

# ELY SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jean A. Ely, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2342 at Page 625 of the Mesa County Clerk and Records Office, and being situated in SE1/4 NE1/4 SE1/4 Section 23, Township 1 North, Range 2 West of the Ute Meridian being described as follows:

SE1/4 NE1/4 SE1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

That said owner has caused the said property to be laid out and surveyed as the ELY SIMPLE LAND DIVISION and

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying exemption plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying exemption 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; 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 all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

That there are no lienholders on this property.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 18<sup>th</sup> day of November A.D., 2003.

Jean A Ely  
Jean A. Ely

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

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November A.D., 2003, by Jean A. Ely.

11/18/07  
My commission expires:



Notary Public  
Address 1018 CO. AVE  
GRAND JUNCTION, CO. 81501

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:25 o'clock P.M. this 18<sup>th</sup> day of

December A.D., 2003, and is duly recorded in Plat Book No. 20, Page 63

Reception No. 2162691 Drawer No. 20-90 Fees 10.00 1.00

Janice Word  
Clerk and Recorder

Teresa Horn  
Deputy Book 3539 Page 707

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

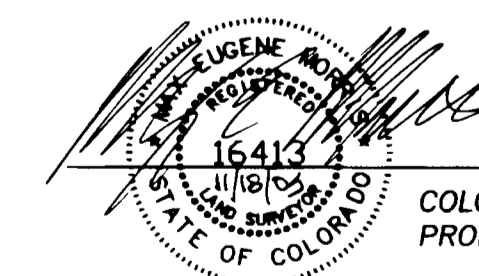
Approved this 18<sup>th</sup> day of November A.D., 2003, Board of County Commissioner's of the County of Mesa, Colorado.

James R. Baughman  
Chairperson

SURVEYOR'S CERTIFICATION

I, MAX E. MORRIS, CERTIFY THAT THIS PLAT OF ELY SIMPLE LAND DIVISION, A SURVEY OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO, IS PREPARED FROM FIELD NOTES OF A SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST 2003, AND THE INFORMATION SHOWN HEREON IS BASED ON THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I FURTHER CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.



COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR L.S. 16413

## ELY SIMPLE LAND DIVISION

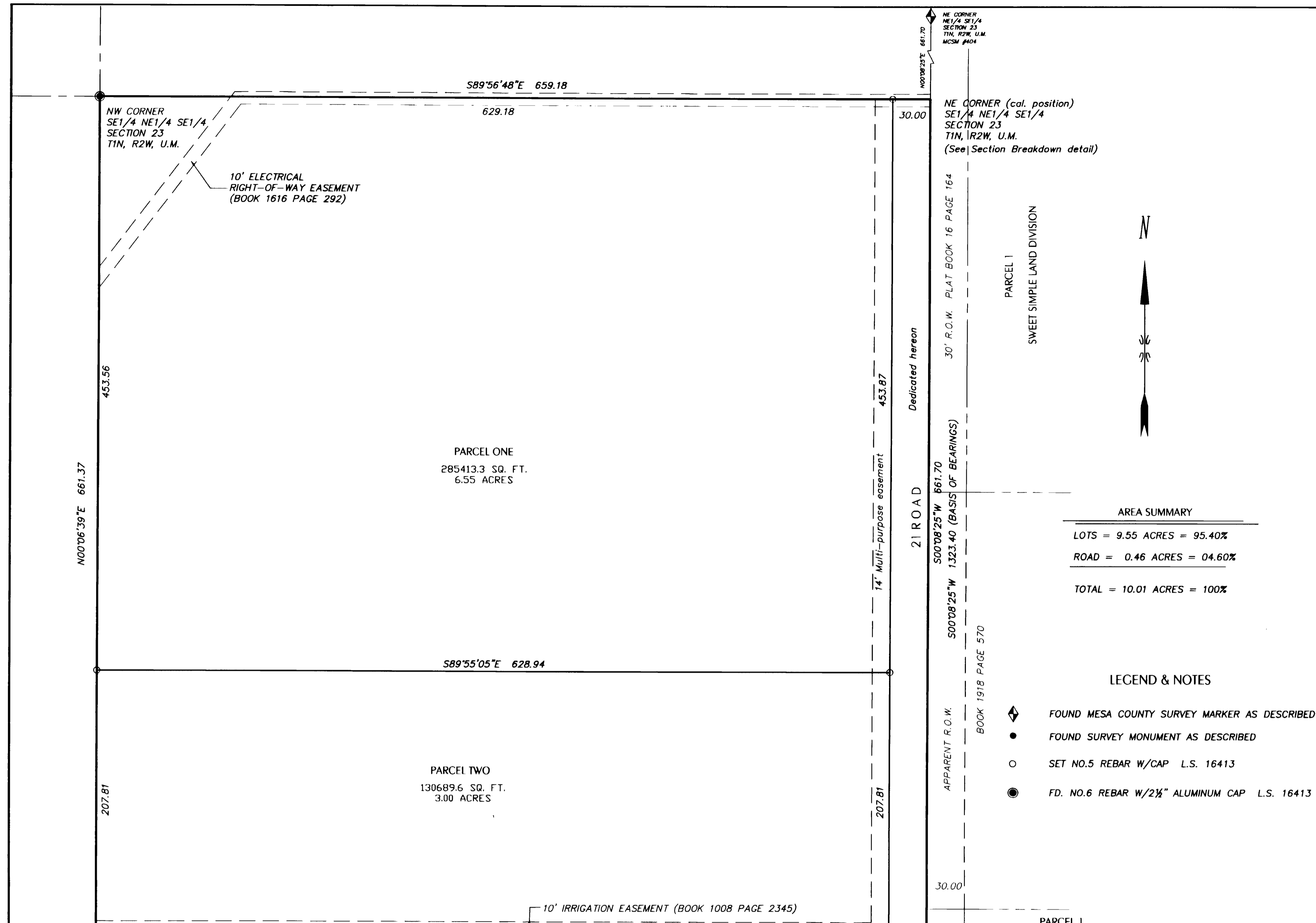
AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)

FINAL PLAT

SITUATED IN THE SE1/4 NE1/4 SE1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.		
FOR: JEAN ELY	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB
SCALE: 1 IN = 50 FT		DRAWN BY: MEM
DATE: 11/18/2003		ACAD ID: ELY-SLD
		SHEET NO.
		FILE: 2002-286

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST OCCUPY 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.



AREA SUMMARY

LOTS = 9.55 ACRES = 95.40%
ROAD = 0.46 ACRES = 04.60%
TOTAL = 10.01 ACRES = 100%

- LEGEND & NOTES
- ◆ FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
  - FOUND SURVEY MONUMENT AS DESCRIBED
  - SET NO.5 REBAR W/CAP L.S. 16413
  - FD. NO.6 REBAR W/2 1/2" ALUMINUM CAP L.S. 16413

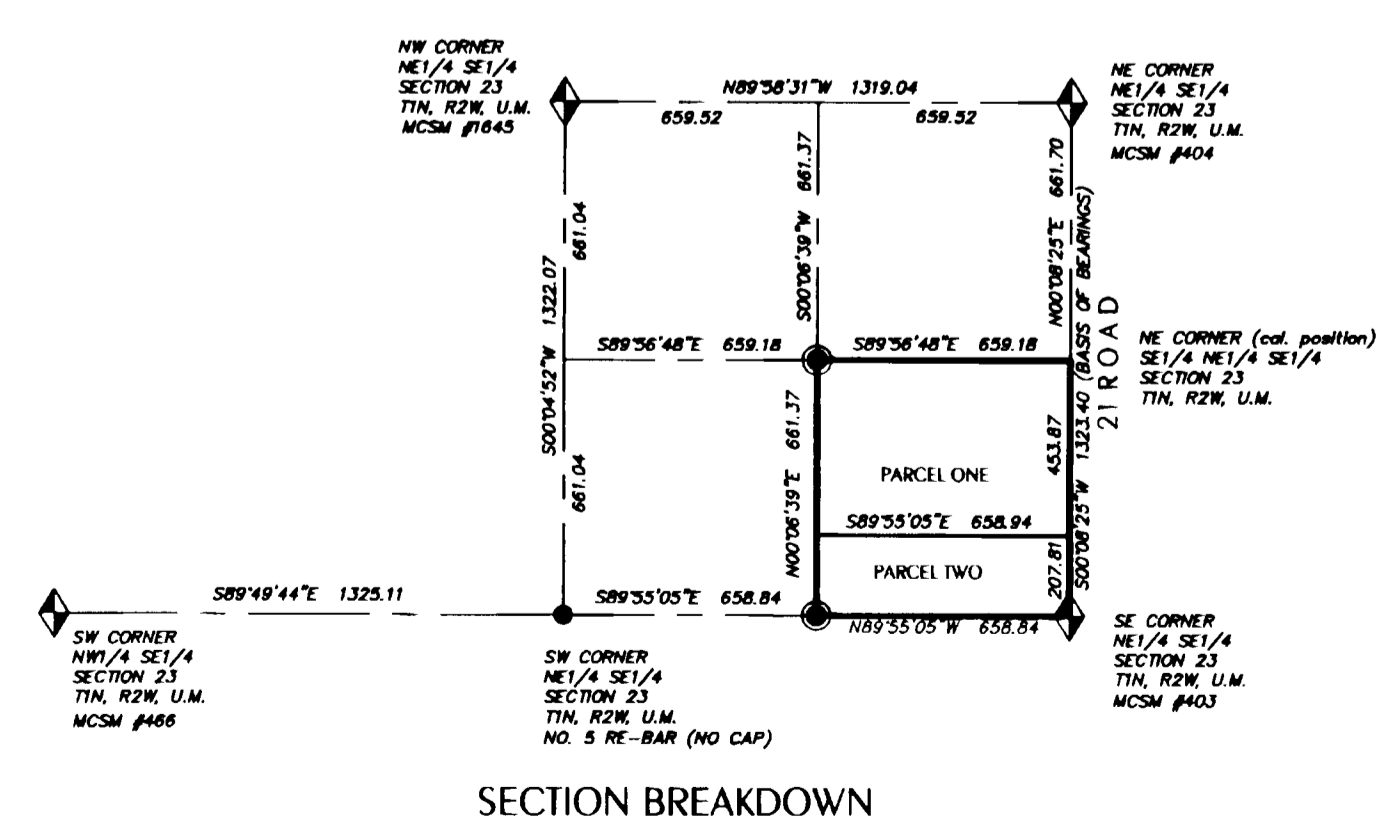
- THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.
- Further Simple Land Divisions of any portion of the subject tract 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.

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 ELY SIMPLE LAND DIVISION.

### BASIS OF BEARINGS STATEMENT

Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Brass Cap Survey markers at the E1/4 corner Section 23, T1N, R2W, U.M. and the SE corner of the NE1/4 SE1/4 corner Section 23, T1N, R2W, U.M.

The measured bearing is N00°08'25"E.



SECTION BREAKDOWN