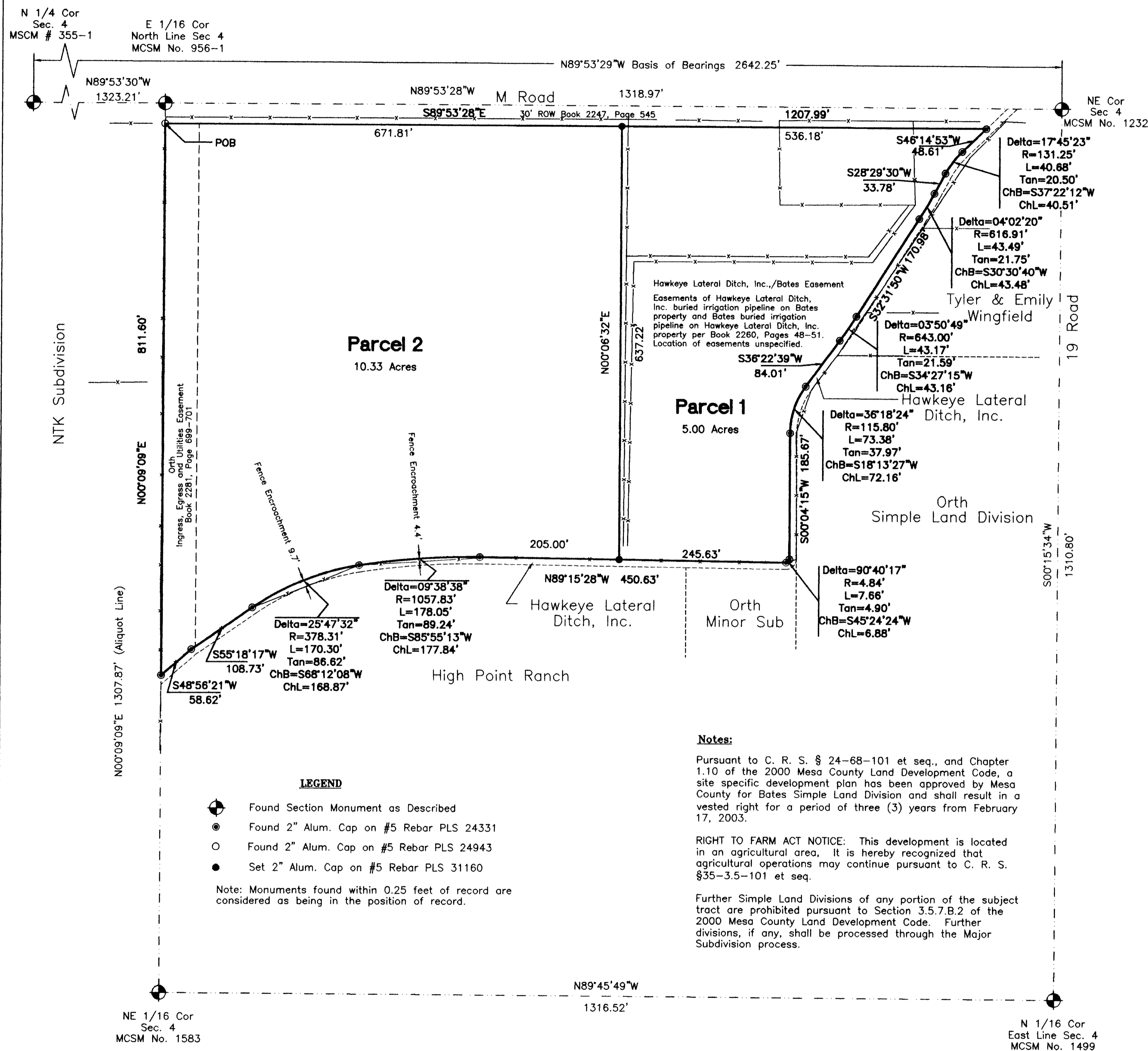


# Bates Simple Land Division

in the NE 1/4 NE 1/4 Section 4,  
Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado



**LEGEND**

- Found Section Monument as Described
- Found 2" Alum. Cap on #5 Rebar PLS 24331
- Found 2" Alum. Cap on #5 Rebar PLS 24943
- Set 2" Alum. Cap on #5 Rebar PLS 31160

Note: Monuments found within 0.25 feet of record are considered as being in the position of record.

**Notes:**

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 Bates Simple Land Division and shall result in a vested right for a period of three (3) years from February 17, 2003.

**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.

LAND USE SUMMARY		
Parcels	15.33	100%
Roads	0.00	0%
Total	15.33	100%

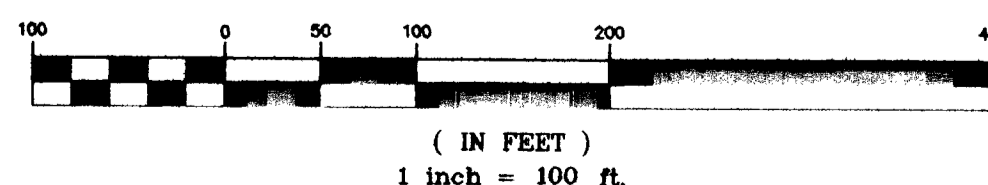
**NOTICE:**

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.

**BASIS OF BEARING:**

The bearing between the found MCSM No. 1232 at the NE corner of Section 4 and the found MCSM No. 355-1 at the N 1/4 corner Section 4, both of Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado is assumed to be N89°53'29"W based on the Mesa County Coordinate System published coordinates for the referenced points.

**GRAPHIC SCALE**



**OWNER'S STATEMENT AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Albert R. Bates, is the owner of that real property situated in the NE 1/4 NE 1/4 (GLO Lot 1) of Section 4 in Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado as recorded in Mesa County Clerk and Recorder's records in Book 2281 Pages 699-701, Described as follows:

Commencing at the found Mesa County Survey marker for the E 1/16 corner of the north line of said Section 4 whence the found Mesa County Survey marker at the NE corner of said Section 4 bears S89°53'28"E, 1318.97 feet with all other bearings contained herein being relative thereto; thence, S00°09'09"W along the west line of said NE 1/4 NE 1/4, 30.00 feet to the south right-of-way line of Mesa County "M" Road and the TRUE POINT OF BEGINNING; thence, S89°53'28"E along said south right-of-way line, 1207.99 feet to a point on the westerly line of the Hawkeye Ditch; thence along the westerly and northerly line of said Hawkeye Ditch on the following fifteen courses:

1. S46°14'53"W, 48.61 feet;
2. Along a curve to the left with a central angle of 17°45'23", a radius of 131.25 feet for a distance of 40.68 feet, the chord of which bears S37°22'12"W, 40.51 feet;
3. S28°29'30"W, 33.78 feet;
4. Along a curve to the right with a central angle of 04°02'20", a radius of 616.91 feet for a distance of 43.49 feet, the chord of which bears S30°30'40"W, 43.48 feet;
5. S32°31'50"W, 170.98 feet;
6. Along a curve to the right with a central angle of 03°50'49", a radius of 643.00 feet for a distance of 43.17 feet, the chord of which bears S34°27'15"W, 43.16 feet;
7. S36°22'39"W, 84.01 feet;
8. Along a curve to the left with a central angle of 36°18'24", a radius of 115.80 feet for a distance of 73.38 feet, the chord of which bears S18°13'27"W, 72.16 feet;
9. S00°04'15"W, 185.67 feet;
10. Along a curve to the right with a central angle of 90°40'17", a radius of 4.84 feet for a distance of 7.66 feet, the chord of which bears S45°24'24"W, 6.88 feet;
11. N89°15'28"W, 450.63 feet;
12. Along a curve to the left with a central angle of 09°38'38", a radius of 1057.83 feet for a distance of 178.05 feet, the chord of which bears S85°55'13"W, 177.84 feet;
13. Along a curve to the left with a central angle of 25°47'32", a radius of 378.31 feet for a distance of 170.30 feet, the chord of which bears S68°12'08"W, 168.87 feet;
14. S55°18'17"W, 108.73 feet;
15. S48°56'21"W, 58.62 feet to the west line of said NE 1/4 NE 1/4; thence leaving said Hawkeye Ditch, N00°09'09"E along said west line, 811.60 feet to the POINT OF BEGINNING; containing 15.33 acres.

That said owner has caused the said property to be laid out and platted as the Bates Simple Land Division.

That said owner does hereby reserve that easement labeled as Orth Ingress, Egress and Utility Easement for such uses as specified in easement recorded in Book 2281, Pages 699-701.

That said owner does hereby reserve that easement noted as Hawkeye Lateral Ditch, Inc./Bates Easement for such uses as specified in easement recorded in Book 2260, Pages 48-51. 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said parcels hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

There are no covenants for the described property.

That all lienholders for the described property are shown hereon.

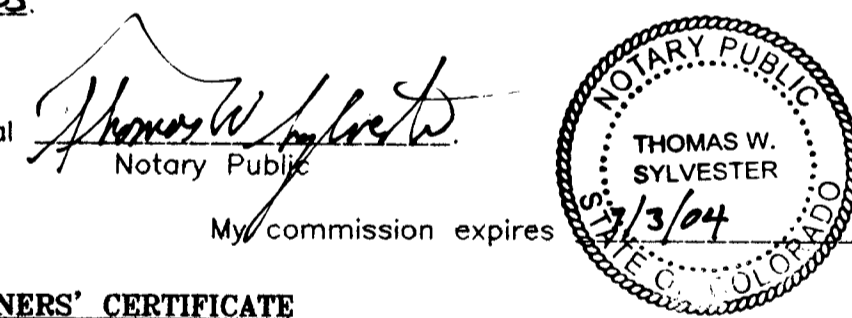
In witness whereof said owner has caused his name to be hereunto subscribed.

*Albert R. Bates*  
Albert R. Bates

STATE OF COLORADO } SS  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Albert R. Bates this 4<sup>th</sup> day of February A.D. 2003.

Witness my hand and official seal



**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**

Approved this 6<sup>th</sup> day of February A.D. 2003 by the Board of County Commissioners for the County of Mesa, State of Colorado.

*James R. Baughman*  
Chairperson

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at

3:30 o'clock P.M. this 13<sup>th</sup> day of February A.D. 2003 and is duly recorded in Plat Book No. 19, Page 253 & 254

Reception No. 2103607, Drawer No. NN-57

*James Wood* Clerk and Recorder *Shirley Howard* Deputy Fees 20<sup>00</sup> 1<sup>00</sup>

**SURVEYOR'S STATEMENT:**

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Bates Simple Land Division was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.

*Robert A. Larson*  
Robert A. Larson, Registered Professional Land Surveyor No. 31160

**LIEN HOLDER'S CERTIFICATE:**

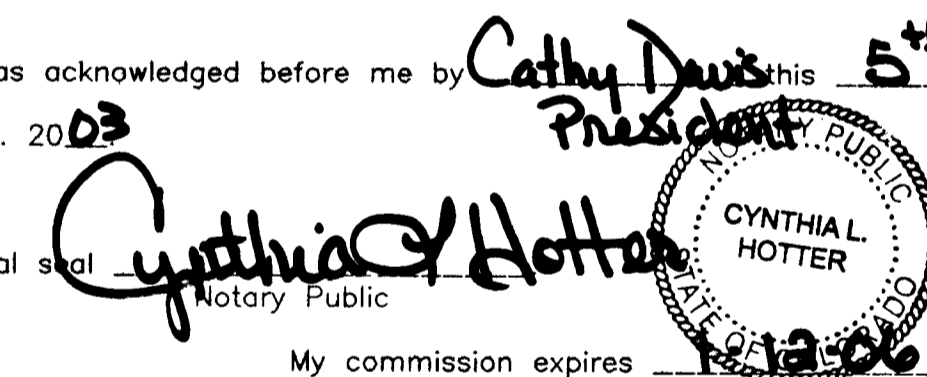
Grand Valley National Bank does hereby consent to the Bates Simple Land Division.

*Cathy Davis Price*  
Cathy Davis Price, Loan Officer

STATE OF COLORADO } SS  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *Cathy Davis Price* this 5<sup>th</sup> day of February A.D. 2003.

Witness my hand and official seal



**LIEN HOLDER'S CERTIFICATE:**

Eli Fresquez and Dora Fresquez Trust does hereby consent to the Bates Simple Land Division.

*Eli Fresquez Trustee*  
Eli Fresquez, Trustee

*Dora Fresquez Trustee*  
Dora Fresquez, Trustee

STATE OF COLORADO } SS  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Eli Fresquez and Dora Fresquez this 3<sup>rd</sup> day of February A.D. 2003.

Witness my hand and official seal



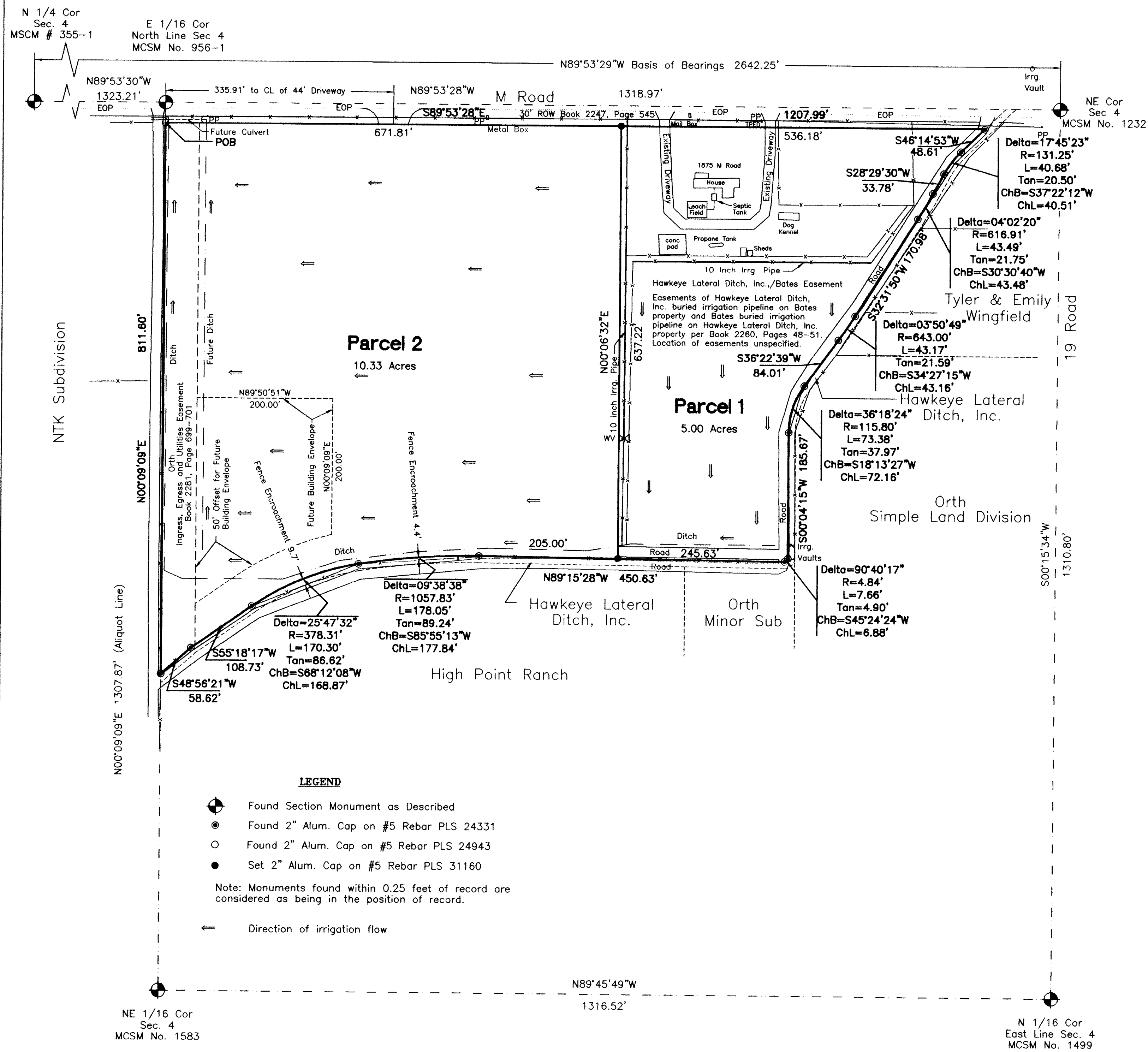
Merritt LS, L.L.C.  
2004 N. 12th St., #4, Grand Junction, CO. 81501  
PHONE (970) 255-7386 FAX (970) 243-8515

**Bates Simple Land Division**  
in the NE 1/4 NE 1/4 Section 4  
Township 1 North, Range 2 West  
Ute Meridian  
Mesa County, Colorado

DATE: January 20, 2003	SCALE 1" = 100'
DRAWN: DRD/TWS	CHK: RAL
PROJECT NO: 0213	SHEET 1

# Bates Simple Land Division

in the NE 1/4 NE 1/4 Section 4,  
Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado

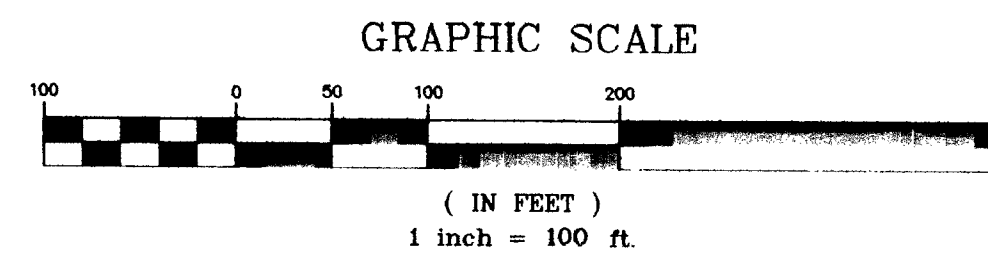


**LAND USE SUMMARY**

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**Site Plan**

Merritt LS, L.L.C.  
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**Bates Simple Land Division**

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