

**Downey Simple Land Division**  
AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Thomas A. Downey and Linda Sue Downey are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2737 at Pages 52 and 53 of the Mesa County Clerk and Recorder's Office, and being situated in NE1/4 SE1/4 Section 10, Township 1 North, Range 2 West, Ute Meridian, being more particularly described as follows:

Beginning at a point on the West right-of-way line for 20 Road being 661.57 feet S00°00'20"W and 30.00 feet S89°55'13"W of the E1/4 Section 10, Township 1 North, Range 2 West, Ute Meridian and considering the East line of the NE1/4 SE1/4 Section 10, T1N, R2W, U.M. to bear N00°00'20"E and all bearings contained herein to be relative thereto;  
thence S00°00'20"W 330.78 feet;  
thence S89°58'01"W 300.20 feet;  
thence S00°00'36"E 330.71 feet;  
thence S89°56'49"W 330.11 feet to the SW corner of the SE1/4 NE1/4 SE1/4 Sec. 10;  
thence N00°01'32"W 661.28 feet to the NW corner of the SE1/4 NE1/4 SE1/4 Sec. 10;  
thence S89°55'13"W 660.58 feet to the SW corner of the NW1/4 NE1/4 SE1/4 Sec. 10;  
thence N00°03'24"W 660.95 feet to the NW corner of the NW1/4 NE1/4 SE1/4 Sec. 10;  
thence N89°53'37"E 660.94 feet;  
thence N89°53'37"E 314.61 feet;  
thence S00°00'36"E 661.41 feet;  
thence N89°55'13"E 330.29 feet to the Point of Beginning, containing 22.10 Acres as described.

That said owners do hereby dedicate and set apart all Irrigation/Drainage Easements to the public as perpetual easements for the installation, operation, maintenance and repair of the irrigation/drainage systems as shown on this plat. Such easements and rights shall be utilized in a reasonable and prudent manner.

That said owners do hereby dedicate and set apart all Ingress/Egress Easements to the Parcel Owners as perpetual easements for Ingress and Egress purposes for the use of said Parcel owners, their guests, and invitees, 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. Such easements and rights shall be utilized in a reasonable and prudent manner.

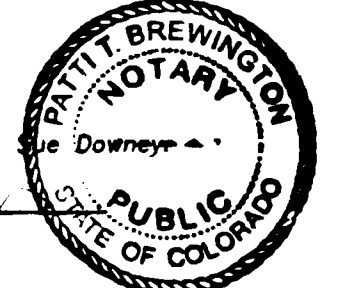
That said owners do hereby dedicate and set apart all Utility Easements to the public as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim 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 said owners have caused the said real property to be laid out and surveyed as Downey Simple LAND DIVISION, a part of the County of Mesa, State of Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30 day of June, 2003 A.D.

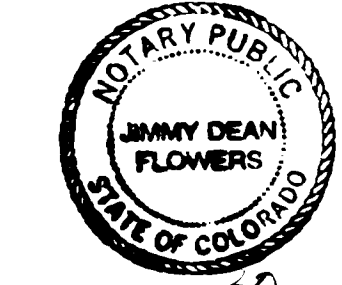
*Thomas A. Downey*  
Thomas A. Downey  
*Linda Sue Downey*  
Linda Sue Downey

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 30 day of June, 2003 A.D., by Thomas A. Downey and Linda Sue Downey.  
My commission expires 11-19-03 Notary Public *Patricia D. Brewington*  
Address 1016 Glenwood Ave. P.O. Box 8001



ENCUMBRANCE'S RATIFICATION AND APPROVAL  
The undersigned financial institution holds a first deed of trust on the herein described real property and hereby ratifies and approves this map of Downey Simple LAND DIVISION.

Form Credit Services of the Mountain Plains, FLCA  
By: *Jimmy Dean Flowers*  
                                  ) Vice President  
STATE OF COLORADO ) S.S.  
COUNTY OF MESA )  
The foregoing encumbrance's ratification and approval was acknowledged before me this 20 day of June, 2003 A.D.  
My commission expires May 15, 2004 Notary Public *Jimmy Dean Flowers*



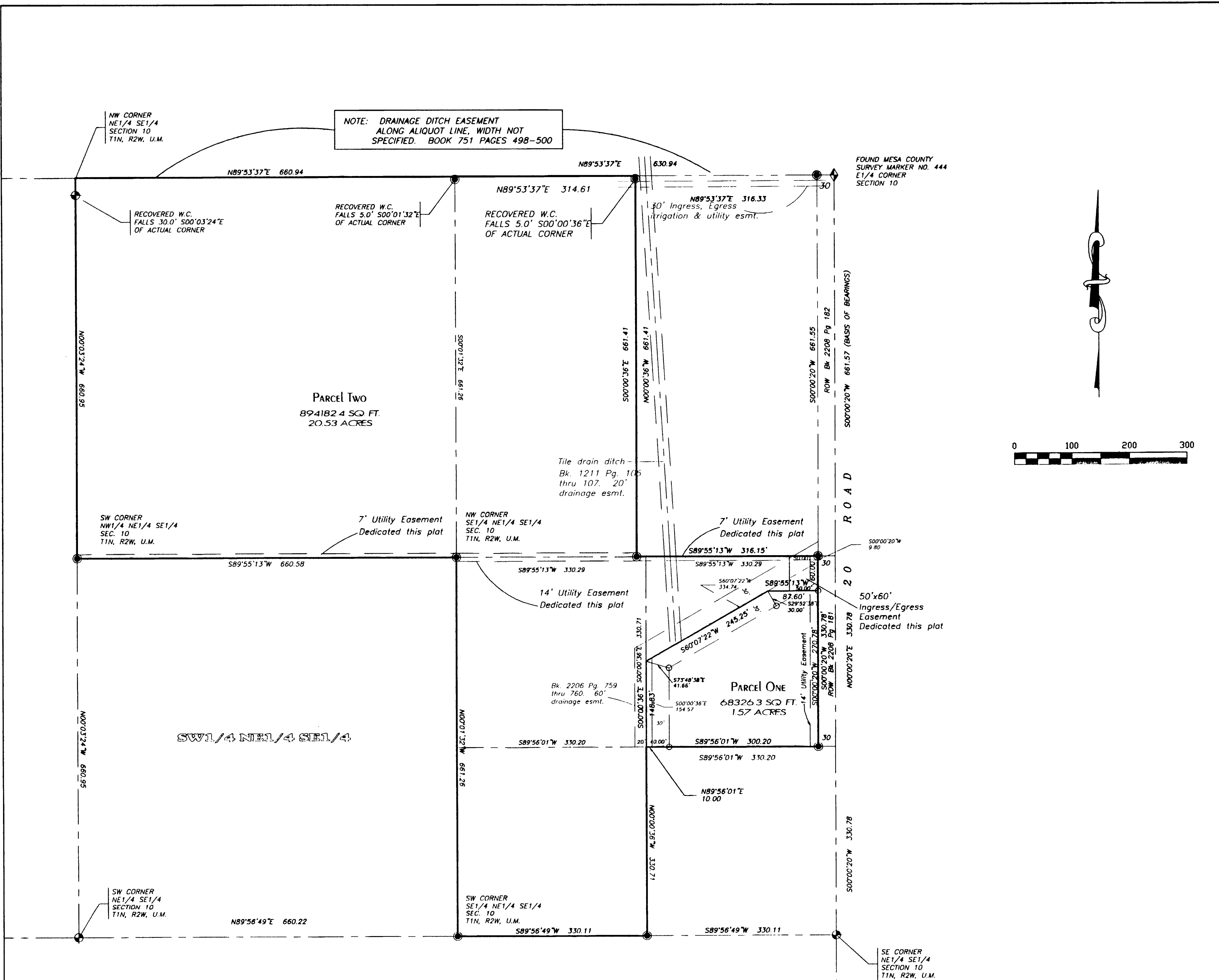
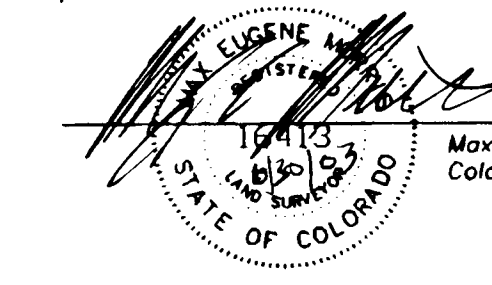
CLERK AND RECORDERS CERTIFICATE  
STATE OF COLORADO ) S.S.  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:50'clock P.M. this 7th day of July, 2003 A.D., and is duly recorded in  
Plat Book No. 19 Page No. 359 Reception No. 2132099 Drawer No. 00-6 Fee: \$10.00

Clerk and Recorder *Janice Ward* Deputy *Trina Horne*

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE  
Approved this 5th day of July, 2003 A.D., Board of County Commissioner's of the County of Mesa, State of Colorado.  
Chairman *James R. Baughman*

SURVEYOR'S CERTIFICATE  
I, Max E. Morris, certify that the accompanying plat of Downey 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. I further certify that this survey has been completed in accordance with the standards of practice and the laws of the state of Colorado.

*Max E. Morris*  
Max E. Morris, O.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413



NOTE: DRAINAGE DITCH EASEMENT ALONG ALIQUOT LINE, WIDTH NOT SPECIFIED. BOOK 751 PAGES 498-500

Parcel Two  
894182.4 SQ. FT.  
20.53 ACRES

Parcel One  
68326.3 SQ. FT.  
1.57 ACRES

PLAT 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 Downey Simple Land Division.

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.

NOTICE:  
ACCORDING TO COLORADO LAW THIS FIRST 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 CLERICALIZATION SHOW HEREON.

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
  - FOUND SURVEY MONUMENT AS DESCRIBED
  - SET NO.5 REBAR W/CAP L.S. 16413
  - RECOVERED O.E.D. MONUMENT W/CAP L.S. 16413
  - ◆ RECOVERED O.E.D. MONUMENT W/3" ALUMINUM CAP L.S. 16413

- NOTES:
1. Deeds were provided by client.
  2. A Title search was provided (Abstract & Title Co. No.00909309 C) A Title Search was not performed by me.
  3. Found Monuments that represent property corners are within .25± of calculated position.

Basis of Bearings Statement:  
Bearings are based on the East line of the NE1/4 SE1/4 of Section 10, Township 1 North, Range 2 West of the Ute Meridian bears N00°00'20"E as described in Book-2737 at Page-53 of the Mesa County Clerk & Recorders Office.

EXEMPTION PLAT	
SITUATED IN THE SE1/4 SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN	
FOR: Downey	SURVEYED BY: SB NI
ACAD ID: Downey	DRAWN BY: DMM
SCALE: 1" = 100'	CHECKED BY: MEM
DATE: 6/30/03	SHEET NO.
	FILE: 2003-029

