

FRANCO SIMPLE LAND DIVISION

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

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Richard L. Franco and Paula S. Franco, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1230 at Page 149 of the Mesa County Clerk and Recorders Office, and being situated in Section 15, Township 1 North, Range 2 West of the Ute Meridian being described as follows

A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS CONSIDERING THE WEST LINE OF THE NE1/4 OF SAID SECTION 15 TO BEAR N00°00'00"E AND ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO: COMMENCING AT THE N1/4 CORNER OF SAID SECTION 15; THENCE S00°00'00"W ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 15, 641.72 FEET TO THE POINT OF BEGINNING, THENCE N89°56'59"E 1327.45 FEET, THENCE S00°00'00"W 335.74 FEET; THENCE S89°56'59"W 1327.45 FEET TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N00°00'00"E 335.74 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE WEST 30.00 FEET FOR ROAD RIGHT-OF-WAY. SAID PARCEL CONTAINS 10.00 ACRES AS DESCRIBED. ALL IN MESA COUNTY, COLORADO

Said owners have caused the said real property to be laid out and surveyed as FRANCO SIMPLE LAND DIVISION

That said owners do 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.

Said owners state that are no lien holds

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12th day of November, A.D., 1999.

Richard L. Franco
Richard L. Franco

Paula S. Franco
Paula S. Franco

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

The foregoing instrument was acknowledged before me this 12th day of November A.D., 1999, by Richard L. Franco and Paula S. Franco.

2-25-2002
My commission expires:

Carol Ruch
Notary Public
Address 1400 N. 5th Street
Grand Jct, 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 3:32 o'clock P. M. this 30th day of

November A.D., 1999, and is duly recorded in Plat Book No 17, Page 216

Reception No. 1930362 Drawer No II 15

Clerk Tracie Jell Deputy Carl Jind Fees \$ 10.00

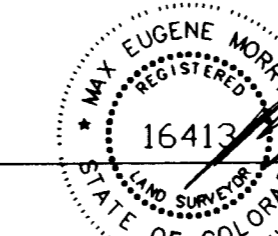
BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 6th day of November, A.D., 1999, Board of County Commissioner's of the County of Mesa, Colorado

Kathryn Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of FRANCO 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



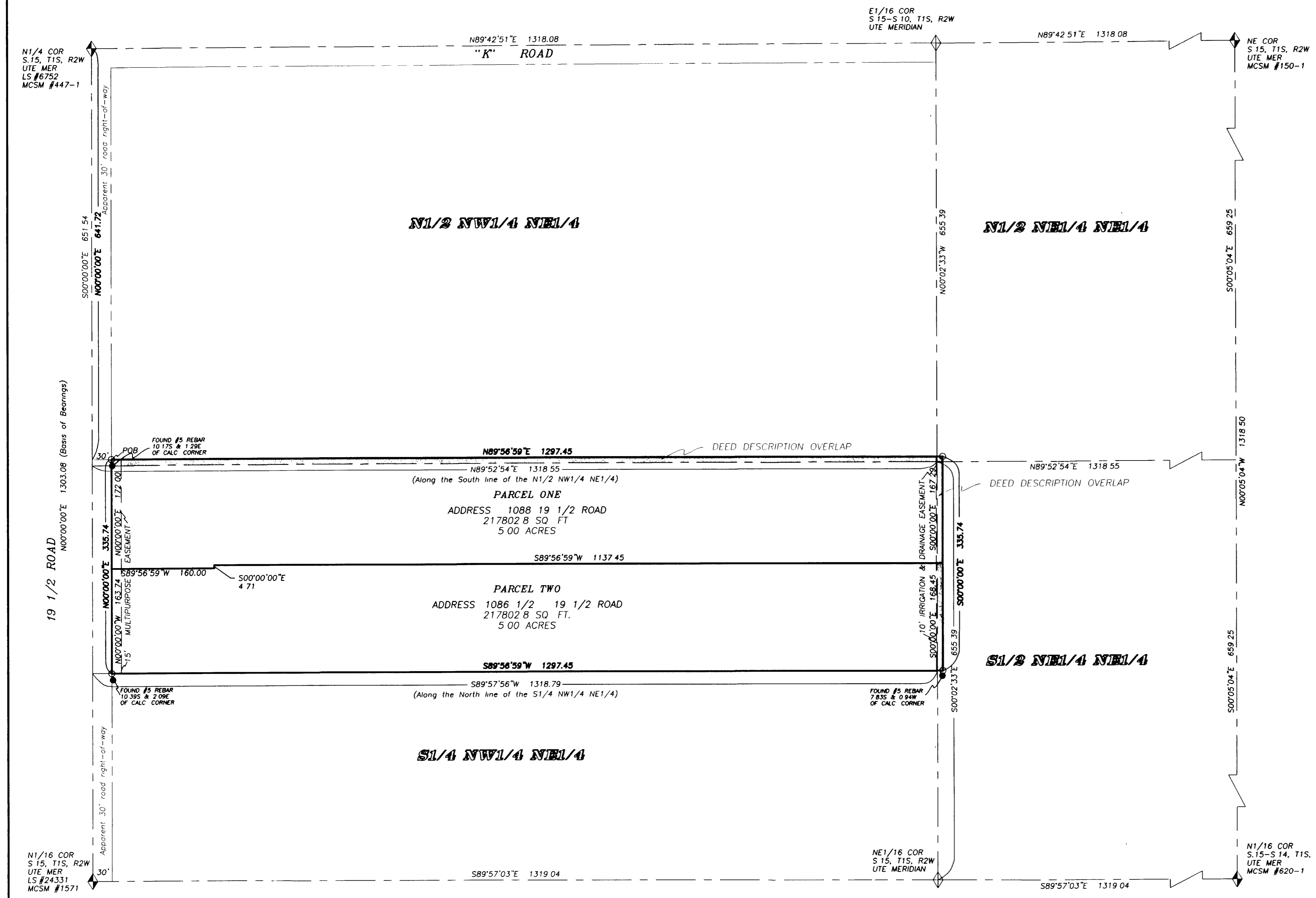
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413
Date 11/11/99

FRANCO SIMPLE LAND DIVISION

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

Exemption Survey

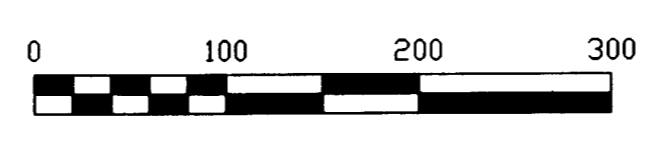
Situating in the NE1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian		
FOR Franco	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY SB EG
ACAD ID FRANCO/SLD		DRAWN BY DMM
SCALE 1" = 100'		CHECKED BY VAP
DATE 11/11/99		SHEET NO
		FILE 99089



NOTES:
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. 35-35-101

BEARING OF BEARING STATEMENT:
BEARINGS BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NE1/4 OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN BEARS N00°00'00"W

- LEGEND & NOTES
- ◆ FOUND MESA COUNTY SURVEY MONUMENTS
 - FOUND MAP SURVEY MONUMENTS #5 Re-bar NO CAP
 - SET NO 5 RE-BAR W/CAP L.S. 16413
 - ◆ SET #6 REBAR WITH 2-1/2" ALUM. CAP L.S. 16413



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.