

Claypoole Simple Land Division

An Exemption Plat pursuant to C.R.S. §30-28-101 (10)(d)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Steve Claypoole, is the real owner of that real property situated in the County of Mesa, State of Colorado, described in Book 2693 at Pages 414-420 of the Mesa County Clerk & Recorder's Office, and being situated in the SE1/4 of the SE1/4 of Section 10, Township 1 North, Range 2 West of the Ute Meridian, as shown on the accompanying plat, said property being further described as follows:

The W1/2 SE1/4 SE1/4 of Section 10, Township 1 North, Range 2 West of the Ute Meridian; EXCEPT that portion of the said W1/2 SE1/4 SE1/4 conveyed in instrument recorded in Book 836 at Page 474.

Being more particularly described as follows:

Beginning (P.O.B.) at the Southeast 1/16 Corner of Section 10, Township 1 North, Range 1 West of the Ute Meridian, and considering the East Line of the Southeast 1/4 of the Southeast 1/4 of said Section 10 to bear South 00°00'00" West and that all bearings contained herein are relative thereto; thence North 89°56'36" East along the North Line of said Southeast 1/4 of the Southeast 1/4 a distance of 660.25 feet; thence South 00°03'21" East a distance of 1298.77 feet; thence South 89°37'50" West a distance of 659.00'; thence North 00°06'40" West a distance of 1300.37 feet to the Point of Beginning, containing 19.66 acres as described.

That said owner has caused the said real property to be laid out and surveyed as CLAYPOOLE SIMPLE LAND DIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate all Ingress/Egress Easements to the owners of Parcels and adjoiners as perpetual easements for ingress and egress purposes for the use of said Parcel owner(s) and adjoiners, their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

And hereby dedicates to the Public Utilities those portions of said real property which are labeled as Utility Easements on the accompanying 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 and sewer lines; together with the right to trim or remove 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.

And further dedicates those portions of real property labeled as Irrigation Easements on the accompanying plat as easements for the installation and maintenance of irrigation lines for the distribution of irrigation water to downstream irrigation water users as well as a private irrigation system.

And said owner further dedicates those portions of real property labeled as Drainage Easements on the accompanying plat as easements for the installation and maintenance of drainage facilities for the transportation of storm water runoff.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this Seventeenth day of July A.D., 2003.

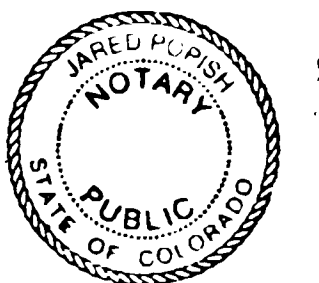
Steve Claypoole

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

The foregoing instrument was acknowledged before me this 17th day of July A.D., 2003, by Steve Claypoole.

4-03-2007
My commission expires:

Jared Popish
Notary Public



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, having property interests in or encumbrances upon the real property involved, do hereby ratify and affirm Claypoole Simple Land Division.

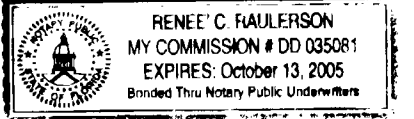
Signed this 16th day of September A.D., 2003

By: Kay Baughman for *Homeside Lending *Washington Mutual Bank FA successor
STATE OF Florida) S.S.
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 16th day of September A.D., 2003, by Kay Baughman for *Homeside Lending, Assistant Vice President

10/13/05
My commission expires:

Rene Paulson
Notary Public



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 4:30 o'clock P. M. this 3rd day of October A.D., 2003, and is duly recorded in Plat Book No. 20, Page 26

Reception No. 2152005 Drawer No. 00-59 Fees \$ 10.00 *1.00 SC

Janice Ward
CLERK AND RECORDER

BY Carol Zinke
DEPUTY

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

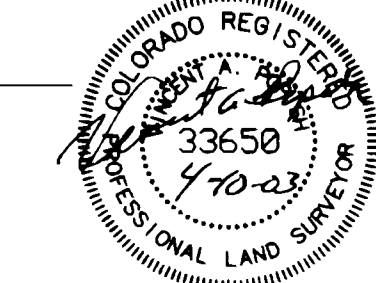
Approved this 2nd day of October A.D., 2003, Board of County Commissioners of the County of Mesa, Colorado.

James R. Baughman
Chairman

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of CLAYPOOLE 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.

Vincent A. Popish
Vincent A. Popish, Independent Survey
Colorado Professional Land Surveyor NO. 33650



Date 4-10-03

Claypoole Simple Land Division

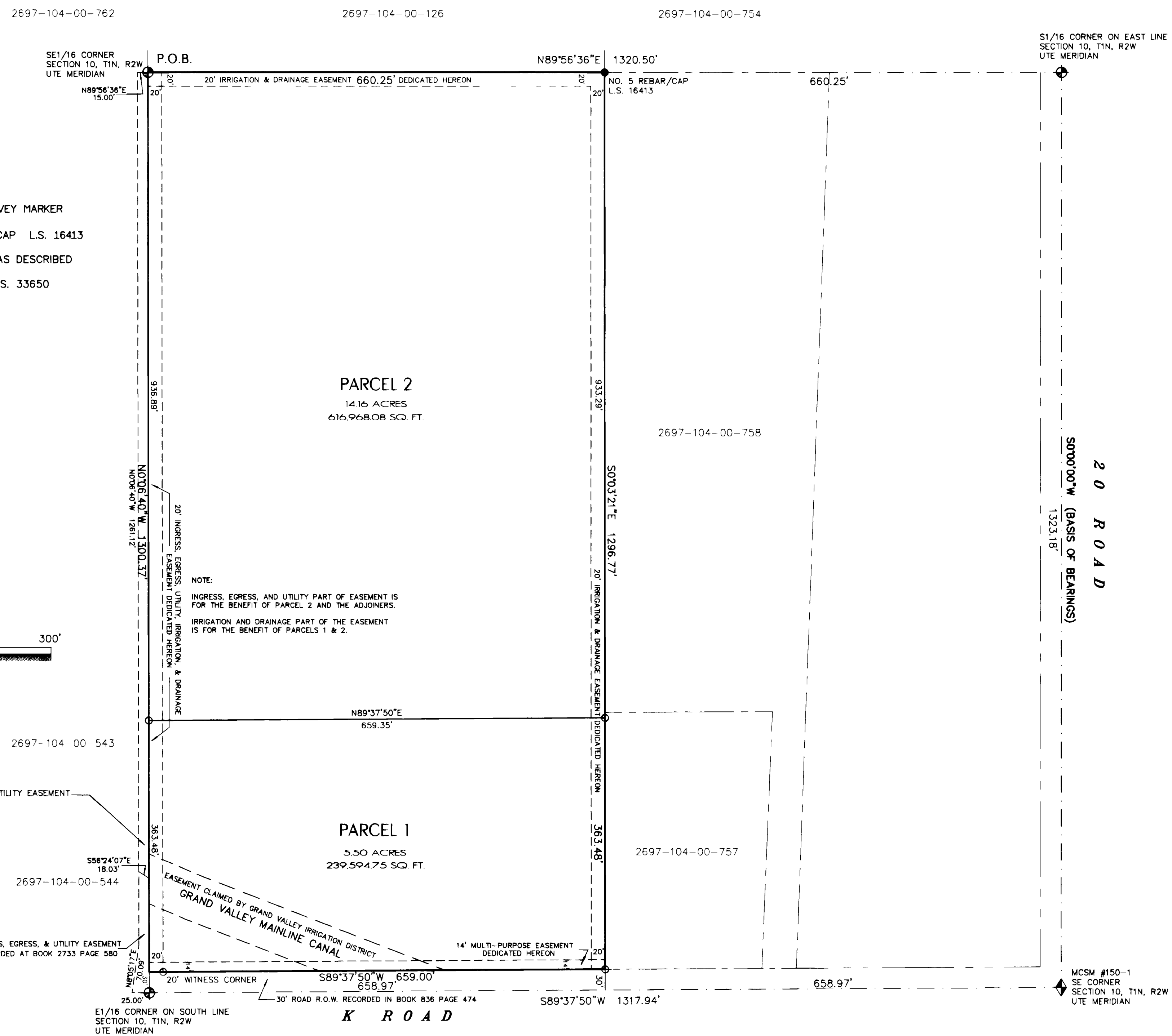
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| EXEMPTION PLAT | |
|---|-------------------------|
| SITUATED IN THE SE1/4 SE1/4 SECTION 10, T1N, R2W, UTE MERIDIAN | Client: Steve Claypoole |
| INDEPENDENT SURVEY, Inc. | Date: 4/10/2003 |
| VINCENT A. POPISH, P.L.S. | Scale: 1" = 100' |
| 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1283 Grand Junction, Colorado 81501 Cell (970)261-1409 | Drawn by: DJS VAP |
| | Checked by: VAP |
| | File No.: 201317 |
| | File Name: ClayExem |

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 Claypoole Simple Land Division.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to §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.



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.