

MANRY SIMPLE LAND DIVISION

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Eldon Manry and Laura L Manry as joint tenants, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1084 at Page 651 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 Section 23, Township 1 South, Range 1 East, Ute Meridian being described as follows
Beginning at a point on the South line of G.L.O. Lot 4, Section 23 being 1179 00 feet N90°00'00"E of the SW corner for G.L.O. Lot 4, Section 23, T1S, R1E, U.M., and considering the South line of G.L.O. Lot 3 and 4 to bear N90°00'00"E and all bearings contained herein to be relative thereto,
thence N90°00'00"W 60 00 feet along the South line of G.L.O. Lot 4, SECTION 23, T1S, R1E, U.M.
thence N00°15'00"W 284 20 feet, thence S89°54'00"W 454 60 feet, thence N42°32'00"W 150 05 feet,
thence N80°00'00"W 294 23 feet, thence N00°00'55"E 894 01 feet to the NW corner of that parcel of land described in Book 1084 Page 651 of the Mesa County Clerk and Recorder's Office, thence N90°00'00"E 1317 17 feet, thence S00°00'00"E 516 72 feet,
thence S00°00'00"E 1128 79 feet, thence S90°00'00"W 138 61 feet to the Point of Beginning, containing 37 42 Acres as described

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying exemption plat to the use of the public forever, and hereby dedicates 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 said owners declare that there are no lien holders

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 26th day of June A.D. 1996

Eldon Manry
ELDON MANRY

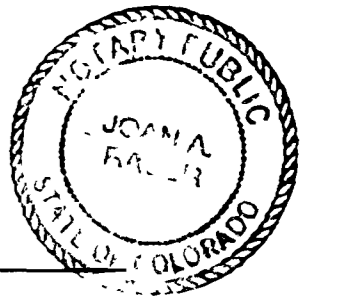
Laura L Manry
LAURA L MANRY

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

The foregoing instrument was acknowledged before me this 26th day of June A.D. 1996 by
Eldon Manry and Laura L Manry

June 14, 1997
My commission expires

Jan A Rauer
Notary Public
Address 2343 Northridge Drive
Grand Junction, CO 81506



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:06 o'clock P.M. this 2nd day of July A.D. 1996 and is duly recorded in Plat Book No 15, Page 106 Fee 10⁰⁰ 10⁰⁰ sc

Reception No 17162854 Drawer No CC 26
Manita Todd Alvin Lunn
Clerk and Recorder Deputy Clerk
BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

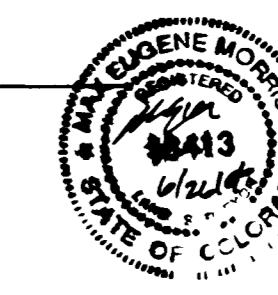
Approved this 26th day of June A.D. 1996, Board of County Commissioners of the County of Mesa, Colorado

Kathryn Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of MANRY 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
Max E Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor LS 16413



6/26/96
Date

THIS SUBDIVISION IS LOCATED IN A 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. 35-35-101

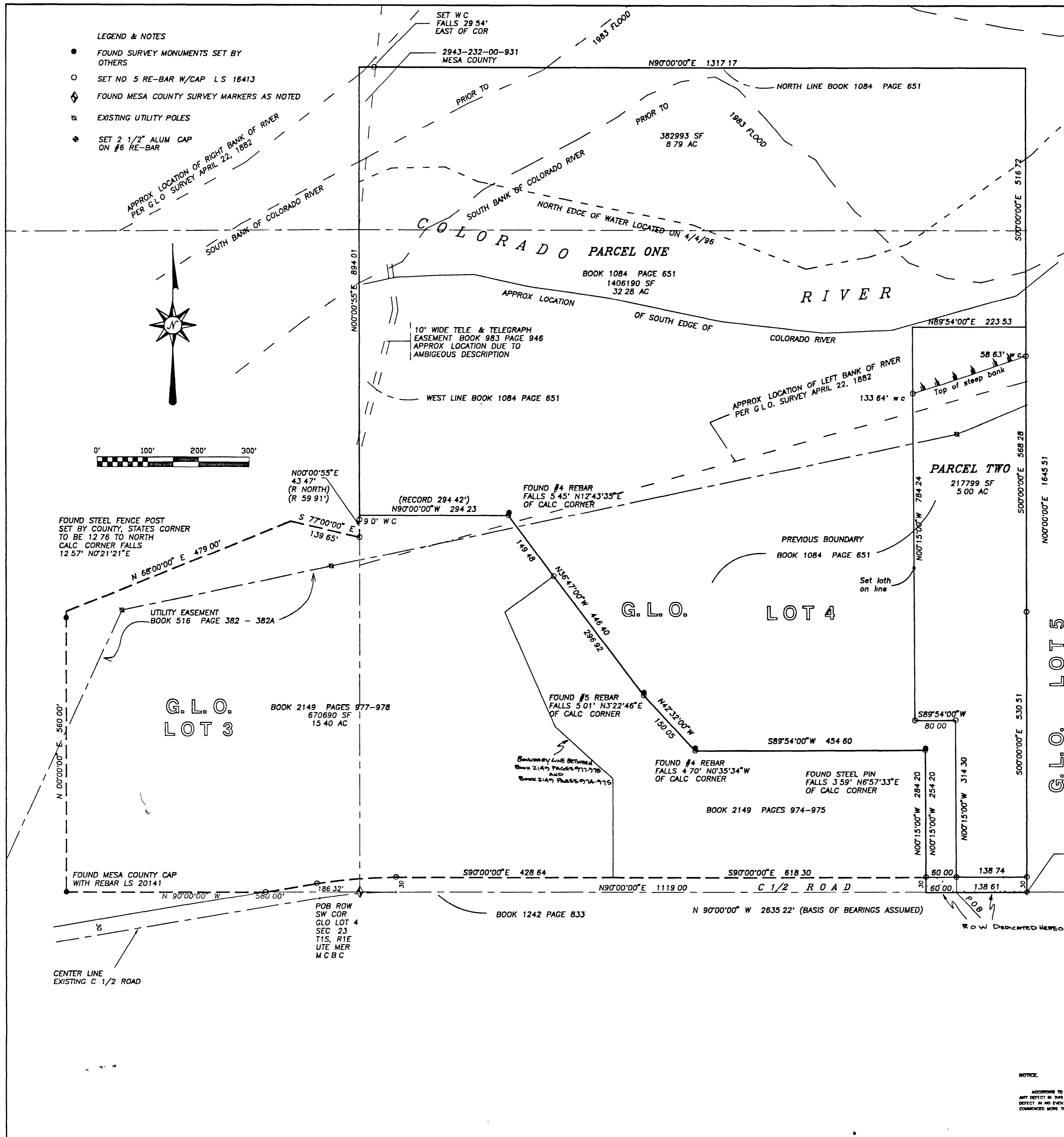
MANRY SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d)
SITUATED IN SECTION 23, T1S, R1E OF THE UTE MERIDIAN

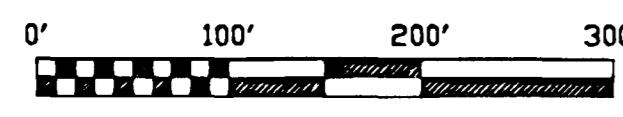
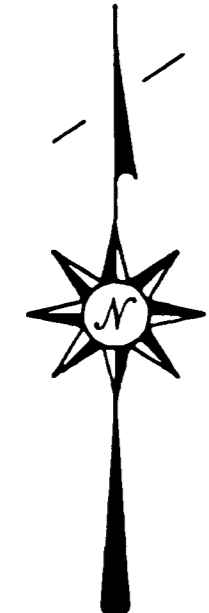
FOR ELDON MANRY		SURVEYED BY SB GD
SCALE 1" = 100'		DRAWN BY MEM
DATE 6/26/96	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID MANRYEX
		SHEET NO
		FILE 96033 1

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



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS
 - SET NO 5 RE-BAR W/CAP L.S. 16413
 - ◆ FOUND MESA COUNTY SURVEY MARKERS AS NOTED
 - ⊠ EXISTING UTILITY POLES
 - ◆ SET 2 1/2" ALUM CAP ON #6 RE-BAR



FOUND STEEL FENCE POST SET BY COUNTY, STATES CORNER TO BE 12 76 TO NORTH CALC CORNER FALLS 12 57' N0°21'21"E

UTILITY EASEMENT BOOK 516 PAGE 382 - 382A

G.L.O. LOT 3
BOOK 2149 PAGES 977-978
670690 SF
15 40 AC

FOUND MESA COUNTY CAP WITH REBAR L.S. 20141

CENTER LINE EXISTING C 1/2 ROAD

SET W.C. FALLS 29 54' EAST OF COR

2943-232-00-931 MESA COUNTY

PRIOR TO

382993 SF 8 79 AC

APPROX LOCATION OF RIGHT BANK OF RIVER PER G.L.O. SURVEY APRIL 22, 1882

APPROX LOCATION OF LEFT BANK OF RIVER PER G.L.O. SURVEY APRIL 22, 1882

10' WIDE TELE & TELEGRAPH EASEMENT BOOK 983 PAGE 946 APPROX LOCATION DUE TO AMBIGUOUS DESCRIPTION

BOOK 1084 PAGE 651 1406190 SF 32 28 AC

WEST LINE BOOK 1084 PAGE 651

(RECORD 294 42')

FOUND #4 REBAR FALLS 5 45' N12°43'35"E OF CALC CORNER

PREVIOUS BOUNDARY BOOK 1084 PAGE 651

FOUND #5 REBAR FALLS 5 01' N3°22'46"E OF CALC CORNER

BOUNDARY LINE BETWEEN BOOK 2149 PAGES 977-978 AND BOOK 2149 PAGES 979-975

FOUND #4 REBAR FALLS 4 70' N0°35'34"W OF CALC CORNER

FOUND STEEL PIN FALLS 3 59' N6°57'33"E OF CALC CORNER

BOOK 2149 PAGES 974-975

S90°00'00"E 428 64

N90°00'00"E 1119 00

S90°00'00"E 618 30

N 90°00'00" W 2635 22' (BASIS OF BEARINGS ASSUMED)

BOOK 1242 PAGE 833

POB ROW SW COR G.L.O. LOT 4 SEC 23 T1S, R1E UTE MER M.C.B.C.

SE CORNER G.L.O. LOT 4

500'00"E 8 97 W.C. M.C.S.M. 391 E 1/4 COR SEC 23 T1S, R1E UTE MER

ROW DEDICATED HERETO

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

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Kathryn Hall
Chairman

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Max E Morris
Max E Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor LS 16413