

JUSTMAN SUBDIVISION FILING II

A Replat of Justman Simple Land Division (B) Parcel 2 and Justman Simple Land Division (D) Parcel 1

DEDICATION:
KNOW ALL MEN THESE PRESENTS:
That John Edward Justman and Frances Elizabeth Justman Living Trust are the owners of that real property as demonstrated in Book 3593 at Page 53 and 3593 Page 54 in the Mesa County, Clerk and Recorder's Office.

Said real property being described Parcel 2 of the Justman Simple Land Division (B) and Parcel 1 of the Justman Simple Land Division (D)
That said owners have caused that real property to be laid out and surveyed as JUSTMAN SUBDIVISION FILING II.

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 invites 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 and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

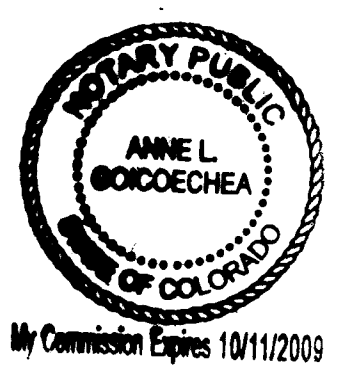
IN WITNESS said OWNERS have caused their names to be hereunto subscribed
this 25 day of OCTOBER A.D. 2006

John Edward Justman Frances Elizabeth Justman
John Edward Justman (Trustee) Frances Elizabeth Justman (Trustee)

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged by me this 25 day of October AD 2006 by John Edward Justman (Trustee) and Frances Elizabeth Justman (Trustee)

Anne L. Giercochea
My Commission expires 10/11/09
Notary Public.



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

I hereby certify that this instrument was filed in my office at 4:07 O'clock PM
this 7th day of November A.D. 2006 Rec.# 2347798 Book 4289 Page 468-469

Drawer No. SS-110 Fees 20 + 1
Janice Ward Sharon Bridgewater
Clerk and Recorder Deputy

BOARD OF MESA COUNTY COMMISSIONER'S
Accepted this 2nd day of NOVEMBER AD 2006
Tilman Curtis
Chairperson

LIEN HOLDER APPROVAL

NA
Representative

STATE OF _____)
) SS
COUNTY OF _____)

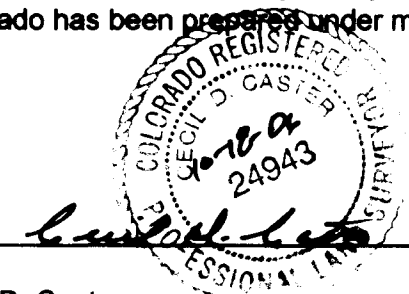
The foregoing instrument was acknowledged before me this _____ day of _____
AD 20____

My commission expires _____

Notary Public

SURVEYORS CERTIFICATE

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

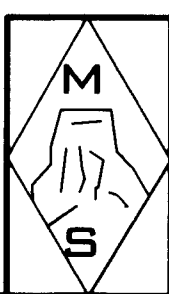


Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing : A bearing of N89°39'10"W is recorded between the Mesa County Survey Markers located at the W 1/16 corner on the South line and S 1/14 corner of Section 10, Township 1 North, Range 2 West of the Ute Meridian in Book 17 at Pages 381-382 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.

JUSTMAN SUBDIVISION FILING II
Located in the Southwest Quarter of Section 10,
Township 1 North, Range 2 West, of the
Ute Meridian.
Mesa County Planning File No. 2005-373 PA1



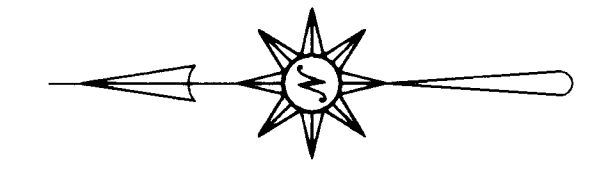
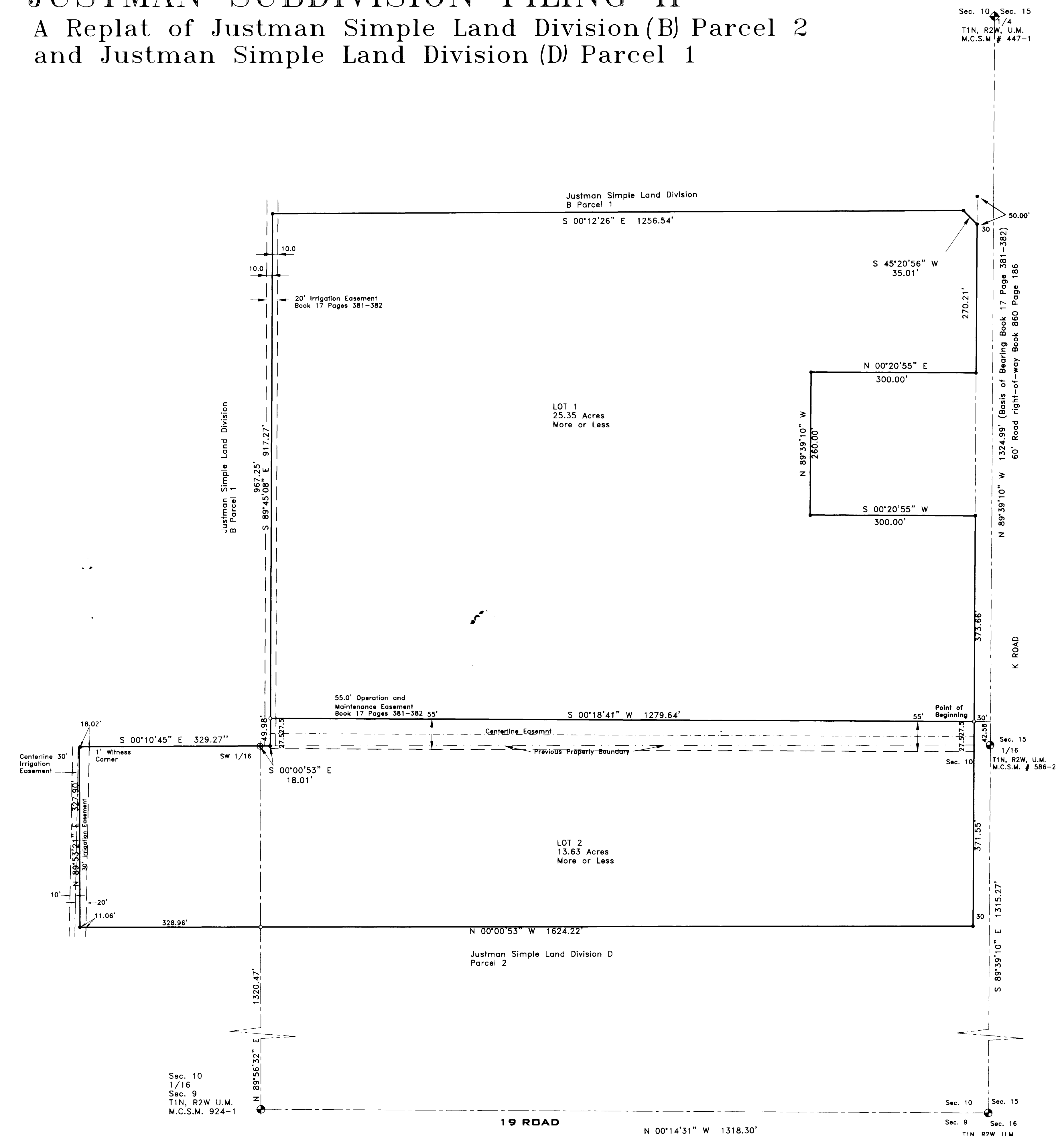
Monument Surveying Co.
741 Rood Ave.
Grand Junction, CO 81501
(970) 245-4188 Fax (970) 245-4674

DESIGNED _____ FIELD APPROVAL _____ BKH
DRAWN _____ CDC _____ TECHNICAL APPROVAL _____
CHECKED _____ CDC _____ APPROVED _____ 10/16/06

PREPARED FOR: John E. & Frances E. Justman JOB NO. 05-69

JUSTMAN SUBDIVISION FILING II

A Replat of Justman Simple Land Division (B) Parcel 2 and Justman Simple Land Division (D) Parcel 1



0' 100' 200'
Scale 1"=100'

LEGEND

- ⊕ = Found Mesa County Survey Marker as noted
 - ⊙ = Found No. 6 Rebar with 3" Aluminum Cap "P.L.S. 24943"
 - = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
 - = Found No. 5 Rebar Cap "Monument PLS 24943"
- Note: All monuments labeled "Monument PLS 24943" set in concrete.

PLAT NOTES:

This development 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.

Pursuant to C.R.S. 24-69-101et 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 the Justman Subdivision Filing II and shall result in a vested right.

Further Simple Land Division of any portion of the subject tract are prohibited pursuant to Section 3.5.6.B of the 2000 Mesa County Land Development Code. Further division, 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.



<p>JUSTMAN SUBDIVISION FILING II Located in the Southwest Quarter of Section 10, Township 1 North, Range 2 West, of the Ute Meridian. Mesa County Planning File No. 2005-373 PA1</p>	
<p>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.</p>	<p>DESIGNED _____ FIELD APPROVAL <u>BKH</u></p> <p>DRAWN <u>CDC</u> TECHNICAL APPROVAL _____</p> <p>CHECKED <u>CDC</u> APPROVED <u>10/16/06</u></p> <p>PREPARED FOR: <u>John E. & Frances E. Justman</u> JOB NO. <u>05-69</u></p>
<p>Monument Surveying Inc. 741 Road Ave. Grand Junction, CO 81501 (970) 245-4189 Fax (970) 245-4674</p>	