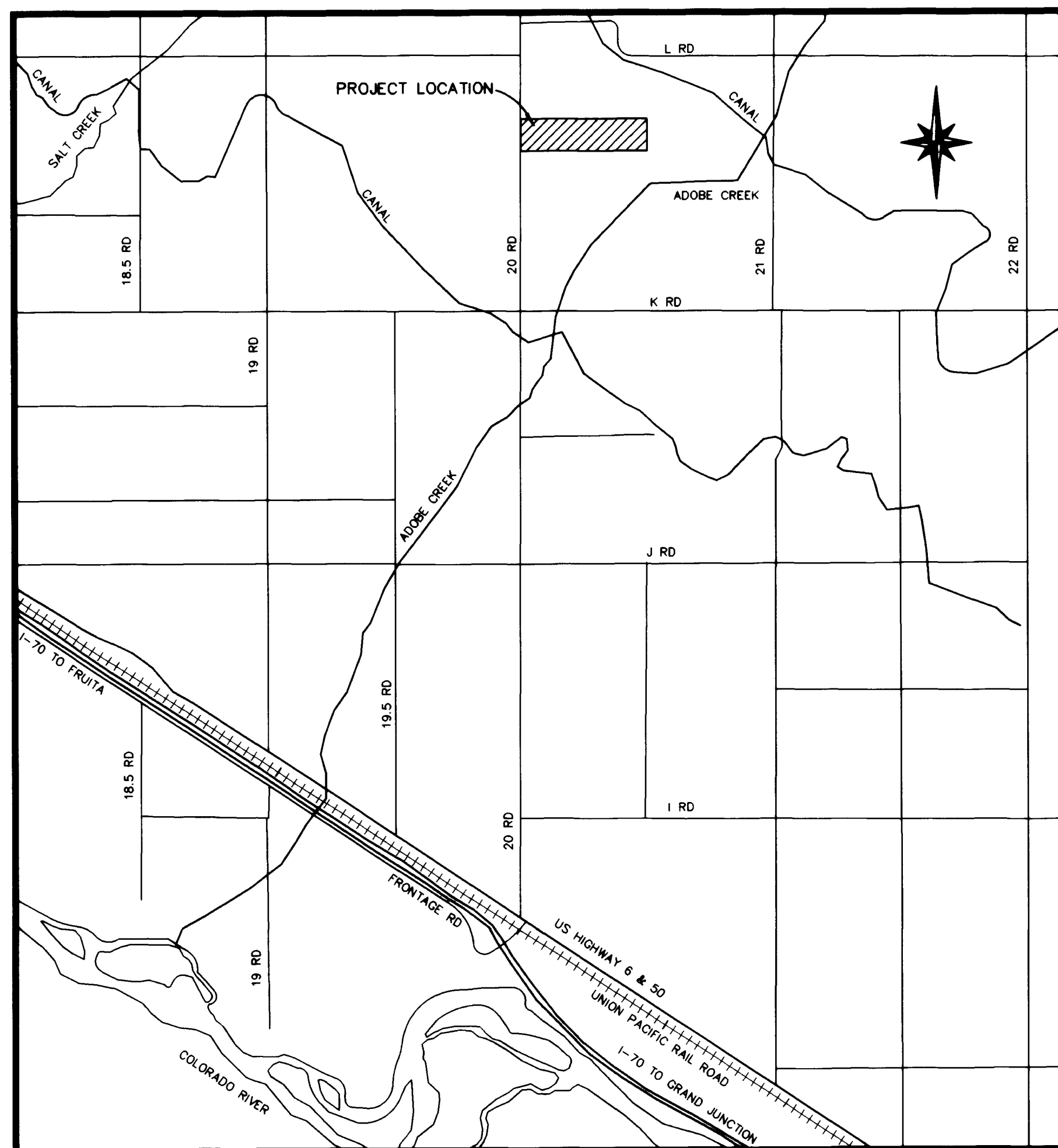


# AIG SIMPLE LAND DIVISION

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



VICINITY MAP  
N.T.S.

**KNOW ALL MEN BY THESE PRESENTS:** That the Alma Irene Groves Estate is the owner of that real property situated in the Northwest Quarter Section 11, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado as recorded in the Mesa County Clerk and Recorder's Office in Book 1486 at Page 525.

The North half of the South half of the Northwest Quarter Section 11, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado described as follows;

Beginning at the Northwest Corner of the Southwest Quarter of the Northwest Quarter Section 11, Township 1 North, Range 2 West, Ute Meridian from whence the Southwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 11 bears S 00°00'00" W a distance of 1323.22 feet for a Basis of Bearings, all bearing herein related thereto;  
thence along the North Line of the South half of the Northwest Quarter of said Section 11 S 89°50'51" E a distance of 2646.62 feet;  
thence along the East line of the South half of the Northwest Quarter of said Section 11 S 00°01'48" W a distance of 660.02 feet to the Northeast Corner of the Groves Two Subdivision as recorded in Plat Book 15 Page 58 of the Mesa County Clerk and Recorder's Office;  
thence along the North Line of said Groves Two Subdivision N 89°52'57" W a distance of 2646.27 feet to the West line of said Section 11;  
thence along said West line of said Section 11 N 00°00'00" E a distance of 661.64 feet to the POINT OF BEGINNING.  
Said parcel contains 40.15 acres as described.

That said owner has caused that real property to be laid out and surveyed as AIG Simple Land Division a land division of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all multi-purpose easements to the public as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, and 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 owner does hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever.

All irrigation easements to the lateral water users as a perpetual easement for the installation, operation, maintenance and repair of private irrigation systems.

All easements include the right of ingress and egress on, along, over, under, through and across by the 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 or tracts hereby platted shall not overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from easement.

That said Owner does hereby state that there are no lien holders at this time.

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this

1st day of December, A.D. 2004.

by: Linda Sue Downey  
Linda Sue Downey Executor of the Alma Irene Groves Estate

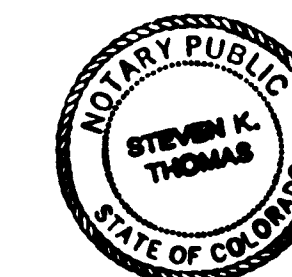
### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Linda Sue Downey this 1st day of December, A.D. 2004.  
Witness my hand and official seal

Notary Public Steven K. Thomas

My Commission Expires 1-21-2005



### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 9:17 o'clock A.M., December 30, A.D. 2004, and was duly recorded in Plat Book 3808,

Page No. 693-694 Reception No. 2231524 Drawer No. 00-30 Fees: 20.00

Grace Ward  
Clerk and Recorder

Kim Cole  
Deputy

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 29 day of December, A.D., 2004, Board of County Commissioner's

of the County of Mesa, Colorado.

Thomas J. Bishop  
Chairman

### BASIS OF BEARING STATEMENT:

BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 NW 1/4 SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN. FOUND IN PLACE WERE A MESA COUNTY SURVEY MARKER AT THE SOUTH END OF SAID LINE AND A 3 1/2 INCH ALLOY CAP LS#20677 AT THE NORTH END OF SAID LINE. THE VALUE USED, N 0°00'00" E IS GIVEN FOR SAID LINE ON THE PLAT OF GROVES TWO SUBDIVISION AS RECORDED IN PLAT BOOK 15 AT PAGE 58.

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 AIG Simple Land Division and shall result in a vested right.

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.

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 and Recorder.

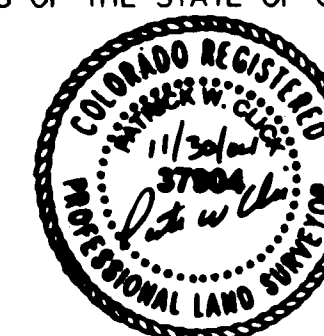
RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.

### SURVEYOR'S CERTIFICATION

I, PATRICK W. CLICK, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF AIG SIMPLE LAND DIVISION REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING AUGUST 2004, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.

Patrick W. Click  
PATRICK W. CLICK  
COLORADO REGISTERED LAND SURVEYOR No. 37904

11/30/04  
DATE



LAND USE SUMMARY	
LOTS	98.1%
DEDICATED R-O-W	1.9%
DEDICATED R-O-W	100%

## AIG SIMPLE LAND DIVISION

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

### EXEMPTION PLAT

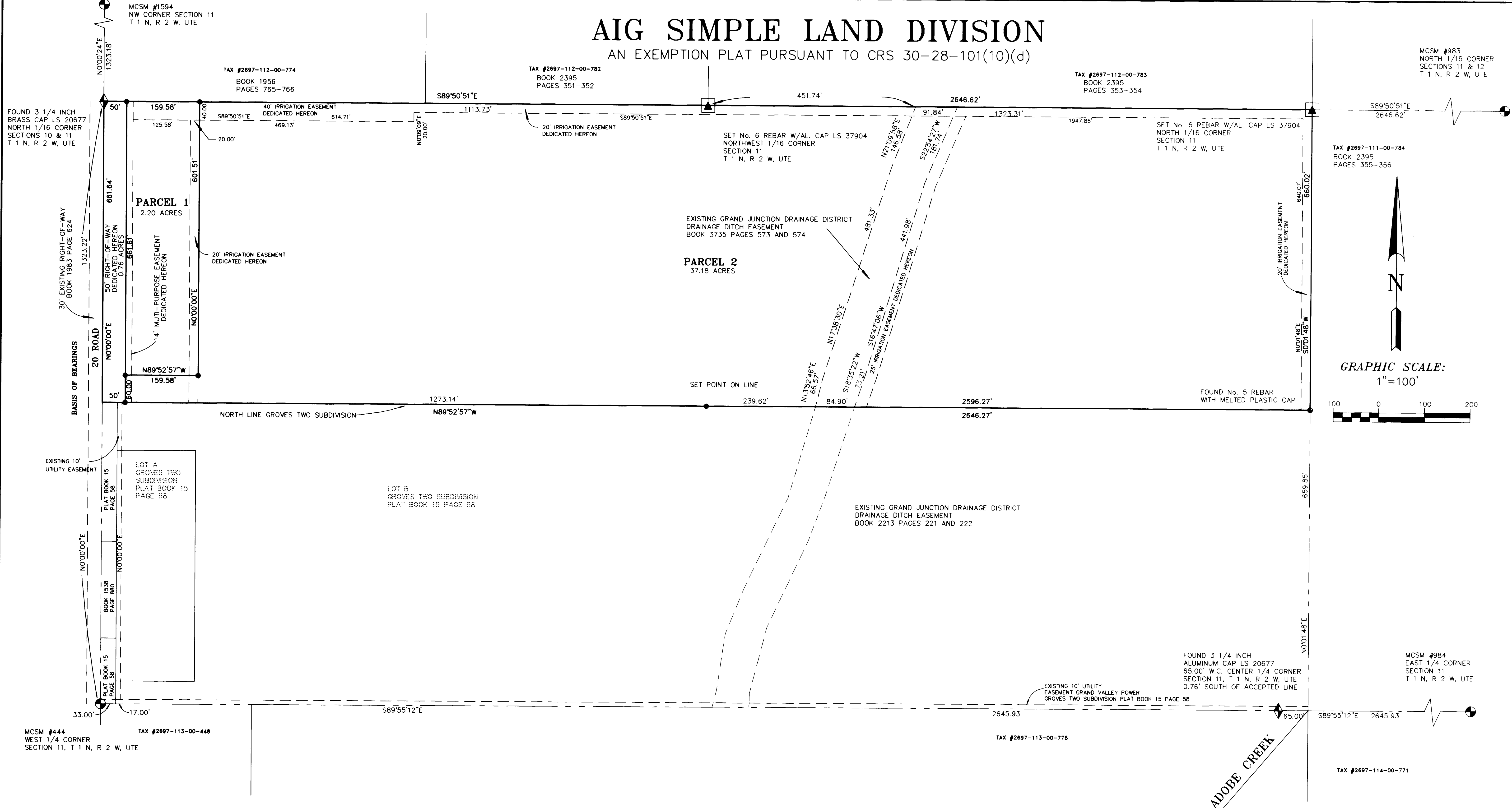
SITUATED IN THE NW 1/4 SECTION 11, T 1 N, R 2 W, UTE P.M.

CLIENT: JERRY ORTH JOB #: 2004001 FIELD WORK: PWC  
DATE: 7/14/2004 DRAWING NAME: BLA DRAWN BY: PWC

**POLARIS SURVEYING**  
PATRICK W. CLICK P.L.S. 2764 COMPASS DRIVE SUITE 201  
PHONE (970)241-9151  
FAX (970)241-9151

# AIG SIMPLE LAND DIVISION

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



MCSM #1594  
NW CORNER SECTION 11  
T 1 N, R 2 W, UTE

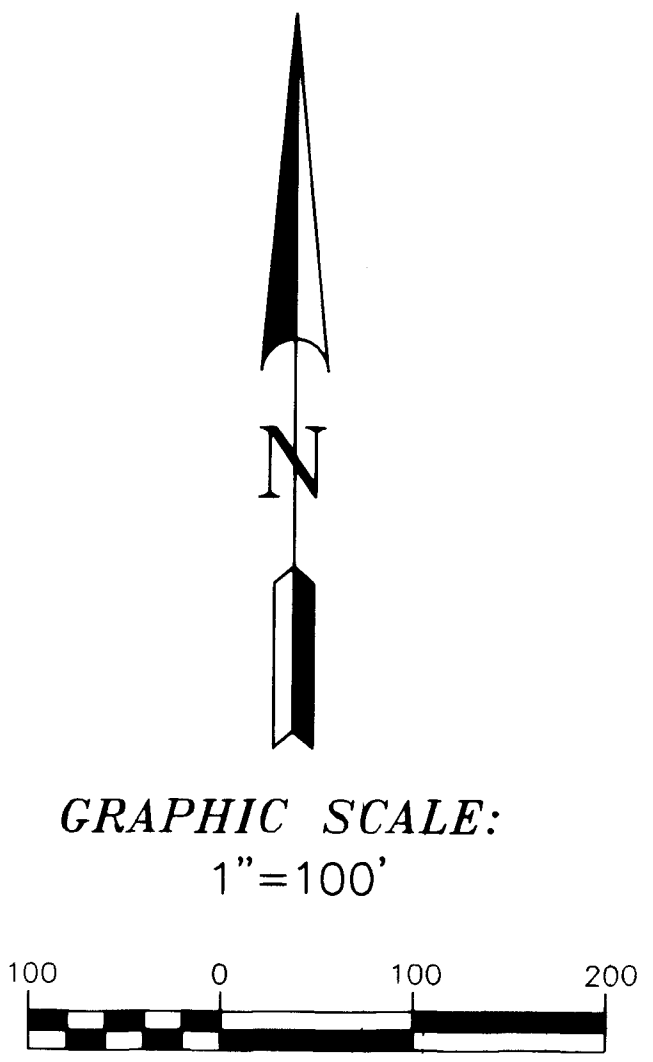
TAX #2697-112-00-774  
BOOK 1956  
PAGES 765-766

TAX #2697-112-00-782  
BOOK 2395  
PAGES 351-352

TAX #2697-112-00-783  
BOOK 2395  
PAGES 353-354

MCSM #983  
NORTH 1/16 CORNER  
SECTIONS 11 & 12  
T 1 N, R 2 W, UTE

TAX #2697-111-00-784  
BOOK 2395  
PAGES 355-356



FOUND 3 1/4 INCH  
BRASS CAP LS 20677  
NORTH 1/16 CORNER  
SECTIONS 10, & 11  
T 1 N, R 2 W, UTE

SET No. 6 REBAR W/AL. CAP LS 37904  
NORTHWEST 1/16 CORNER  
SECTION 11  
T 1 N, R 2 W, UTE

SET No. 6 REBAR W/AL. CAP LS 37904  
NORTH 1/16 CORNER  
SECTION 11  
T 1 N, R 2 W, UTE

30' EXISTING RIGHT-OF-WAY  
BOOK 1983 PAGE 624  
BASIS OF BEARINGS  
20 ROAD  
N0°00'00"E  
1323.22'

PARCEL 1  
2.20 ACRES

PARCEL 2  
37.18 ACRES

EXISTING 10' UTILITY EASEMENT  
PLAT BOOK 15 PAGE 58  
LOT A GROVES TWO SUBDIVISION PLAT BOOK 15 PAGE 58  
LOT B GROVES TWO SUBDIVISION PLAT BOOK 15 PAGE 58  
BOOK 1538 PAGE 880  
BOOK 1538 PAGE 880

NORTH LINE GROVES TWO SUBDIVISION  
N89°52'57"W  
1273.14'

SET POINT ON LINE

FOUND No. 5 REBAR WITH MELTED PLASTIC CAP

EXISTING GRAND JUNCTION DRAINAGE DISTRICT DRAINAGE DITCH EASEMENT BOOK 2213 PAGES 221 AND 222

FOUND 3 1/4 INCH ALUMINUM CAP LS 20677 65.00' W.C. CENTER 1/4 CORNER SECTION 11, T 1 N, R 2 W, UTE 0.76' SOUTH OF ACCEPTED LINE

MCSM #984  
EAST 1/4 CORNER SECTION 11  
T 1 N, R 2 W, UTE

MCSM #444  
WEST 1/4 CORNER SECTION 11, T 1 N, R 2 W, UTE  
TAX #2697-113-00-448

TAX #2697-113-00-778

TAX #2697-114-00-771

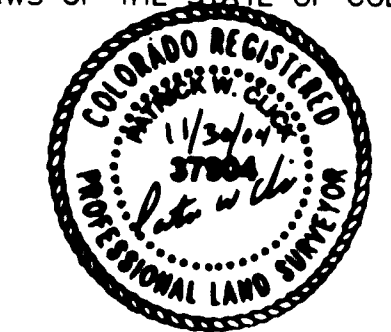
**LEGEND:**

- FOUND MESA COUNTY SURVEY MARKER
- FOUND PRIVATE SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR AS DESCRIBED
- SET No. 5 REBAR WITH 2 1/2 IN AL. CAP LS# 37904
- SET No.6 REBAR WITH 3 1/4 IN AL. CAP LS#37904

**SURVEYOR'S CERTIFICATION**

I, PATRICK W. CLICK, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF AIG SIMPLE LAND DIVISION REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING AUGUST 2004, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.

*Patrick W. Click*  
PATRICK W. CLICK  
COLORADO REGISTERED LAND SURVEYOR No. 37904  
DATE 11/30/04



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

**EXEMPTION PLAT**

SITUATED IN THE NW 1/4 SECTION 11, T 1 N, R 2 W, UTE P.M.

CLIENT: JERRY ORTH JOB #: 2004001 FIELD WORK: PWC  
DATE: 7/14/2004 DRAWING NAME: BLA DRAWN BY: PWC

**POLARIS SURVEYING**  
PATRICK W. CLICK P.L.S.  
2764 COMPASS DRIVE SUITE 201  
PHONE (970)241-9151  
FAX (970)241-9151

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.