

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1879000 12/14/98 0218PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 330

DRAWER NO GG31

FEE \$ 10.00 1.00

NAME OF PLAT Atchley Simple Land Division

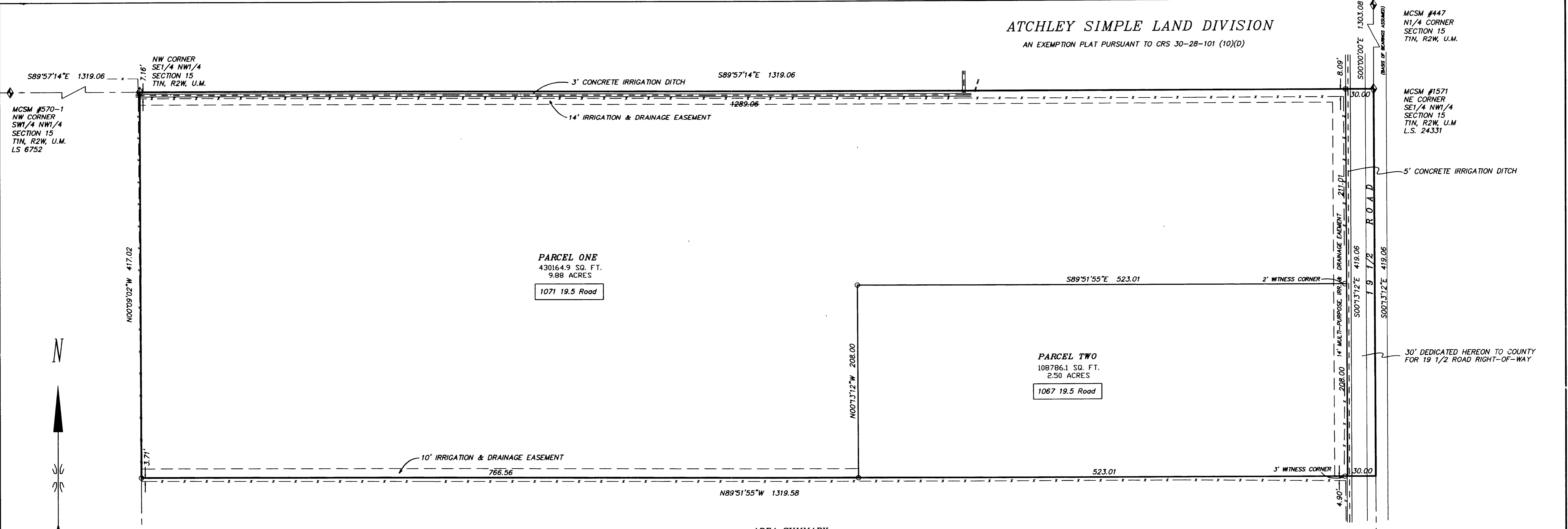
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Atchley, Richard
Atchley, Dorothy

C:\SC14\WORK\ATCS10 DWG Tue Dec 08 10:25:53 1998 DJS

ATCHLEY SIMPLE LAND DIVISION

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



PARCEL ONE
430164.9 SQ. FT.
9.88 ACRES
1071 19.5 Road

PARCEL TWO
108786.1 SQ. FT.
2.50 ACRES
1067 19.5 Road

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, RICHARD ATCHLEY AND DORTHY ATCHLEY, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1762 at Page 541 of the Mesa County Clerk and Recorders Office, and being situated in Section 15, Township 1 North, Range 2 West of the Ute Meridian being described as follows:
The North Half of the Southeast Quarter of the Northwest Quarter of Section 15, Township 1 North, Range 2 West of the Ute Meridian; EXCEPT the South 245 feet, Mesa County, Colorado
That said owners have caused the property to be laid out and surveyed as the Atchley Simple Land Division, a subdivision of a part of the county of Mesa, state of Colorado.
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 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 3 day of Dec A.D., 1998.

AREA SUMMARY

LOTS = 12.38 ACRES = 97%
ROAD = 0.29 ACRES = 03%
TOTAL = 12.67 ACRES = 100%

- FOUND MESA COUNTY SURVEY MARKER
- FOUND MONUMENT AS DESCRIBED
- SET NO. 5 REBAR W/CAP L.S. 16413
- SET NO. 6 REBAR W/2 1/2" ALUMINUM CAP L.S. 16413

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.

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.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.
I hereby certify that this instrument was filed in my office at 2:18 o'clock P.M. this 14th day of December A.D., 1998 and is duly recorded in Plat Book No. 16, Page 330
Reception No. 1879000 Drawer No. GG-31 Fees 10.00 L.00
Monika Todd Clerk
Stephen Henderson Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of December A.D., 1998 Board of County Commissioners of the County of Mesa, Colorado.
James R. Baughman
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ATCHLEY 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
Date 12/23/98

Richard Atchley
RICHARD ATCHLEY
STATE OF COLORADO }
COUNTY OF MESA } S.S.
The foregoing instrument was acknowledged before me this 9 day of Dec A.D., 1998, by Richard Atchley and Dorthy Atchley.
4/20/02
My commission expires:
Notary Public
Address 1067 19 1/2 Rd Fruita Co
Billie Atchley
Notary Public
Address 1067 19 1/2 Rd Fruita Co
MARTIN AZCARRAGA
STATE OF COLORADO }
COUNTY OF MESA } S.S.
The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 9 day of Dec A.D., 1998, by Martin Azcarraga and Donna L. Azcarraga.
4/20/02
My commission expires:
Notary Public
Address 1067 19 1/2 Rd Fruita Co
Donna L. Azcarraga
Notary Public
Address 1067 19 1/2 Rd Fruita Co

FD. 3 1/4" ALUM. CAP
SW CORNER
SE 1/4 NW 1/4
SECTION 15
T1N, R2W, U.M.
L.S. 27266

ATCHLEY SIMPLE LAND DIVISION

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

FINAL PLAT		
SITUATED IN THE SE 1/4 NW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, U. M.		
FOR: ATCHLEY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB EG DRAWN BY: MEM ACAD ID: ATCsl/d SHEET NO FILE: 98239.2
SCALE: 1" = 50' FT		
DATE: 12/08/98		