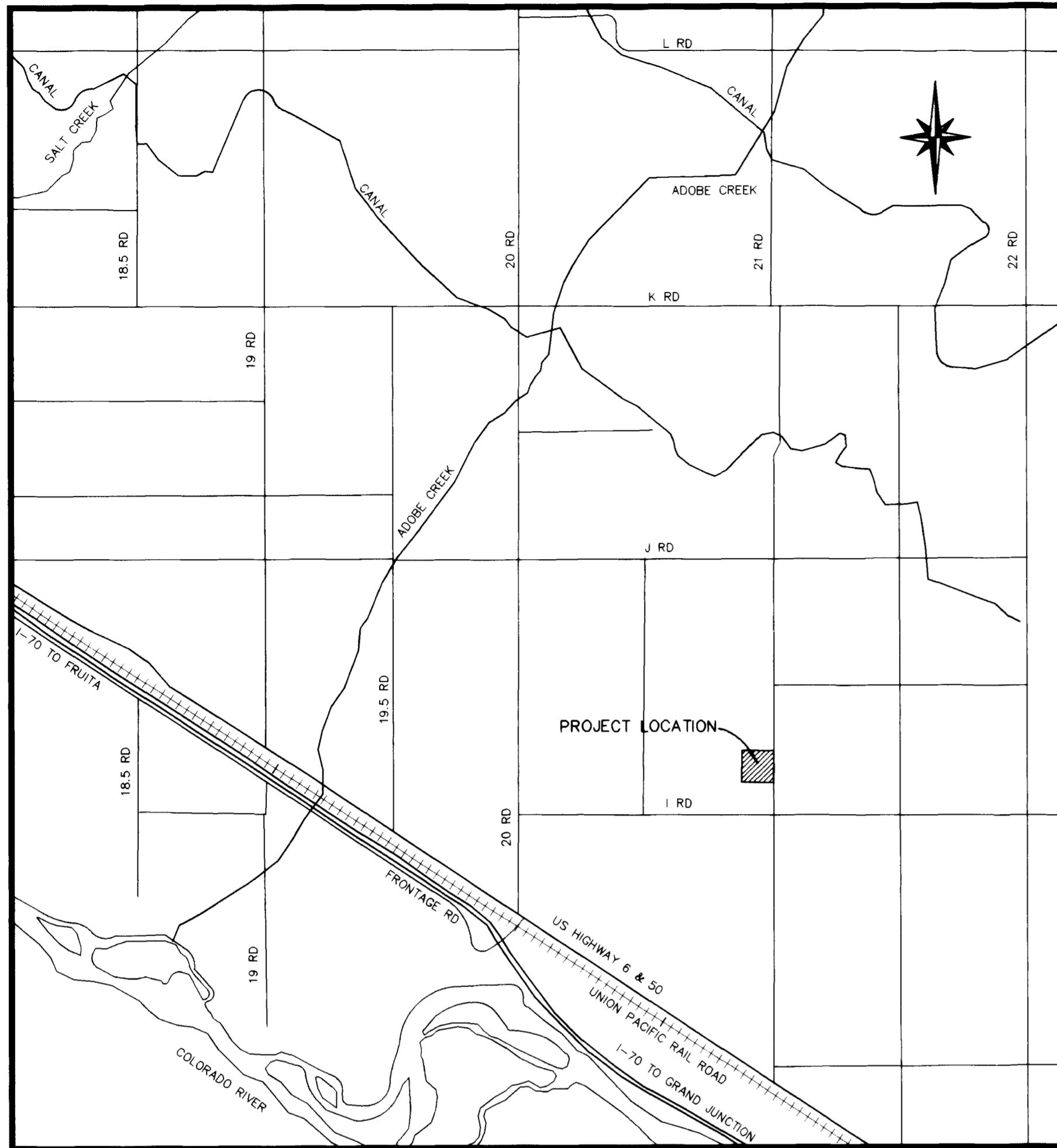


# GIBBON SIMPLE LAND DIVISION

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



VICINITY MAP  
N.T.S.

**BASIS OF BEARING STATEMENT:**

BEARINGS ARE BASED ON THE EAST LINE OF THE SE QUARTER OF THE SE QUARTER SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE P.M., FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON. THE VALUE USED, N00°03'46"E WAS BASED ON THE REDO 4 K SUBDIVISION AS RECORDED PLAT BOOK 19 AT PAGE 162 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE.

Pursuant to C.R.S. 24-68-101et 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 GIBBON Simple Land Division and shall result in a vested right.

**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.

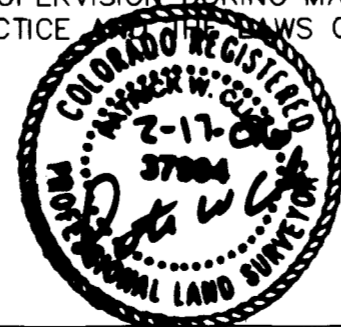
Further Simple Land Divisions of any portion of the subject tract are prohibited pursuant to Section 3.5.7.b.2 of the 2000 Mesa County Land Development Code. Further divisions if any, shall be processed through the Major Subdivision process.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

LAND USE SUMMARY:		
LOTS	9.426 ACRES	94%
DEDICATED ROW	0.608 ACRES	6%
TOTAL	10.034 ACRES	100%

**SURVEYOR'S CERTIFICATION**

I, PATRICK W. CLICK, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MAY 2005, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE FOR SURVEYS OF THE STATE OF COLORADO.



PATRICK W. CLICK  
COLORADO REGISTERED LAND SURVEYOR No. 37904

DATE  
**2-17-06**

**KNOW ALL MEN BY THESE PRESENTS:** That Cleve H. Gibbon and Mary E. Gibbon are the owners of that real property situated in the North half of the East half of the Southeast Quarter of the Southeast Quarter Section 23, Township 1 North, Range 2 West, Ute Principal Meridian, Mesa County, Colorado as recorded in the Mesa County Clerk and Recorders Office in Book 1494 at Page 715, and Book 1615 at Pages 954 and 955, being further described as follows:

Beginning at the South 1/16 Corner common to Sections 23 and 24 Township 1 North, Range 2 West, Ute Principal Meridian from whence the Southeast Corner of said Section 23 bears S0°03'46"W a distance of 1323.46 feet; thence along the East line of said Section 23 S0°03'46"W a distance of 661.73 feet; thence N89°55'36"W a distance of 660.63 feet; thence N0°03'15"E a distance of 661.35 feet to the Center East Southeast 1/64 Corner of said Section 23; thence S89°57'38"E a distance of 660.73 feet to the Point of Beginning. Said Parcel contains 10.03 acres as described.

That said owner has caused that real property to be laid out and surveyed as GIBBON Simple Land Division a land division of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all multi-purpose 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, and 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 owner does hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever.

All drainage easements to the lateral water users as a perpetual easement for the installation, operation, maintenance and repair of private drain water systems.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this

24<sup>th</sup> day of FEBRUARY, A.D. 2006.

by: Cleve H. Gibbon  
Cleve H. Gibbon

by: Mary E. Gibbon  
Mary E. Gibbon

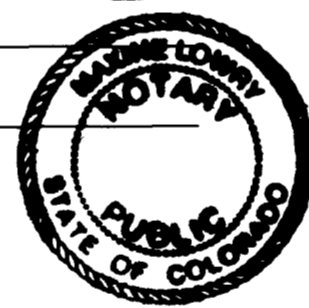
**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO }  
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Cleve H. Gibbon and Mary E. Gibbon this 24 day of FEBRUARY, A.D. 2006.

Witness my hand and official seal  
Notary Public Thayne Leary

My Commission Expires \_\_\_\_\_



**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA }ss

I hereby certify that this instrument was filed in my office at 4:41 o'clock

P. M., MARCH 27, A.D. 2006, and was duly recorded in Plat Book 4121

Page No. 501-502 Reception No. 2308667 Drawer No. RR-134 Fees: 20<sup>00</sup>/=

Jessie Ward  
Clerk and Recorder

Lucinda McFarley  
Deputy

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

Accepted  
Approved this 24<sup>th</sup> day of MARCH, A.D., 2006, Board of County Commissioner's

of the County of Mesa, Colorado.

Thayne Leary  
Chairman

**LIENHOLDER'S APPROVAL**

Conrad E. Cole  
American National Bank

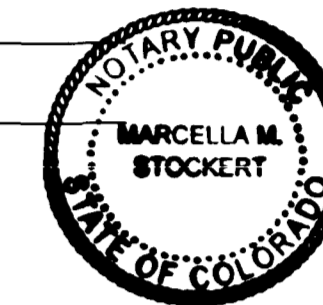
**NOTARY PUBLIC CERTIFICATION**

STATE OF COLORADO }  
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me by Conrad E. Cole this 24<sup>th</sup> day of FEBRUARY, A.D. 2006.

Witness my hand and official seal  
Notary Public Marcella M. Stockert

My Commission Expires 10-17-2007



**GIBBON SIMPLE LAND DIVISION**

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

SITUATED IN THE SE 1/4 SE 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE P.M.

CLIENT: GIBBON JOB #: 2004016 FIELD WORK: PWC  
DATE: 5/23/05 DRAWING NAME: PLAT DRAWN BY: PWC

MESA COUNTY PLANNING# 2005-204 SLD1

**POLARIS SURVEYING**

PATRICK W. CLICK P.L.S. 695 36 ROAD  
PALISADE, CO 81526  
PHONE (970)986-0522  
FAX (970)464-7569

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

# GIBBON SIMPLE LAND DIVISION

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

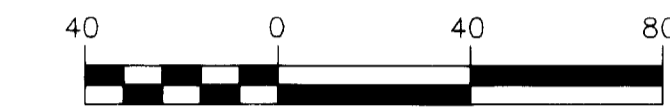
BOOK 2291 PAGES 779-780  
TAX# 2697-234-00-744

FOUND #6 REBAR NO CAP  
10' WITNESS CORNER TO  
C-E-SE 1/64 CORNER SECTION 23,  
T1N, R2W, UTE P.M.  
PLACED 3 1/4 IN ALUMINUM CAP  
LS 37904 AND STAMPED AS SAME

PARCEL TWO  
ELY SIMPLE LAND DIVISION  
PLAT BOOK 20 PAGE 63

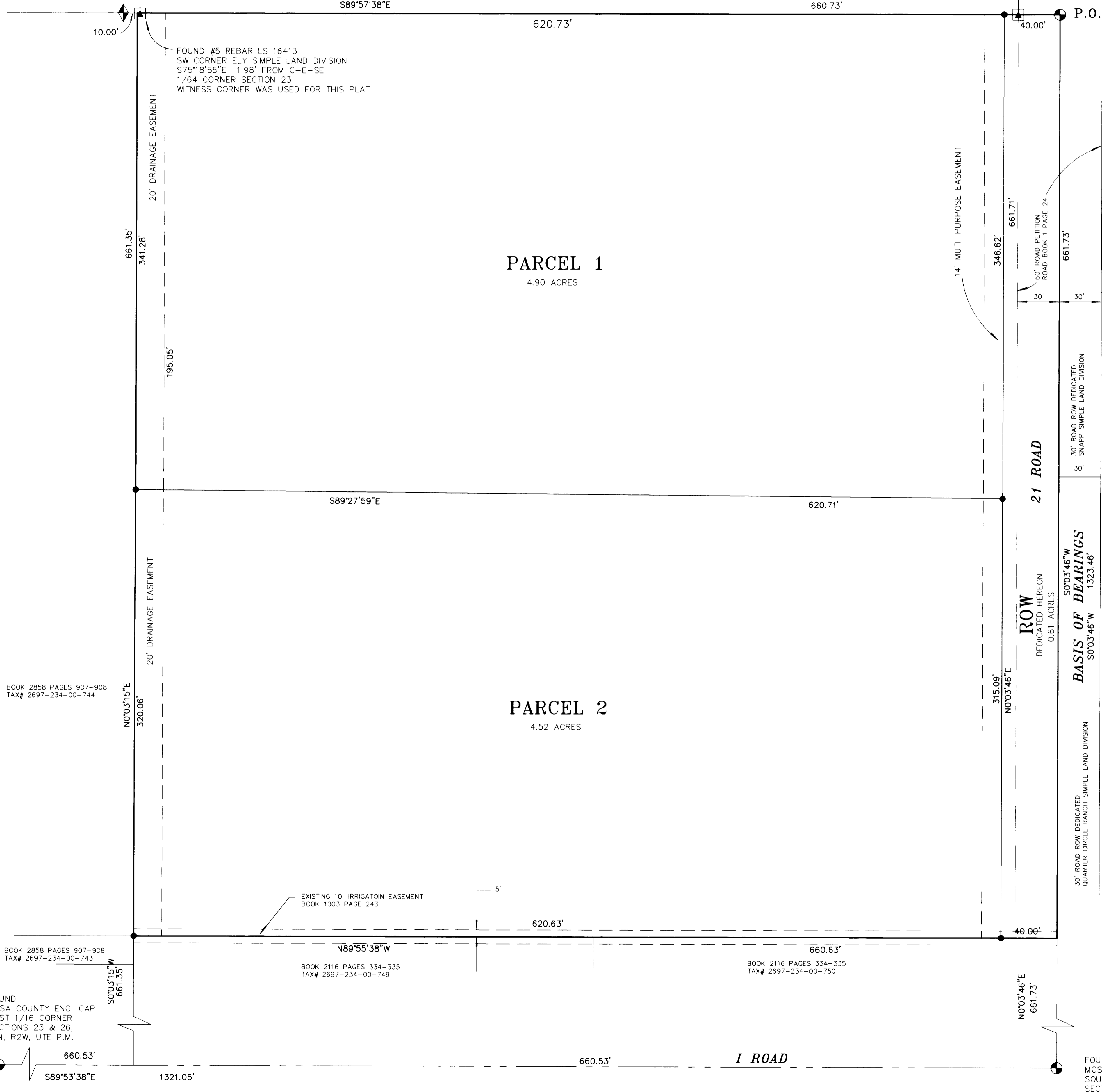


GRAPHIC SCALE:  
1" = 40'



**LEGEND:**

- FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
  - FOUND PRIVATE SURVEY MARKER AS DESCRIBED
  - SET ALUMINUM CAP ON 5/8 INCH REBAR LS 37904
  - FOUND 5/8 INCH REBAR LS 16413
- P.O.B. POINT OF BEGINNING



**SURVEYOR'S CERTIFICATION**

I, PATRICK W. CLICK, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT, REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MAY 2005, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.



PATRICK W. CLICK  
COLORADO REGISTERED LAND SURVEYOR No. 37904

2-17-06  
DATE

**GIBBON SIMPLE LAND DIVISION**

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

SITUATED IN THE SE 1/4 SE 1/4 SECTION 23, TOWNSHIP 1 NORTH,  
RANGE 2 WEST, UTE P.M.

CLIENT: GIBBON JOB #: 2005028 FIELD WORK: PWC  
DATE: 6/01/2005 DRAWING NAME: PLAT DRAWN BY: PWC

MESA COUNTY PLANNING# 2005-204SLD1

**POLARIS SURVEYING**

PATRICK W. CLICK P.L.S. 695 36 ROAD  
PALISADE, CO 81520  
PHONE (970)986-0522  
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