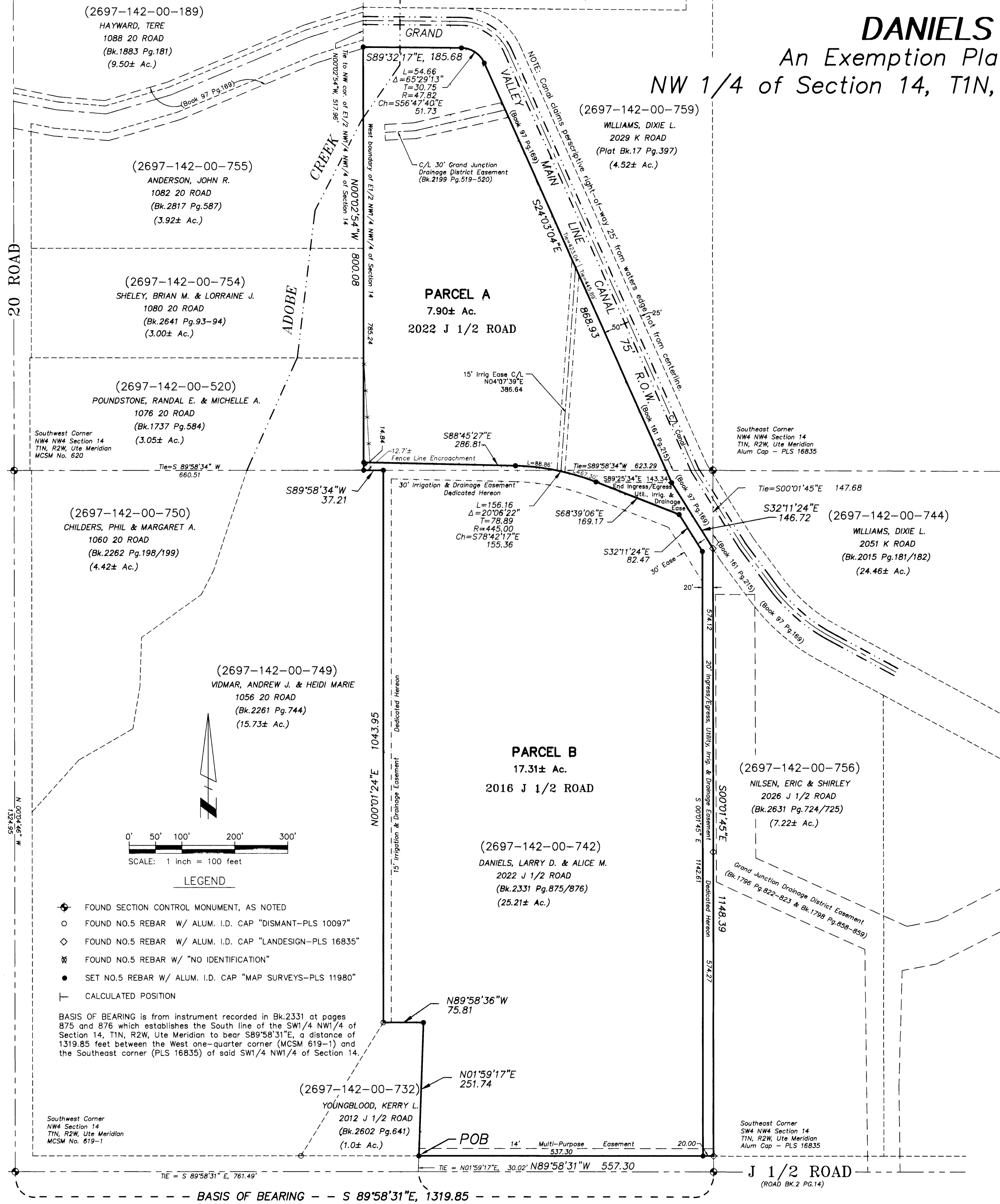


# DANIELS SIMPLE LAND DIVISION

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

### NW 1/4 of Section 14, T1N, R2W, Ute Meridian, Mesa County, Colorado



#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Larry D. Daniels and Alice M. Daniels, are the owners of that real property being described and witnessed by instruments recorded in Book 2331 at pages 875 and 876. Said real property being represented by this plat is described as follows:

A parcel of land being the East 1/2 NW1/4 NW1/4 lying South of the right-of-way of the Grand Valley Canal, and a part of the East 1/2 of the SW1/4 NW1/4, all located in Section 14, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at the West One-quarter corner of Section 14 whence the Southeast corner of the SW1/4 NW1/4 of Section 14 bears S89°58'31"E, a distance of 1319.85 feet for a basis of bearings, with all bearings contained herein relative thereto; thence S89°58'31"E, a distance of 761.49 feet; thence North 01°59'17"E, a distance of 30.02 feet to a point on the North right-of-way of J 1/2 Road and the TRUE POINT OF BEGINNING; thence continuing N01°59'17"E, a distance of 251.74 feet; thence N89°58'36"W, a distance of 75.81 feet; thence N00°01'24"E, a distance of 1043.95 feet to the North line of the SW1/4 NW1/4; thence S89°58'34"W, a distance of 37.21 feet along said line; thence N00°02'54"W, a distance of 800.08 feet to a point on the South right-of-way of the Grand Valley Canal; thence the following four (4) courses along the South right-of-way of the Grand Valley Canal:

- (1) S89°32'17"E, a distance of 185.68 feet;
- (2) 54.66 feet along the arc of a curve to the right having a radius of 47.82 feet, the chord of which bears S56°47'40"E, a distance of 51.73 feet;
- (3) S24°03'04"E, a distance of 866.93 feet;
- (4) S32°11'24"E, a distance of 146.72 feet; thence leaving said Canal S00°01'45"E, a distance of 147.68 feet to the North right-of-way of J 1/2 Road; thence along said North right-of-way N89°58'31"W, a distance of 557.30 feet to the TRUE POINT OF BEGINNING.

Said parcel of land as described, contains 25.21 acres, more or less.

That said owners do hereby dedicate to the public utilities and water users non-exclusive users right of ingress and egress for the maintenance of their appurtenances, including but not limited to electric lines, gas and irrigation pipelines, irrigation and drainage ditches, with the right to trim or remove interfering trees and brush. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That said owner does hereby certify that to their knowledge no liens exist against any part of the dedications shown hereon. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 18<sup>th</sup> day of January, A.D., 2002.

*Larry D. Daniels*  
Larry D. Daniels  
*Alice M. Daniels*  
Alice M. Daniels

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, A.D., 2002 by Larry D. Daniels and Alice M. Daniels.

Witness my hand and official seal. *Kimberly R. Bottom*  
Notary Public

KIMBERLY R. BOTTOM  
NOTARY PUBLIC  
STATE OF COLORADO

My commission expires: 1/10/04

#### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 10:31 o'clock A.M. on this 30<sup>th</sup> day of January, A.D. 2002 and was recorded as reception number 2037 884 in Plat Book 18 on Page 333, 334, Drawer No. LL-94. *Mouka Todd* Mesa County Clerk and Recorder, *Olivia Stevens* Deputy, Fees: \$ 20.00

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24<sup>th</sup> day of January, A.D., 2002. Board of County Commissioners of the County of Mesa, Colorado.

*Kathryn A. Hall*  
Chairman

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 DANIELS SIMPLE LAND DIVISION and shall result in a vested right for a period of three years from January 18, 2002.

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.

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 CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

*Millard Walter Eldridge*  
1-23-02  
Date of Certification

NOTICE: Pursuant 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.

LARRY D. & ALICE M. DANIELS  
Bk.2331 Pg.875-876

DANIELS SIMPLE LAND DIVISION  
NW4 Sec.14, T1N, R2W, UTE MERIDIAN

DATE: January 9, 2002 SCALE: 1" = 100'

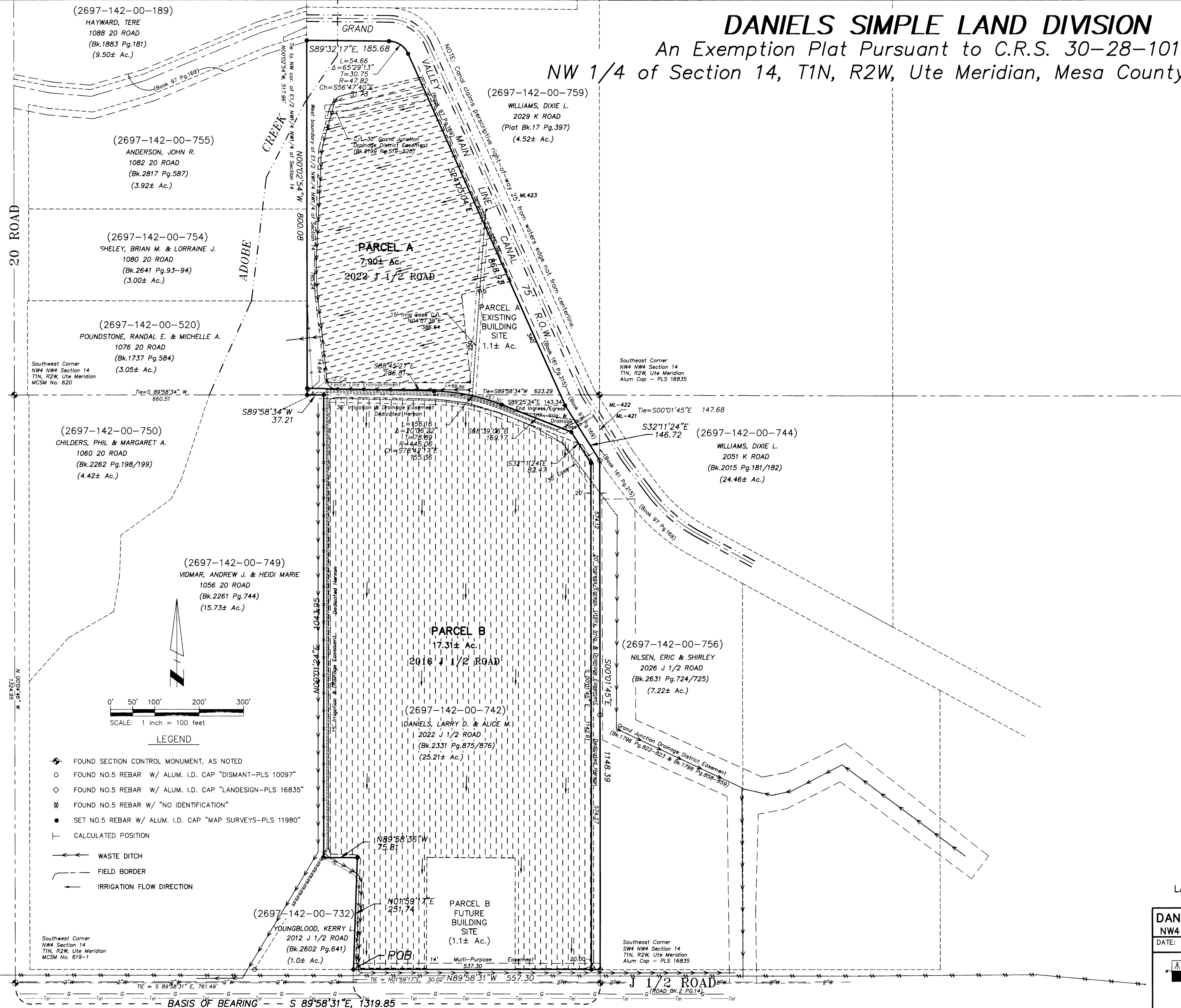
MAP Surveys, Inc.

MAPPING - PLANNING - SURVEYING  
P.O. BOX 290, MESA, COLORADO 81643  
(970)268-5851 FAX (970)268-5532

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 NW 1/4 of Section 14, T1N, R2W, Ute Meridian, Mesa County, Colorado



**SITE PLAN**  
 LARRY D. & ALICE M. DANIELS  
 Bk.2331 Pg.875-876

**DANIELS SIMPLE LAND DIVISION**  
 NW4 Sec.14, T1N, R2W, UTE MERIDIAN  
 DATE: January 9, 2002 SCALE: 1" = 100'

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