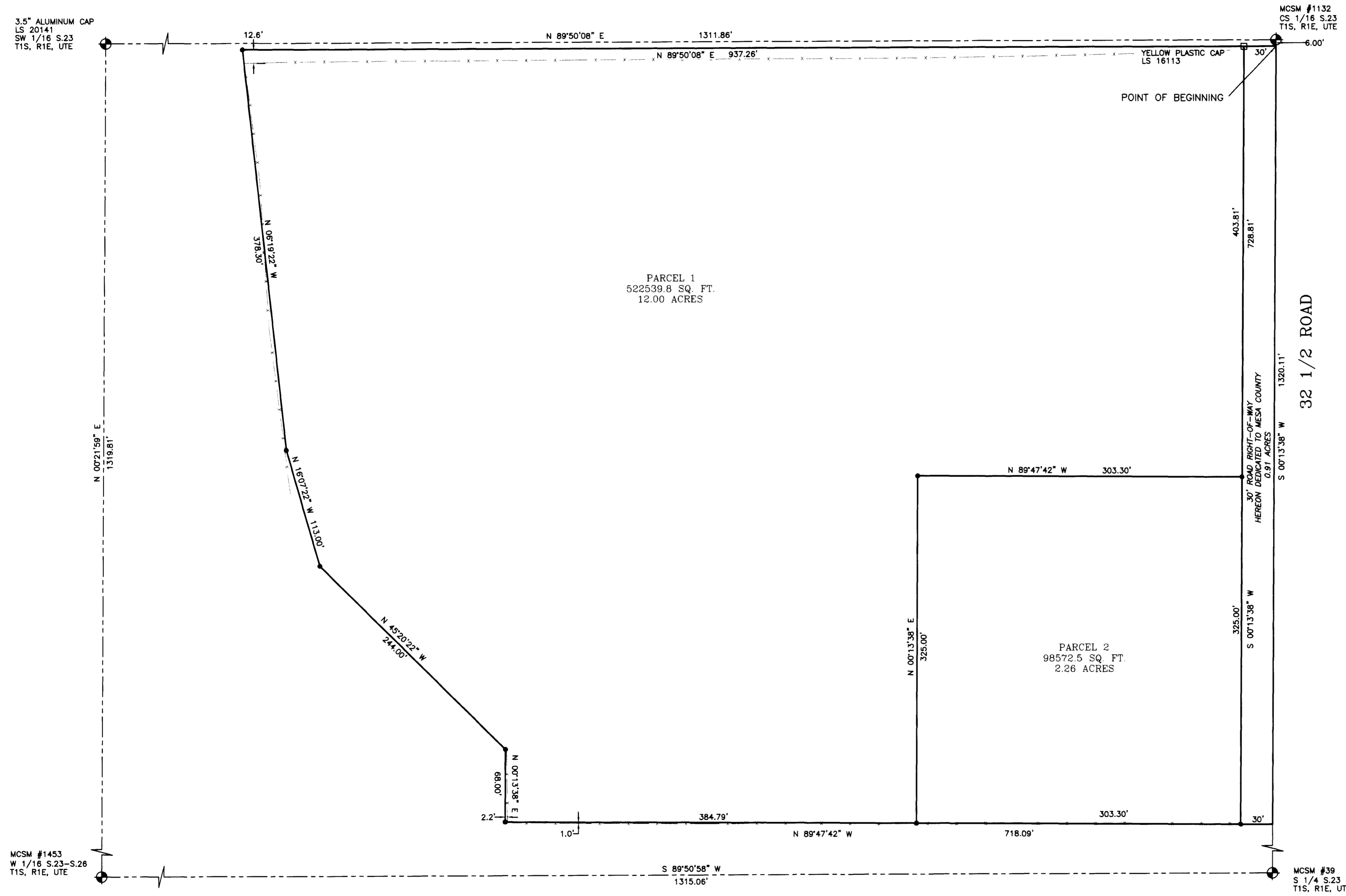
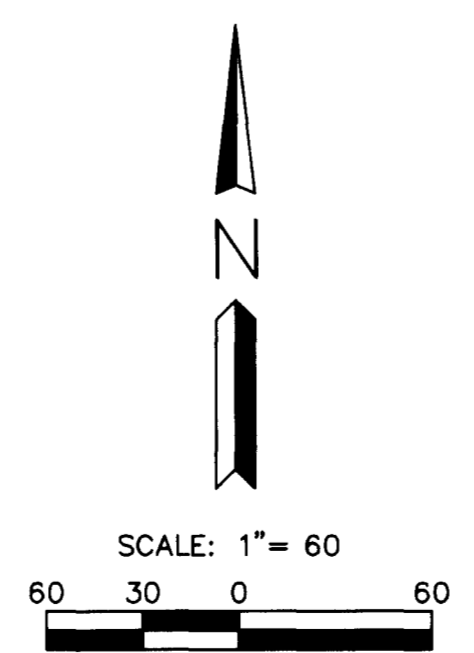


WAGNER SIMPLE LAND DIVISION AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d)



NOTES

- 1) Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The East line of the SE 1/4 SW 1/4 of Section 23, T 1 S, R 1 E, Ute Meridian bears S 00°13'38" W a distance of 1320.11 feet. Both monuments are MCSMs.
- 2) Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title policy No. 71031, Dated July 9, 2004.
- 3) 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".
- 4) Pursuant to C.R.S. § 24-68-101 et seq., and Chapter 1.10 of the 2000, Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Wagner Simple Land Division and shall result in a vested right.
- 5) Right to Farm Act Notice: This development is located in an agricultural area. It is hereby recognized that agriculture operations may continue pursuant to C.R.S. 35-3.5-101 et seq.
- 6) Further Simple Land Divisions of any portion of the subject tract are prohibited pursuant to Section 3.5.7.B.2 of the 2000 Mesa County Land Development Code. Further divisions, if any, shall be processed through the Major Subdivision process.
- 7) Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.



- LEGEND**
- ◆ MESA COUNTY OR BLM SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - FOUND REBAR, AS NOTED

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during July 2004, 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.
Jeffrey C. Fletcher
 Jeffrey C. Fletcher, PLS 24953 Date: Dec 20, 2004

DEDICATION

That the undersigned Daniel Lee Wagner, and Kathleen A. Wagner, are the owners of that real property situated in the SE 1/4 SW 1/4 of Section 23, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1975, Page 802.

Commencing at the NE Corner of the SE 1/4 SW 1/4 of Section 23, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado whence the SE corner of said SE 1/4 SW 1/4 bears S 00°13'38" W a distance of 1320.11 feet for a basis of bearings with all bearings contained herein relative thereto; thence S00°13'38"W a distance of 6.00 feet to the Point of Beginning; thence S00°13'38"W a distance of 728.81 feet, thence N89°47'42"W a distance of 718.09 feet; thence N00°13'38"E a distance of 68.00 feet; thence N45°20'22"W a distance of 244.00 feet; thence N16°07'22"W a distance of 113.00 feet; thence N06°19'22"W a distance of 378.30 feet; thence N89°50'08"E a distance of 937.26 feet; thence N89°50'08"E a distance of 30.00 feet to the Point of Beginning. Containing 15.17 acres as described.

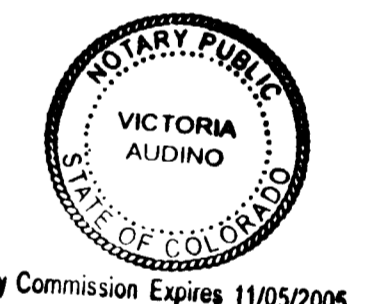
That said owners have caused the said real property to be laid out and surveyed as WAGNER SIMPLE LAND DIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 4th day of January, A.D. 2004.

Daniel Lee Wagner *Kathleen A. Wagner*
 Daniel Lee Wagner Kathleen A. Wagner

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA } ss
 The foregoing instrument was acknowledged before me by *Daniel Lee Wagner* and *Kathleen A. Wagner* this 4th day of January, A.D., 2004.
 Witness my hand and official seal
Victoria Audino
 Notary Public



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25th day of January, A.D., 2004, by the Board of County Commissioners of the County of Mesa, State of Colorado.
William J. Bishop
 Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss
 I hereby certify that this instrument was filed in my office at 2:45 o'clock P. M., January 21, A.D., 2004, and was duly recorded in Book No. 3827 Page No. 620.
2236348
 Reception No. *Jamie Ward* Clerk and Recorder
00-49 By: *Terisa Horn* Deputy
 Drawer No. \$10.00 \$1.00 fees

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.

Prepared for: Daniel and Kathleen Wagner
 Grand Junction, Colorado 81501

WAGNER SIMPLE LAND DIVISION
 A Part of the SE 1/4 SW 1/4
 SECTION 23, T1S, R1E,
 UTE MERIDIAN, MESA COUNTY, CO

HIGH DESERT SURVEYING, LLC
 2591 B 3/4 ROAD
 GRAND JUNCTION, COLORADO 81503 (970) 254-8649

PROJECT NO. 04-62	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: JUL, 2004	BE/ES	CW	1	1