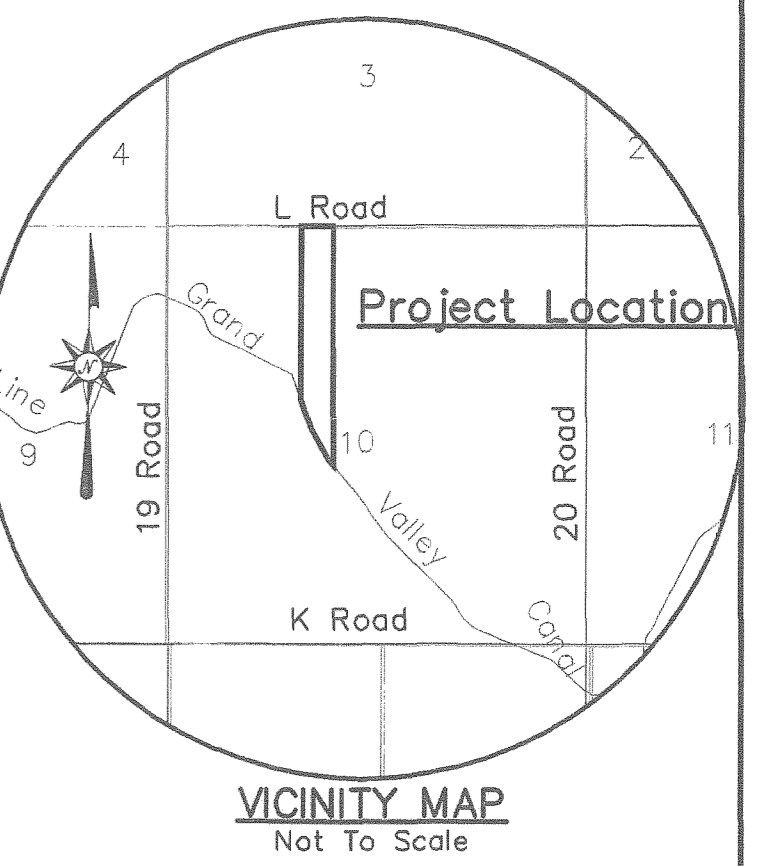
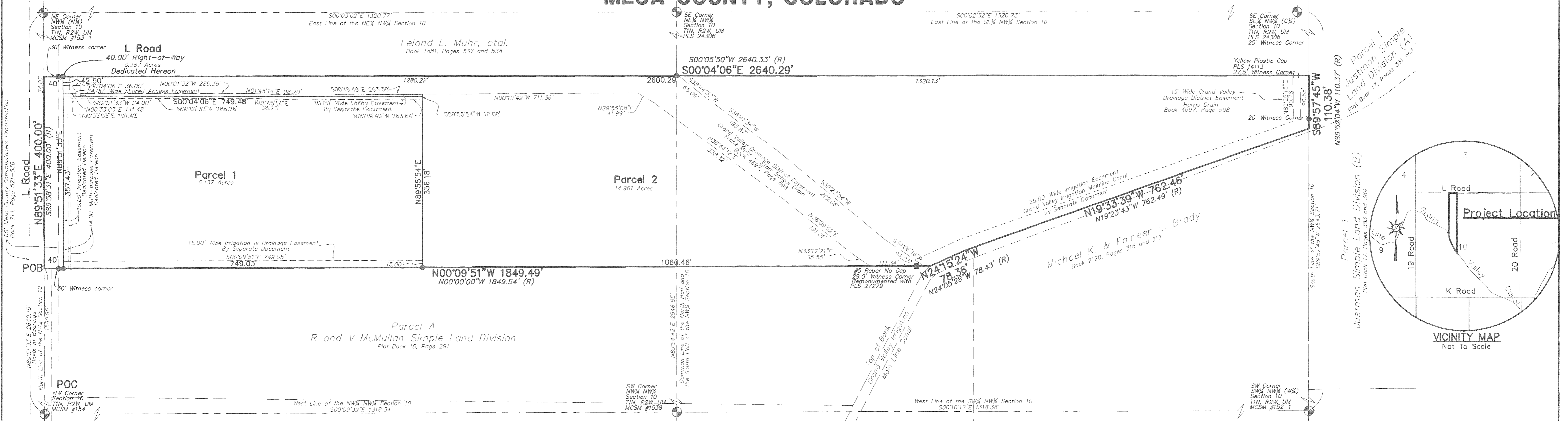
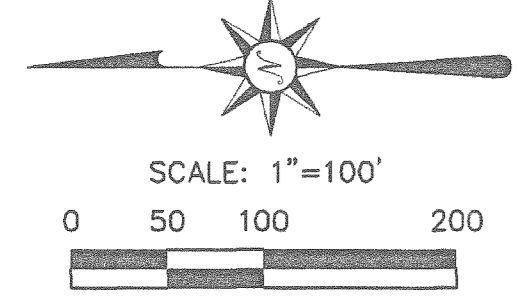


BRADFORD SIMPLE LAND DIVISION

An Exemption Plat Pursuant to CRS 30-28-101(10)(d)

OF PARCELS LOCATED IN NW1/4 SECTION 10, T1N, R2W, UTE MERIDIAN

MESA COUNTY, COLORADO



DEDICATION

That the undersigned Douglas Bradford and Janet Bradford, as demonstrated at Book 2579, Pages 599-600. Mesa County records, are the owners of that real property located in the Northwest Quarter (NW¼) of Section 10, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 10, whence the Northeast corner of the NW¼ Section 10 bears North 89 degrees 51 minutes 33 seconds East, a distance of 2649.19 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 51 minutes 33 seconds East, a distance of 1580.96 feet, along the North line of the NW¼ of said Section 10 to the POINT OF BEGINNING; thence North 89 degrees 51 minutes 33 seconds East, a distance of 400.00 feet, along the North line of the NW¼ of said Section 10, to a point at the West line of the E½ E½ NW¼ said Section 10, as described in Book 1881, Pages 537 and 538; thence South 00 degrees 04 minutes 06 seconds East, a distance of 2640.29 feet, along said West line of the E½ E½ NW¼ said Section 10 to the South line of said NW¼ of said Section 10; thence South 89 degrees 57 minutes 45 seconds West, a distance of 110.38 feet, along said South line of said NW¼ of said Section 10; thence North 19 degrees 33 minutes 39 seconds West, a distance of 762.46 feet; thence North 24 degrees 15 minutes 24 seconds West, a distance of 78.36 feet, to the East line of R and V McMullan Simple Land Division, as shown on plat recorded in Plat Book 16, Page 291; thence North 00 degrees 09 minutes 51 seconds West, a distance of 1849.49 feet, along said East line of R and V McMullan Simple Land Division, returning to the North line of the NW¼ of said Section 10 to the POINT OF BEGINNING.

Said parcel containing an area of 21.465 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as BRADFORD SIMPLE LAND DIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby offer the rights-of-way for streets and roads as a dedication to the public in fee simple interest. The cost of any pavement or other improvements within these rights-of-way shall not be the responsibility of Mesa County. Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation, and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 21st day of Nov, A.D., 2008

by: Douglas Bradford by: Janet Bradford

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Douglas Bradford, this 21st day of Nov, A.D., 2008
Witness my hand and official seal:
Heather Cutts
Notary Public
My Commission Expires 10-05-10

LEGEND
● ALIQUOT SURVEY MARKER, AS NOTED
● SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
● PER CRS-38-51-105, IN CONCRETE
□ FOUND REBAR, AS NOTED
(R) RECORD MEASUREMENT
A DURABLE CAP ON No. 5 REBAR SHALL BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Janet Bradford, this 21st day of Nov, A.D., 2008
Witness my hand and official seal:
Heather Cutts
Notary Public
My Commission Expires 10-05-10

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the plat of BRADFORD SIMPLE LAND DIVISION.
Signed this 21st day of Nov, 2008

by: Barbara J. Peek
for: Barbara J. Peek

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Barbara J. Peek this 21st day of Nov, A.D., 2008
Witness my hand and official seal:
Heather Cutts
Notary Public
My Commission Expires 10-05-10



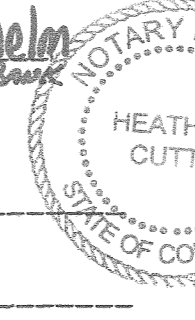
LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the plat of BRADFORD SIMPLE LAND DIVISION.
Signed this 21st day of Nov, 2008

by: Elizabeth Wilhelm
for: Timberline Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Elizabeth Wilhelm this 21st day of Nov, A.D., 2008
Witness my hand and official seal:
Heather Cutts
Notary Public
My Commission Expires 10-05-10



TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

We, ABSTRACT & TITLE OF MESA COUNTY, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Douglas Bradford Janet Bradford that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: AS OF 11/20/08 by: Barbara J. Peek Name And Title
for: ABSTRACT & TITLE OF MESA COUNTY Name Of Title Company

GENERAL NOTES:

Basis of bearings is the North Line of the NW¼ Section 10 which bears North 89 degrees 51 minutes 33 seconds East, a distance of 2649.19 feet, established by observation of the MCGPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All units shown hereon in U.S. Survey feet.
Easement and title documents (schedules A&B) provided by Abstract & Title Co. of Mesa County, Inc. - Title Policies No. 00921126 C2 and 00921149, dated October 20, 2008.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of BRADFORD SIMPLE LAND DIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 1st day of December 2008

NOTES REQUIRED BY COUNTY:

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land Development Code, a site specific development plan has been approved by Mesa County 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 Mesa County Land Development Code. Further divisions, if any, shall be processed through the Major Subdivision process.

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.

This development 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 CRS 35-10-101.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 8th day of December, A.D., 2008 by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman: Janet Raubold
CLERK AND RECORDER'S CERTIFICATE

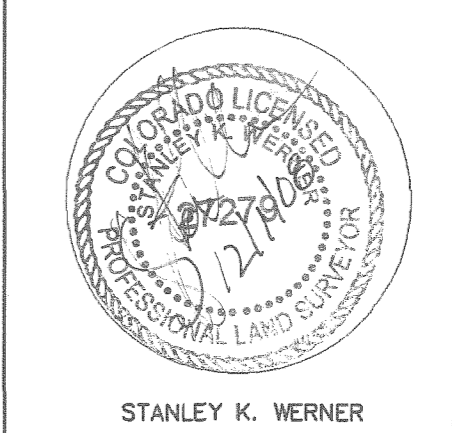
STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 2:16 o'clock P.M., 12-08-08 A.D., 2008, and was duly recorded in Book 476L, Page No. 754 Reception No. 2467847 Drawer No. WW-79 Fees: \$10 #1st cc.

by: Janice Rich
Clerk and Recorder

By: Carolyn Rose
Deputy

Mesa County Planning Number 2008-248SLD1



BRADFORD SIMPLE LAND DIVISION A PART OF THE NW¼ SECTION 10 T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO	
High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 970-254-8649 Fax 970-241-0451	
PROJ. NO. 07-208	SURVEYED DRAWN CHECKED SHEET OF
DATE: November, 2008	dc/lj rsk skw 1 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 CERTIFICATION SHOWN HEREON.