

HELDMAN SIMPLE LAND DIVISION

An Exemption Plat Pursuant to CRS 30-28-101 (10) (d)

KNOW ALL MEN THESE PRESENTS:

The undersigned Charles V. Heldman and Violet R. Heldman are the owners of that real property as described in Book 1734 at Page 146 in the Mesa County Clerk and Recorder's Office and being more particularly described as follows: A Tract or Parcel of Land situated in the SE1/4 SW1/4 of Section 6, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as commencing at the W1/16 corner on the South line of said Section 6 that when aligned with the S1/4 of said Section 6 is recorded as bearing S89°44'47"W in Plat Book 18 at Page 86 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°44'47"E 255.75 feet; thence N00°15'13"W 25.00 feet to the point of beginning; thence continuing N00°15'13"W 305.00 feet; thence N89°44'47"E 99.00 feet; thence N00°15'13"W 992.88 feet to the North line of said SE1/4 SW1/4; thence along said North line N89°53'11"E 961.92 feet to the Center-South 1/16 corner of said Section 6; thence S00°24'35"E 1295.54 feet to the North right of way of L Road as described in Book 1218 at page 517; thence along said North right of way S89°44'47"W 1064.45 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 29.38 acres more or less.

Said owner has caused the described real property to be laid out and surveyed as HELDMEN SIMPLE SUBDIVISION.

Easements designated on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with perpetual right of ingress and egress to the easement.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this 21 day of Sept, 2001
Charles V. Heldman Violet R. Heldman

Charles V. Heldman Violet R. Heldman

NOTARY STATEMENT

STATE OF COLORADO) ss

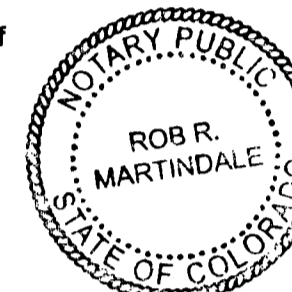
COUNTY OF MESA)

This plat was acknowledged before me by _____ on this 21st day of _____

September, 2001

My commission expires 3/26/2005

Witness my hand and seal Rob R. Martindale



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF MESA)

I certify that this instrument was filed in my office at 2:18 o'clock P. M. on the 4th day of

December, 2001 A.D. and was recorded in Plat Book 18, Page No. 282

Reception No. 2029001, Drawer No. LL-61, Fees \$10.00

By: Monika Todd Olivia Herrera

Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 22nd day of October, 2001 A.D. by the

Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn K. Hall
Chairperson

LIENHOLDER APPROVAL

N/A

By:

NOTARY STATEMENT

STATE OF _____) ss

COUNTY OF _____)

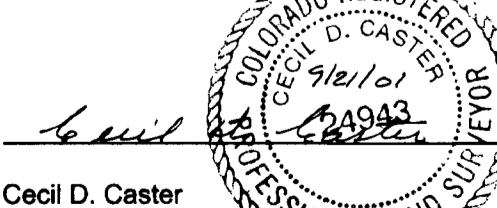
This plat was acknowledged before me by _____

On this _____ day of _____, My Commission expires: _____

Witness My hand and seal _____

SURVEYORS CERTIFICATION

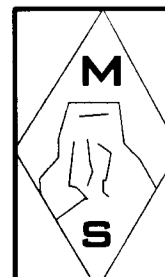
I Cecil D. Caster, do hereby certify that the accompanying plat of HELDMAN SIMPLE LAND DIVISION, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster
Registered Professional Surveyor
PLS No. 24943

Basis of Bearing. A bearing of S89°44'47"W is recorded between the W1/16 corner on the South line and the S1/4 corner of Section 6, Township 1 North, Range 2 West of the Ute Meridian in Plat Book 18 at Page 86 in the Mesa County Clerk and Recorder's Office.

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.



Monument Surveying Co.
741 Rood Ave.
Grand Junction, CO 81501
(970) 245-4189 (970) 245-4674

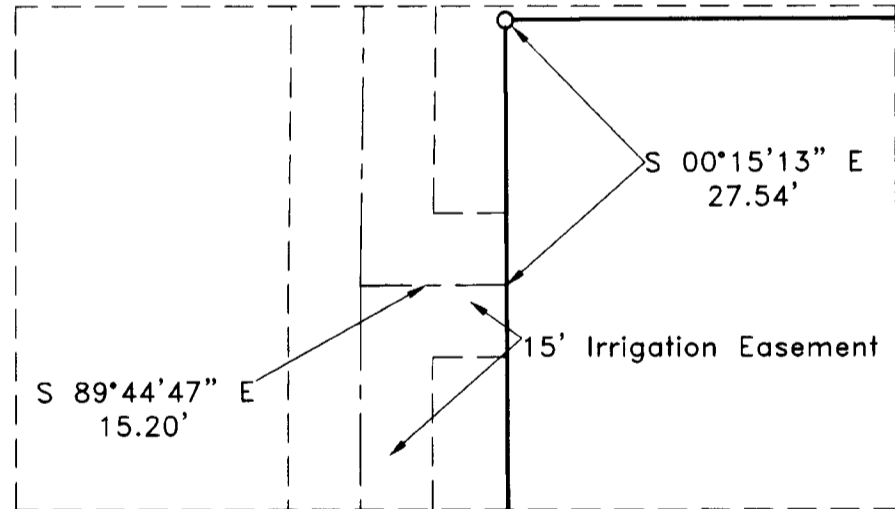
HELDMAN SIMPLE LAND DIVISION
Located in the SW 1/4 of Section 6, Township 1 North, Range 2 West Ute Meridian.

DESIGNED: _____ FIELD APPROVAL: _____
DRAWN: _____ TECHNICAL APPROVAL: _____
CHECKED: _____ APPROVED: 9/21/01

PREPARED FOR: Kelly Heldman JOB NO. 01-54



DETAIL "A"



Scale 1"=20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°44'42" W	659.82'
L2	N 00°08'01" E	250.09'
L3	N 39°50'32" E	220.12'
L4	N 03°14'36" W	214.29'

LEGEND

- Found Mesa County Survey Marker
- Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- Set #6 Rebar and Aluminum Cap Monument P.L.S. 24943
- Found No. 6 Rebar and Cap set by others

NOTICE: RIGHT TO FARM ACT

This property 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 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 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for the HELDMAN SIMPLE LAND DIVISION and shall result in a vested right for a period of 3 year (s) from 9/21/01