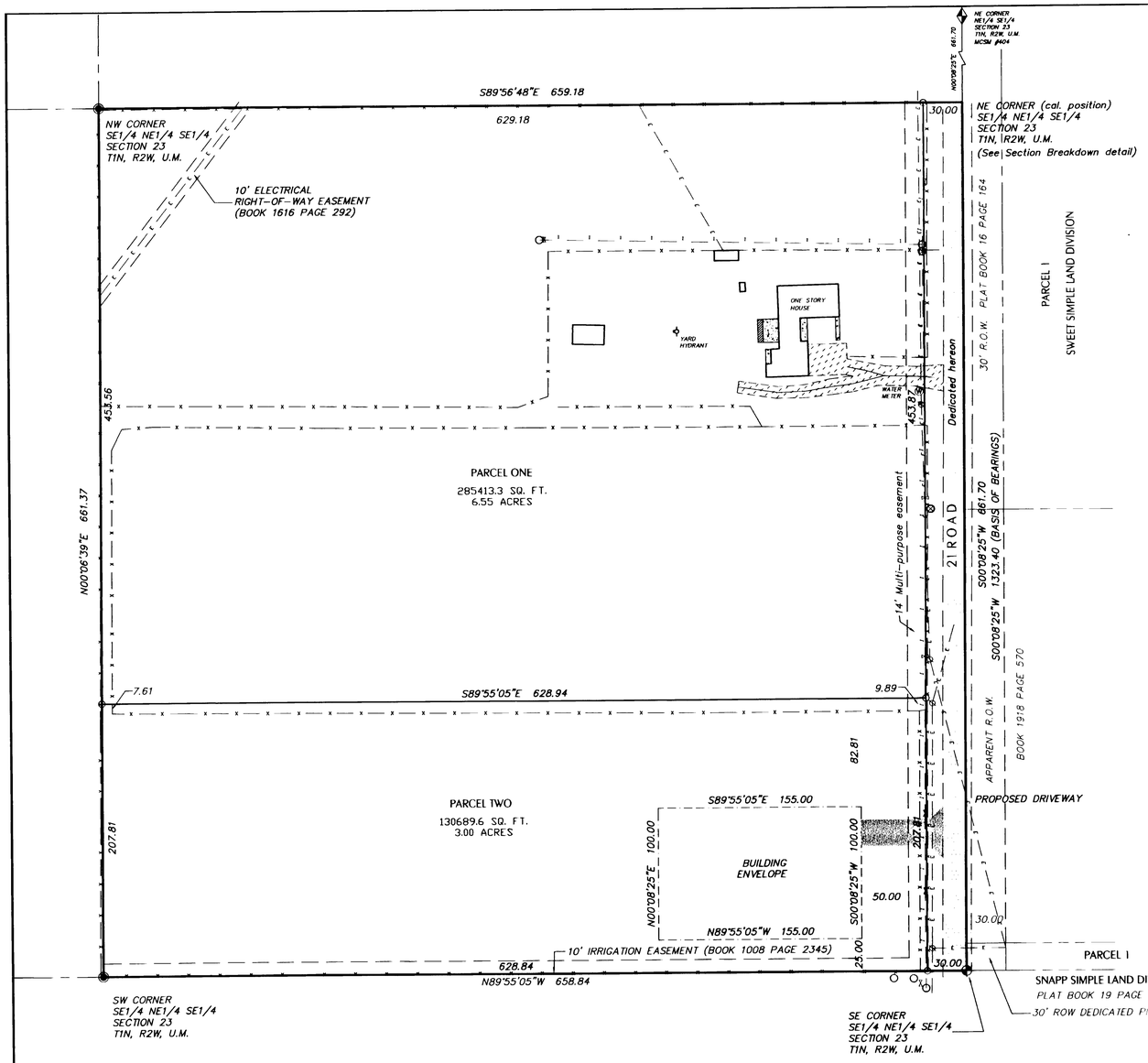
C:\SLD\14\WORK\ELY-SLDsite.dwg Fri Nov 21 09:50:14 2003

RECORDED NOTES AND/OR EASEMENTS MAY NOT BE SHOWN
PROVIDED FOR REPRODUCTION

ELY SIMPLE LAND DIVISION

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



LEGEND & NOTES

- FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED NO. 5 RE-BAR
- SET NO.5 REBAR W/CAP L.S. 16413
- SET NO.6 REBAR W/2½" ALUMINUM CAP L.S. 16413
- IRRIGATION RISER
- IRRIGATION WATER VALVE
- ALFALFA VALVE
- WATER METER
- POWER POLE
- UTILITY PEDESTAL
- IRRIGATION LINE
- OVERHEAD ELECTRICAL LINE
- EXISTING FENCE LINE

1. 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.
2. 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.
3. "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.

AREA SUMMARY

LOTS = 9.55 ACRES = 95.40%

ROAD = 0.46 ACRES = 04.60%

TOTAL = 10.01 ACRES = 100%

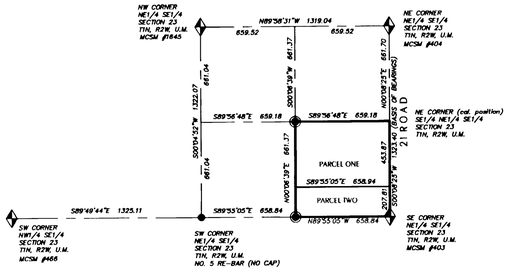
UTILITY PROVIDERS

WATER	UTE WATER
SEWER	SEPTIC
ELECTRIC	EXCEL
CABLE TV	BRESNAN COMMUNICATIONS
GAS	EXCEL
TELEPHONE	QWEST
IRRIGATION	GVIC

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

DESCRIPTION:

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

MESA COUNTY, COLORADO

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:25 o'clock P M. this 1st day of December A.D., 2003, and is duly recorded in Plat Book No. 20, Page 64

RECEPTION NO. 2162692 DRAWER NO. DD - 91

By: Janice Ward Clerk and Recorder / By: Teresa Horn Deputy

Book 3539 Page 708

Fees: $10.00 $1.00

Board of County Commissioner's Certificate

Approved this 21st day of November A.D., 2003, Board of County Commissioner's of the County of Mesa, Colorado.

James R. Baughman
Chairman

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 THE CERTIFICATION SHOWN HEREON.

ELY SIMPLE LAND DIVISION

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

SITE PLAN

SITUATED IN THE SE1/4 NE1/4 SE1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.

FOR: JEAN ELY

SCALE: 1 IN = 50 FT

DATE: 11/21/2003

Surveying Western Colorado Since 1979
Q.E.D. SURVEYING SYSTEMS, Inc.
1018 Colorado Ave
Grand Junction, CO
81501-3521
(970) 241-2370
Fax: 241-7025

SURVEYED BY: SB
DRAWN BY: MEM
ACAD ID: ELY-SLDsite
SHEET NO.
FILE: 2002-286