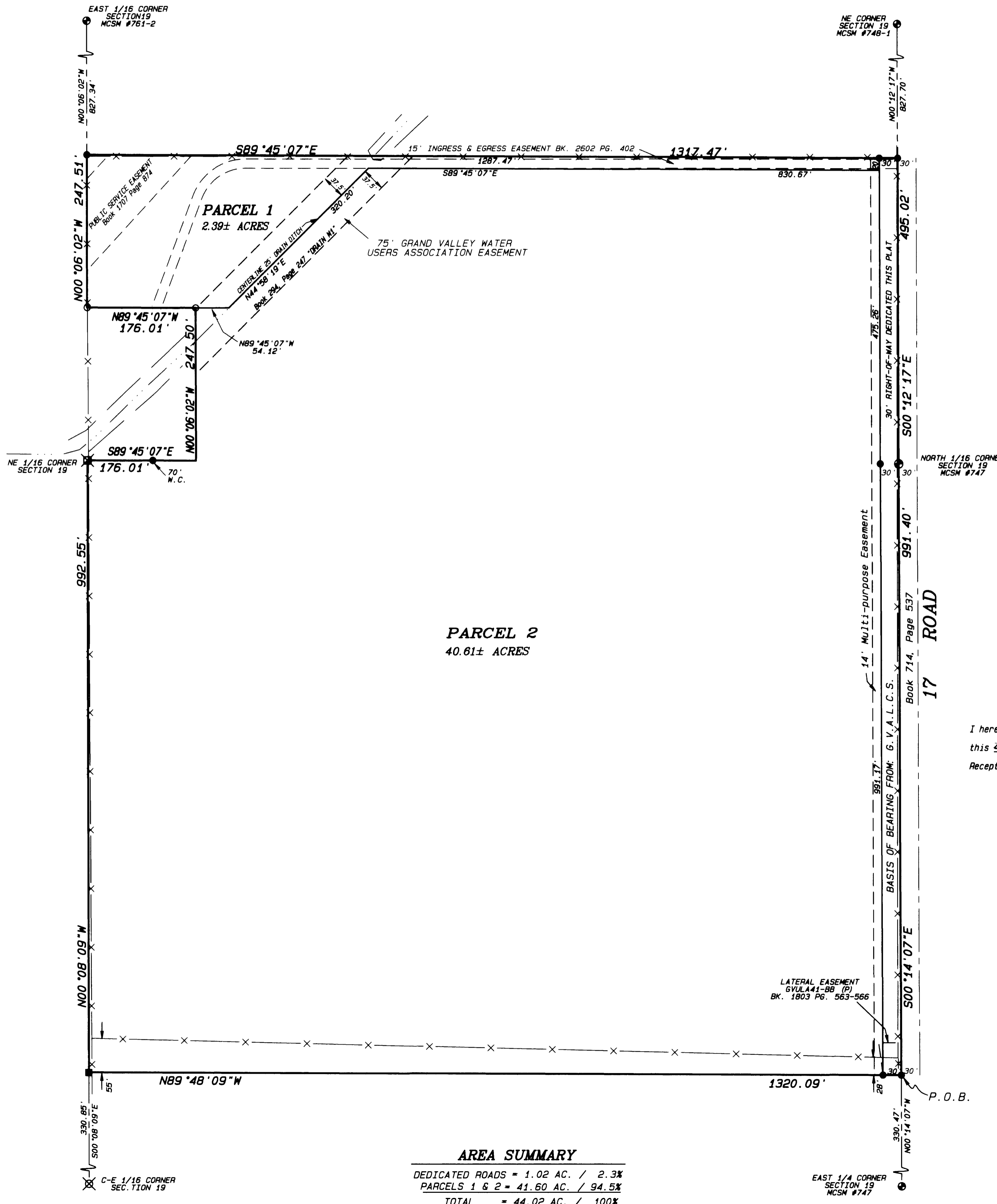


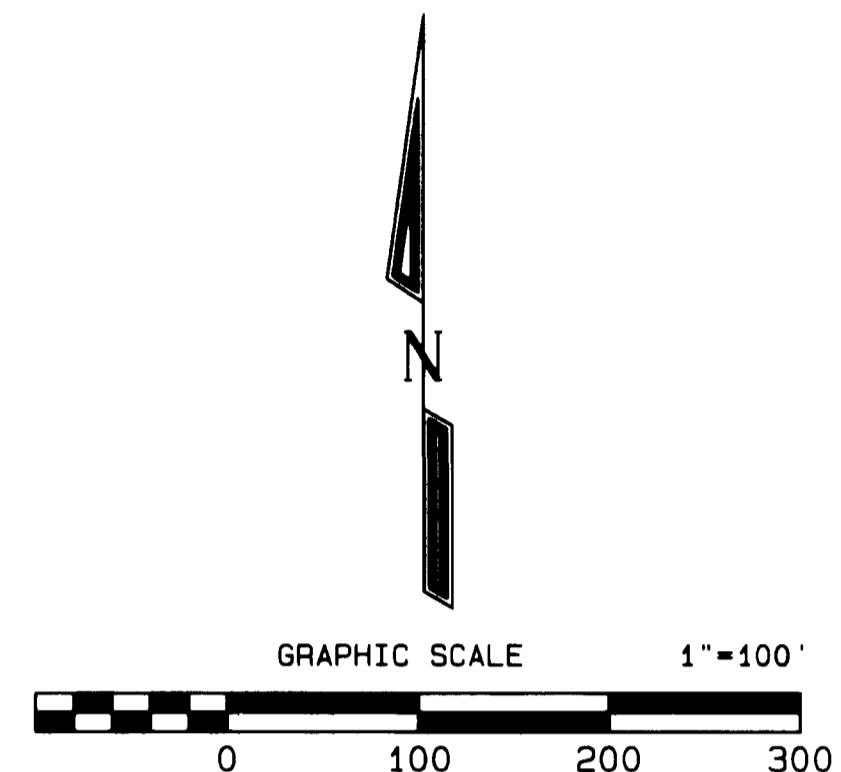
# McCARY SIMPLE LAND DIVISION

## An Exemption Survey pursuant to Section 30-28-101(10)(d) C.R.S.



**AREA SUMMARY**

DEDICATED ROADS =	1.02 AC. /	2.3%
PARCELS 1 & 2 =	41.60 AC. /	94.5%
<b>TOTAL</b>	<b>= 44.02 AC. /</b>	<b>100%</b>



**LEGEND & ABBREVIATIONS**

- FOUND MESA COUNTY SURVEY MARKER
  - ⊗ FOUND 3.5" ALUM. CAP STAMPED MONUMENT LS 24943
  - ⊗ FOUND #6 REBAR W/3.5" ALUM. CAP STAMPED D H SURVEYS LS 24306
  - FOUND #5 REBAR WITH RED PLASTIC CAP MARKED MONUMENT LS 24943
  - FOUND #5 REBAR / SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
  - SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- W. C. = WITNESS CORNER
- P. O. B. = POINT OF BEGINNING

**CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed for recording in my office at 10:51 o'clock A.M. this 21<sup>st</sup> day of July A.D. 2009, and is duly recorded in Book No. 4893 at page 366. Reception No. 2498736 Fee \$ 10.00 + 1.00 Drawer No. XX-13

*Janice Rich*  
Deputy Clerk and Recorder

**PLAT NOTES**

The south 495 feet of the northeast 1/4 of the northeast 1/4 of Section 19, is not eligible to receive irrigation water from the Grand Valley Water Users Association system.

Restrictions appurtenant to the respective parcels shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

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 the Mesa County Department of Planning and Economic Development for McCARY SIMPLE LAND DIVISION and shall result in a vested right for a period of three years from the date that the required vesting notice is published.

**RIGHT TO FARM ACT NOTICE:** This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.

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.

**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, D. O. McCary Holding, LLC, a Colorado limited liability company, is the owner of that real property located in the NE 1/4 of Section 19, Township 2 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as demonstrated in Book 4015 at Pages 639 & 640 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Commencing at the east 1/4 corner of said Section 19 being a found Mesa County survey marker, the basis of bearing N00°14'07"W to the north 1/16th corner on the east line of said Section 19, also being a found Mesa County survey marker; thence N00°14'07"W a distance of 330.47 feet to the Point of Beginning; thence N89°48'09"W a distance of 1320.09 feet to the west line of the SE 1/4 NE 1/4 of said Section 19; thence N00°08'09"W a distance of 992.55 feet to the NE 1/16th corner of said Section 19; thence S89°45'07"E a distance of 176.01 feet; thence N00°06'02"W a distance of 247.50 feet; thence N89°45'07"W a distance of 176.01 feet to the west line of the NE 1/4 of the NE 1/4 of said Section 19; thence N00°06'02"W along said west line a distance of 247.51 feet; thence S89°45'07"E a distance of 1317.47 feet to the east line of said NE 1/4 NE 1/4; thence S00°12'17"E a distance of 495.02 feet to the said north 1/16th corner on the east line of Section 19; thence S00°14'07"E a distance of 991.40 feet to the Point of Beginning. Said parcel contains 44.02 acres more or less.

That said owner has caused the real property to be laid out and surveyed as McCARY SIMPLE LAND DIVISION, a land division of a part of the County of Mesa, in the State of Colorado.

That said owner does hereby offer for dedication and set apart real property as shown and labeled on the accompanying plat.

All Multi-purpose Easements shown hereon are hereby dedicated to the public of the County of Mesa for the use of County-approved utilities and public providers as perpetual, exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All right-of-way for street and road right-of-way in fee simple to Mesa County forever.

*Dennis O. McCary*  
Dennis O. McCary  
Manager, D. O. McCary Holding LLC

STATE OF COLORADO )  
County of Mesa )ss

The foregoing Dedication was acknowledged before me this 21<sup>st</sup> day of June A.D., 2009 by Dennis O. McCary, Manager D. O. McCary Holding LLC

Witness my hand and official seal: *Christina Keller*  
Notary Public

My commission expires: 12-14-2011



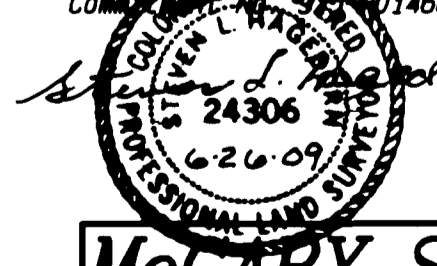
**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Accepted this 21<sup>st</sup> day of July A.D. 2009, by the Board of County Commissioners of the County of Mesa, State of Colorado.

*Christina Keller*  
Chairman

**SURVEYOR'S STATEMENT**

I, Steven L. Hagedorn a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was conducted by First American Heritage Title Company in Title Commitment #0146814-900-670.



**McCARY SIMPLE LAND DIVISION**  
LOCATED IN THE  
NE 1/4, SEC. 19, T2N, R2W, UTE M.  
MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 810-04-01
Planning No. 2007-167 SLD1	Date JUNE, 2009	Sheet 1 OF 1