

# JUSTMAN SUBDIVISION

## A Replat of the Justman Simple Land Division (C)

DEDICATION:  
 KNOW ALL MEN THESE PRESENTS:  
 That John E. Justman and Frances E. Justman are the owners of that real property recorded in Book 1141 at Page 521 in the Mesa County, Clerk and Recorder's Office.

Said real property described as Parcel 1 and 2 of Justman Simple Land Division C.

That said owners have caused that real property to be laid out and surveyed as JUSTMAN SUBDIVISION.

That said owners do hereby dedicate and set apart all Irrigation and Drainage Easements to the County of Mesa and to the use of the public forever, and to the owner's of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for public services, including but not limited to, postal services, trash collection, fire, police, and emergency vehicles.

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

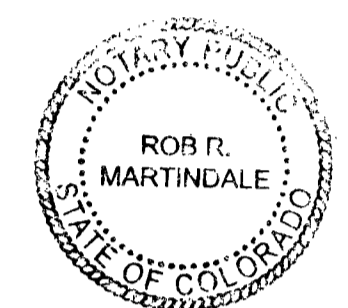
IN WITNESS said OWNERS has caused their names to be hereunto subscribed

*John E. Justman*      *Frances E. Justman*  
 John E. Justman      Frances E. Justman

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged by me this 28<sup>th</sup> day of March  
 AD 2002 by John E. Justman and Frances E. Justman.

Rob R. Martindale  
 Notary Public



My Commission expires 3/26/2005  
 Notary Public.

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M.  
 this 9<sup>th</sup> day of May A.D. 2002 Plat Book 19 Page 7+8  
 Drawer No. MM-2 Fees 20% Reception # 2055446  
Monika Todd      Shirley Howard  
 Clerk and Recorder      Deputy

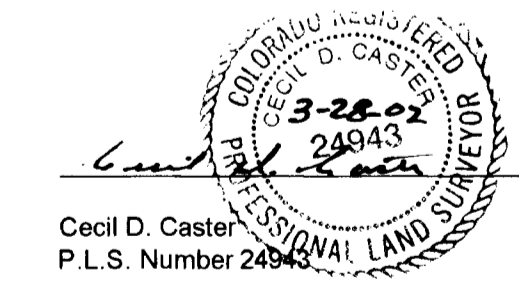
BOARD OF MESA COUNTY COMMISSIONER'S  
 Approved this 9<sup>th</sup> day of May AD 2002  
Kathryn Hall  
 Chairperson

LIENHOLDER APPROVAL  
 Representative Shirley Howard  
 STATE OF Colorado )  
 COUNTY OF Mesa )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March  
 AD 2002  
 My commission expires 6-30-03  
Karen Martindale  
 Notary Public

SURVEYORS CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of JUSTMAN SUBDIVISION, 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.



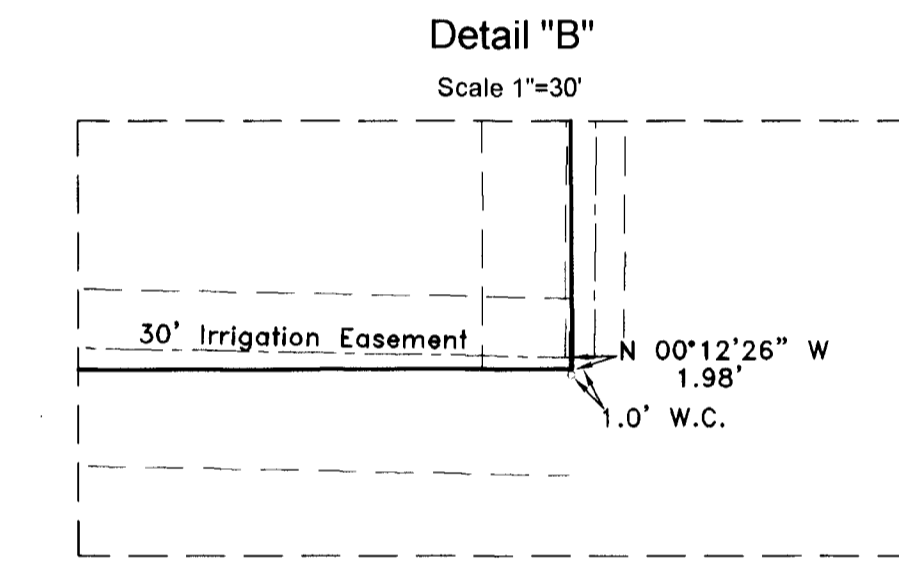
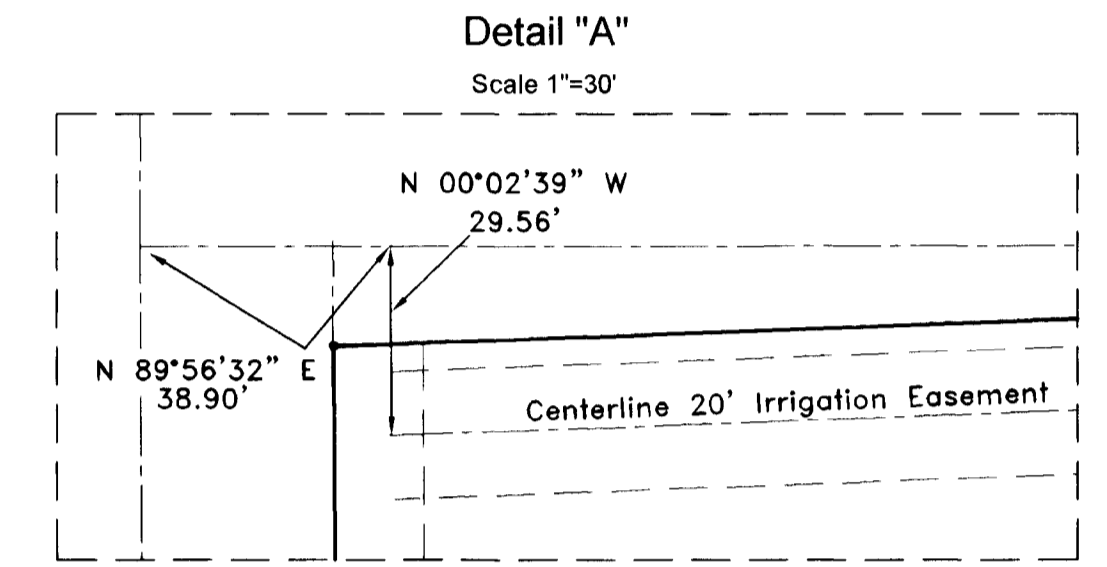
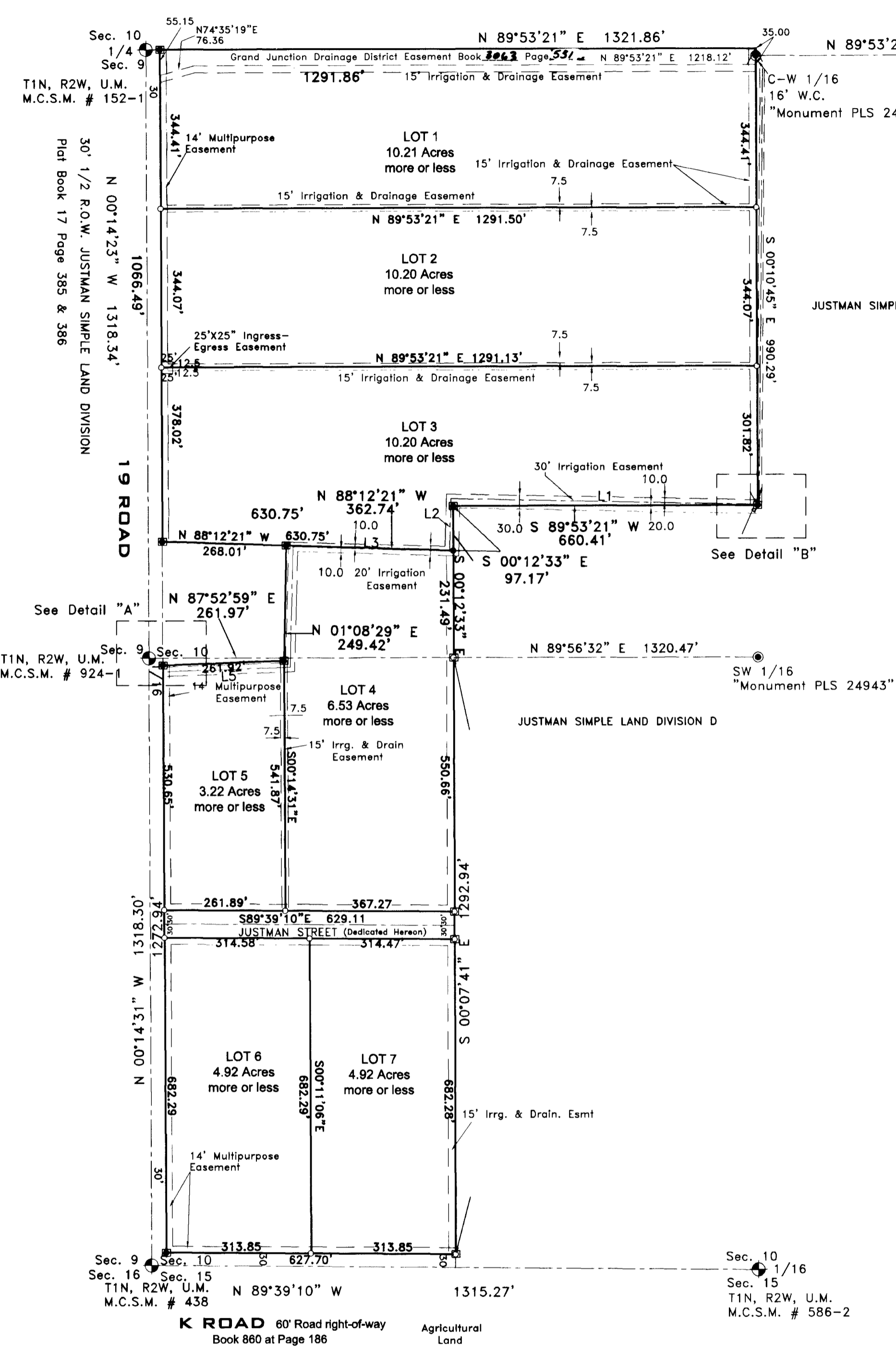
Cecil D. Caster  
 P.L.S. Number 24943

Basis of Bearing - A bearing of N00°00'00"E has been assumed between the SE corner of Section 10 and the S1/16 corner on the East line of Section 10, T1N, R1W, UM.

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.

JUSTMAN SUBDIVISION  
 Located in the Southwest Quarter of Section 10,  
 Township 1 North, Range 2 West, of the  
 Ute Meridian.

DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_ BKH  
 DRAWN RM TECHNICAL APPROVAL \_\_\_\_\_  
 CHECKED CDC APPROVED 3/28/02  
 PREPARED FOR: John E. & Frances E. Justman JOB NO. 01-79



- NOTES:
- 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.
  - Note: pursuant to C.R.S. 24-88-101 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 JUSTMAN SUBDIVISION and shall result in a vested right for a period of 5 year(s) from 4-28-02.
  - Covenants and Restrictions Recorded in Book 3068 at Page 219-228 in the Mesa County Clerk and Recorder's Office.

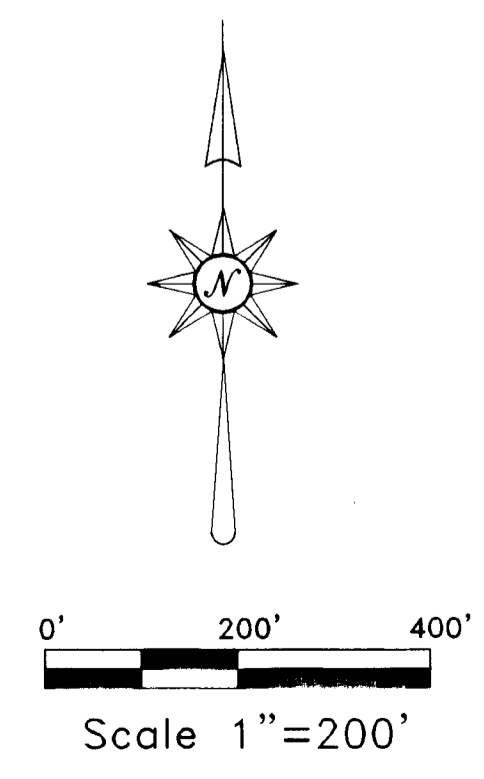
LINE TABLE Centerline Irrigation Easement

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 88°26'27" E | 339.88'  |
| L2   | S 01°21'51" W | 260.31'  |
| L3   | S 87°54'49" W | 266.37'  |

AREA SUMMARY

|                  |                    |
|------------------|--------------------|
| Parcels          | 50.20 acres = 100% |
| Dedicated R.O.W. | 0.97 acres = 0%    |
| Total            | 51.17 acres = 100% |

- LEGEND
- ⊕ = Found Mesa County Survey Marker as noted
  - ⊙ = Set No. 6 Rebar with 3" Aluminum Cap "P.L.S. 24943"
  - ⊙ = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
  - ⊕ = PK nail and Tag "Monument P.L.S. 24943"
  - ⊙ = Found No. 6 Rebar and 3" Aluminum Cap as noted
  - = Found No. 5 Rebar Cap Illegible
  - = Set Monument in Concrete

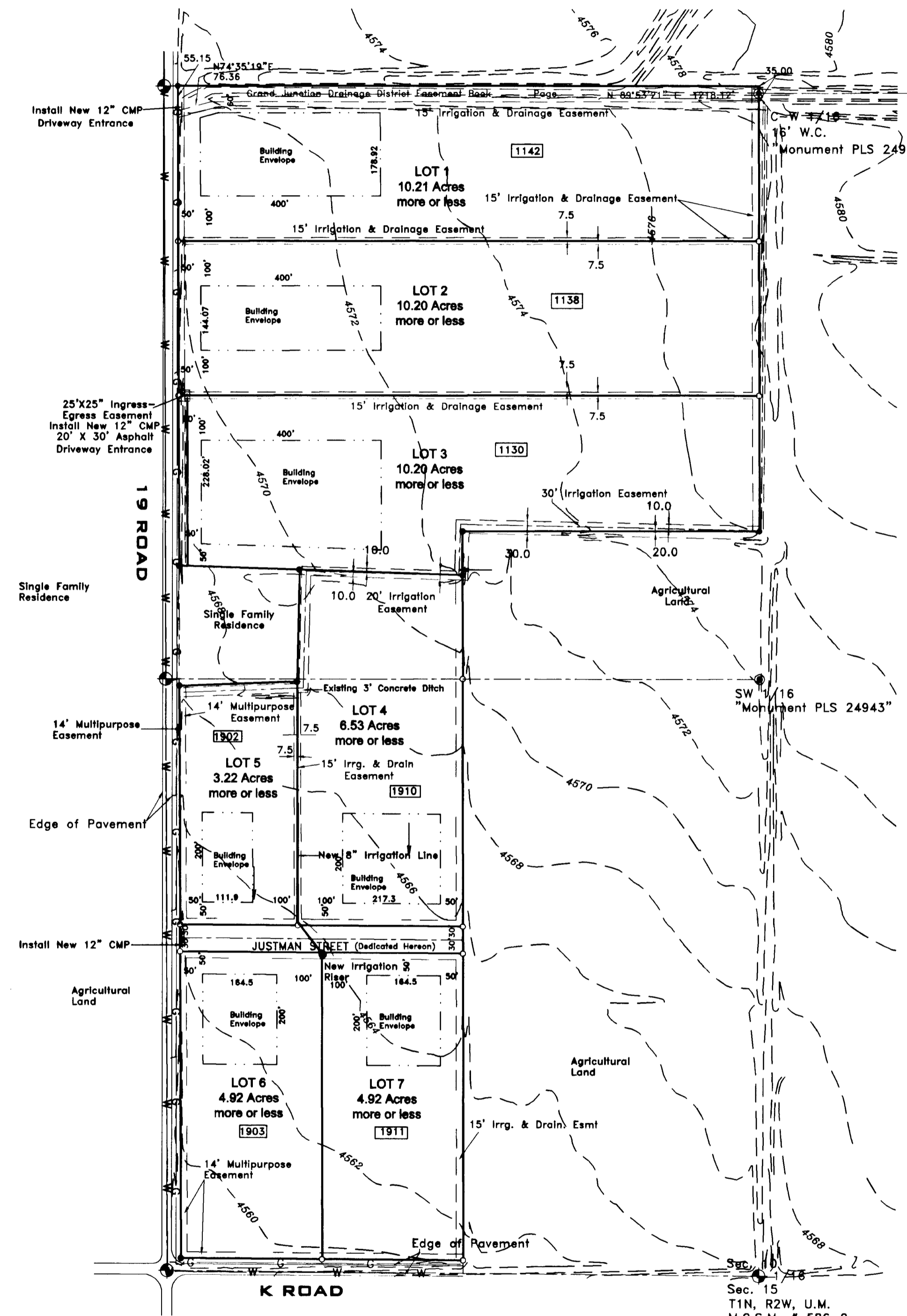


Monument Surveying Co.  
 741 Rood Ave.  
 Grand Junction, CO 81501  
 (970) 245-4189 Fax (970) 245-4874

# JUSTMAN SUBDIVISION (Site Plan)

A Replat of Justman Simple Land Division (C)

Notes:  
 All shared driveways will have at least a 20'x30'x2" asphalt surface with a new 12" CMP for waste water flow.  
 Engineered septic systems and foundations is recommended.  
 All building envelopes are separated by a distance of 200 feet negating the County Code requirement that building envelopes less than 200 feet will require fire hydrants.



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LEGEND

- = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- X— = Fence Line
- W— = Water Line
- G— = Gas Line
- = Telephone Box
- = Power Pole
- OH— = Overhead Utilities
- α = Fire Hydrant
- T— = Underground Telephone Line
- ▨ = Edge of Asphalt
- 1142 = Property Address

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA )

I certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. and was recorded in Plat Book \_\_\_\_\_ Page No. \_\_\_\_\_  
 Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_ Fees \_\_\_\_\_  
 By: \_\_\_\_\_ Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 9th day of May, 2002 A.D. by the  
 Board of County Commissioners of the County of Mesa, State of Colorado.  
*Kathryn Hall*  
 Chairperson

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 the Justman Subdivision, and shall result in vested right for a period of 3 years from April 22, 2002.

RIGHT TO FARM ACT NOTICE: the development is located in an agricultural attest it is hereby recognized that agricultural operations may continue pursuant to " C.R.S. 35-3-5-101 et seq."

SITE PLAN

JUSTMAN SUBDIVISION  
 Located in the Southwest Quarter of Section 10,  
 Township 1 North, Range 2 West, of the  
 Ute Meridian.

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

DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_ BKH  
 DRAWN \_\_\_\_\_ CDC TECHNICAL APPROVAL \_\_\_\_\_  
 CHECKED \_\_\_\_\_ RM APPROVED \_\_\_\_\_ 5/8/02

PREPARED FOR: John E. & Frances E. Justman JOB NO. 99-64-A