

JUSTMAN SIMPLE LAND DIVISION (A)

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

DEDICATION:
KNOW ALL MEN THESE PRESENTS:
 That John E. Justman and Frances E. Justman are the owners of that real property recorded in Book 1132 at Pages 339-341 in the Mesa County, Clerk and Recorder's Office.

Said real property being described by metes and bounds as: A Tract or Parcel of Land situated in the SW1/4 and SE1/4 of Section 10, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as: Commencing at the E1/4 corner of said Section 10; thence N00°12'26"W 30.00 feet to the point of beginning also being the Northerly right of way of K Road; thence along said Northerly right of way N89°39'10"W 328.31 feet; thence leaving said Northerly right of way N00°12'26"W 1953.64 feet to the centerline of the Grand Valley Canal; thence along said centerline N37°39'08"W 616.56 feet; thence along the arc of a non tangent curve to the right, 172.83 feet, with a radius of 567.90 feet, central angle of 17°26'15" and whose long chord bears N26°26'01"W 172.17 feet; thence N16°31'10"W 29.47 feet to the North line of said SW1/4; thence along said North line N89°53'21"E 789.66 feet to the Center 1/4 corner of said Section 10; thence leaving said North line S00°07'08"E 660.36 feet; thence N89°55'01"E 1321.16 feet; thence S00°03'31"E 661.00 feet; thence S89°56'32"W 660.23 feet; thence S00°09'28"E 1303.55 feet to the Northerly right of way of K Road; thence S89°38'50"W 659.12 feet to the point of beginning, Mesa County, Colorado. Said Tract of Parcel contains 63.47 acres more or less.

That said owners have caused that real property to be laid out and surveyed as JUSTMAN SIMPLE LAND DIVISION (A).

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 owners 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 21st day of July A.D. 2000

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

STATE OF Colorado)
) SS
 COUNTY OF MESA)

The foregoing instrument was acknowledged by me this 21st day of July AD 2000 by John E. Justman and Frances E. Justman.

Karen Moulden
 My Commission expires 6-30-03
 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 1:38 o'clock P.M., Reception # 1963407
 this 31st day of August A.D. 2000, Book 17, Pages 381 & 382

Drawer No. II-142a Fees \$20.00
Monika Todd Olivia Hemen
 Clerk and Recorder Deputy

BOARD OF MESA COUNTY COMMISSIONER'S
 Approved this 31 day of Aug AD 2000
Jonathan B. Denard
 Chairperson

LIENHOLDER APPROVAL

Federal Land Bank of Wichita By: Richard St. Vaughn
 Representative Assistant Vice President

STATE OF Colorado)
) SS
 COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 21st day of July AD 2000

My commission expires 6-30-03

Karen Moulden
 Notary Public

SURVEYORS CERTIFICATE

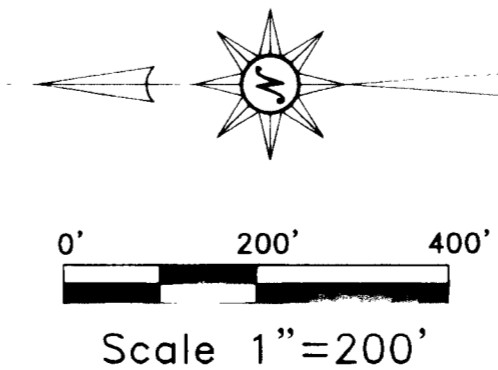
I Cecil D. Caster, do hereby certify that the accompanying plat of JUSTMAN SIMPLE LAND DIVISION A, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

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, Township 1 North, Range 2 West of the Ute Meridian.

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.

JUSTMAN SIMPLE LAND DIVISION (A)
 Located in the Southwest Quarter and Southeast Quarter of Section 10, Township 1 North, Range 2 West, of the Ute Meridian.

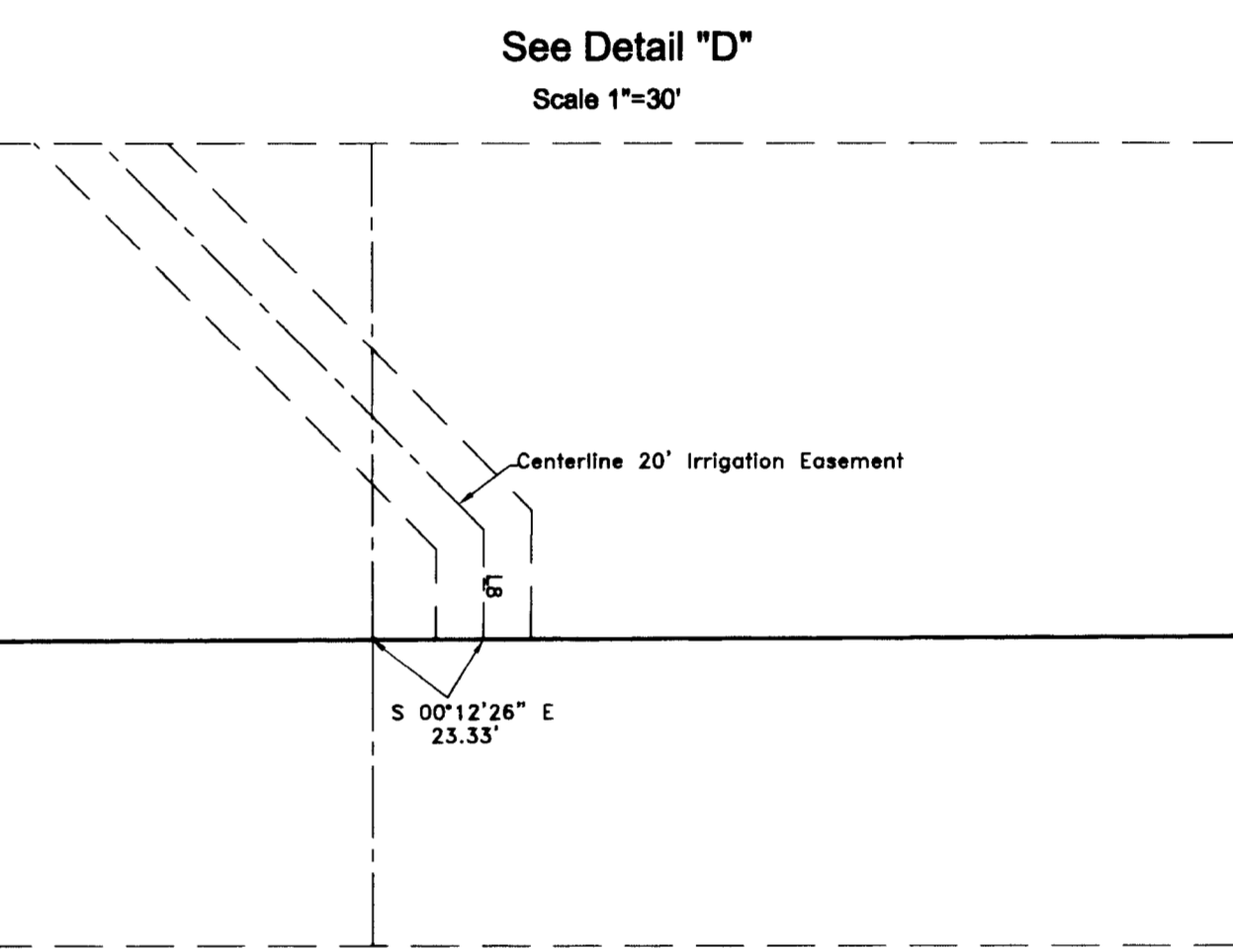
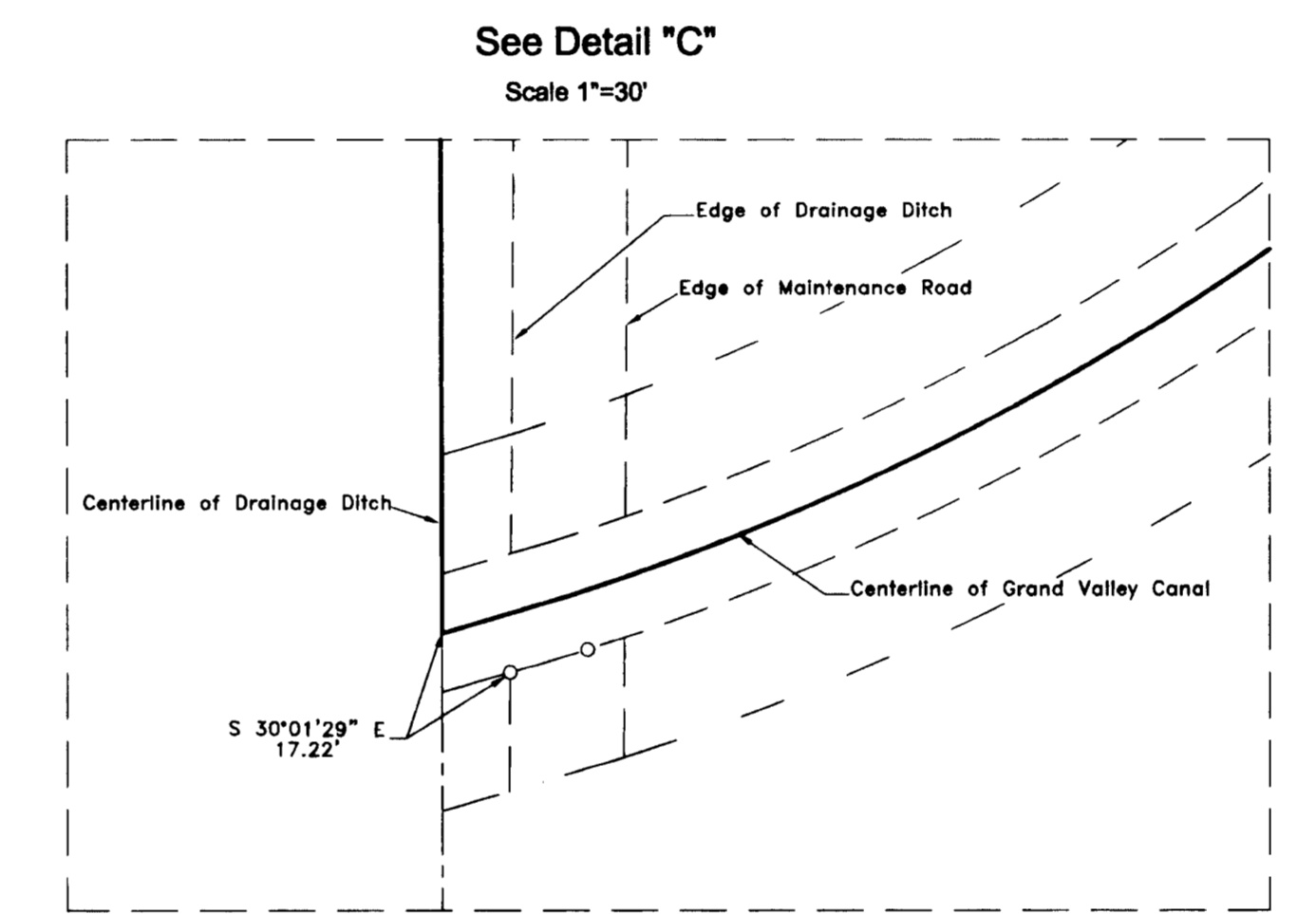
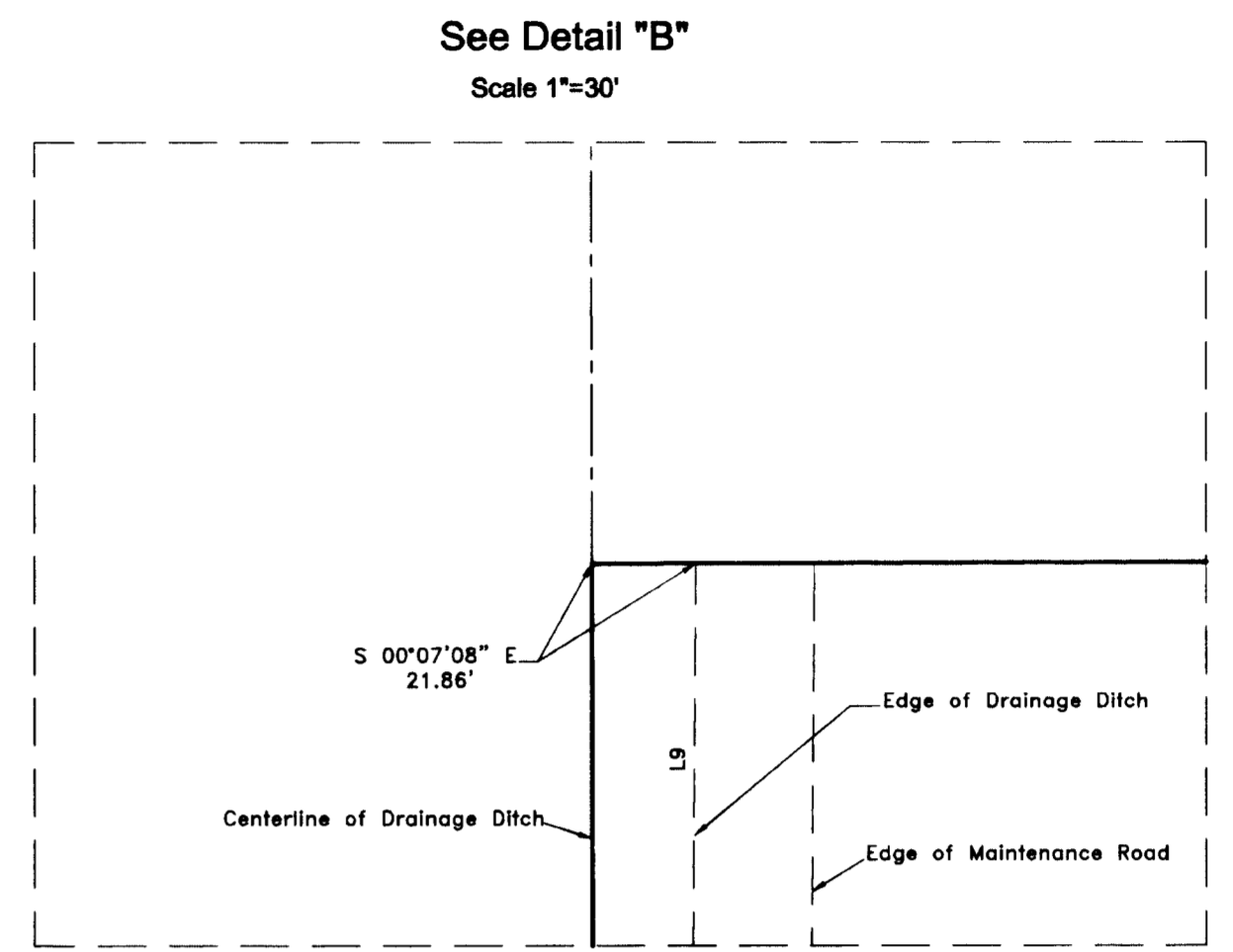
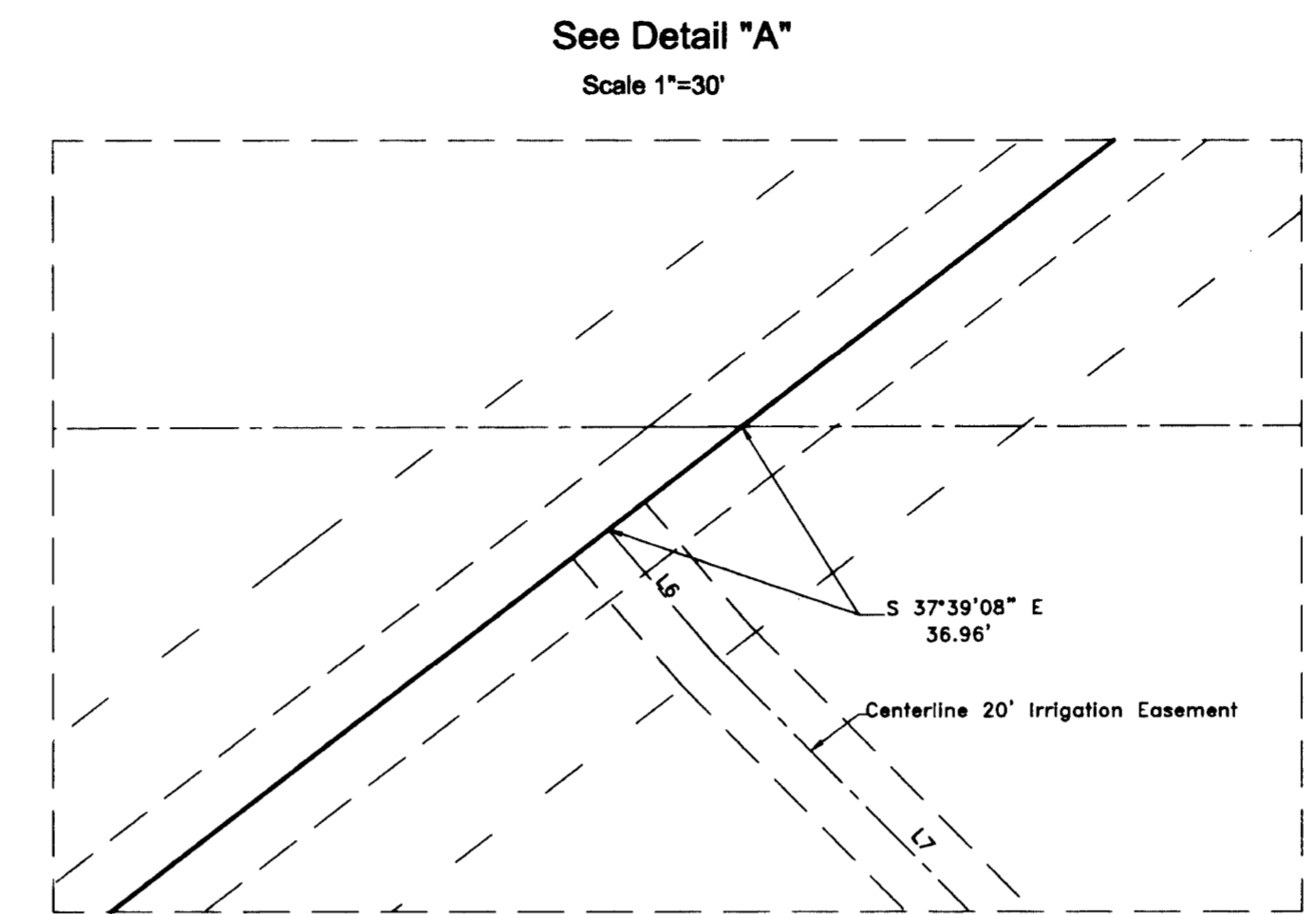
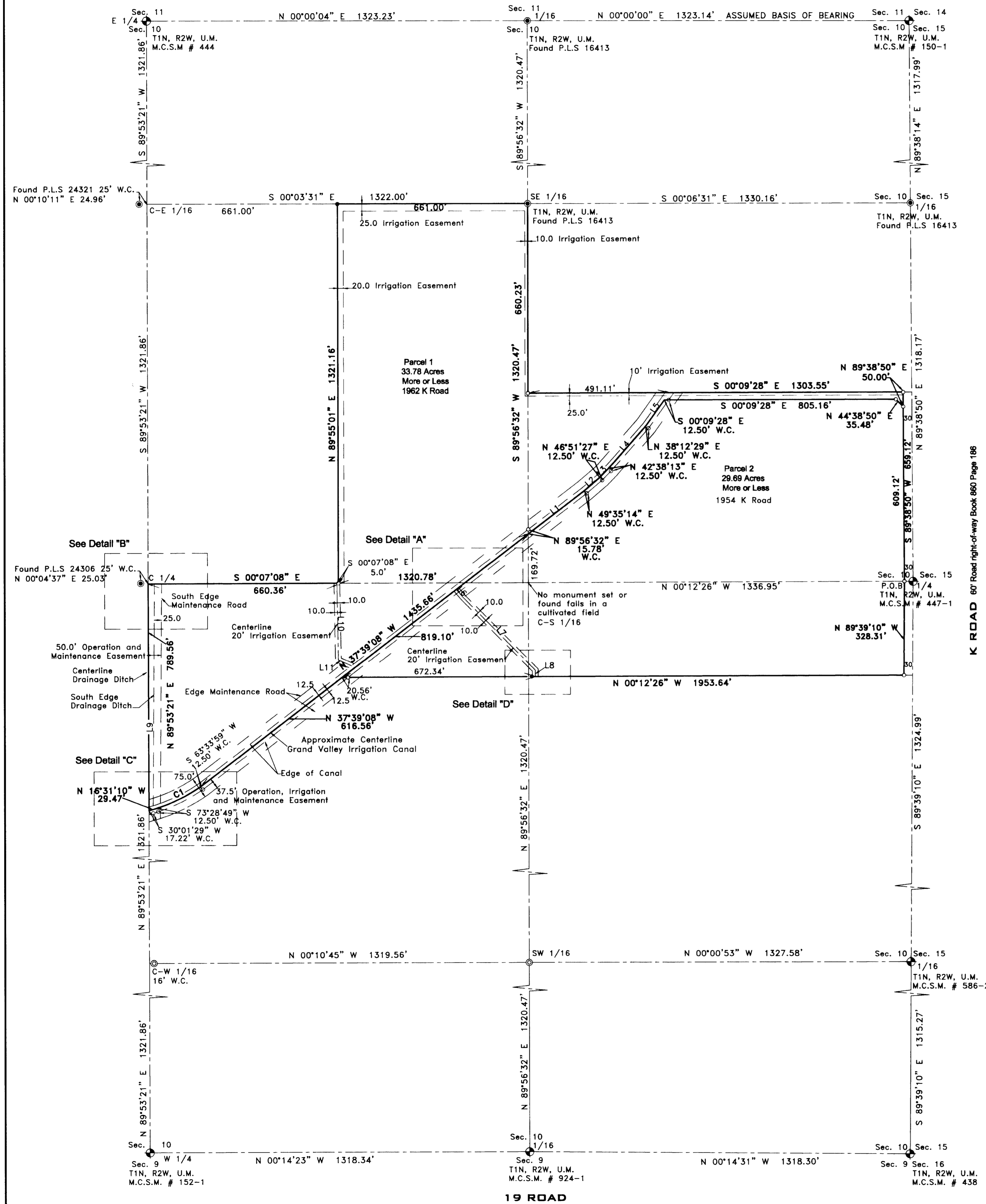


Monument Surveying Co.
 741 Road Ave.
 Grand Junction, CO 81501
 (970) 245-4188 Fax (970) 245-4674

DESIGNED _____	FIELD APPROVAL <u>BKH</u>
DRAWN <u>RM</u>	TECHNICAL APPROVAL _____
CHECKED <u>CDC</u>	APPROVED <u>1/20/2000</u>
PREPARED FOR: <u>John E. & Frances E. Justman</u> JOB NO. <u>99-64</u>	

JUSTMAN SIMPLE LAND DIVISION (A)

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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"
- ⊙ = Found No. 6 Rebar and Aluminum Cap set by others
- ⊕ = 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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°39'08" W	247.18'
L2	N 40°24'46" W	69.18'
L3	N 45°52'19" W	42.98'
L4	N 48°51'16" W	197.97'
L5	S 54°43'47" E	111.52'
L6	S 49°39'43" W	36.19'
L7	S 45°22'12" W	356.51'
L8	N 89°45'08" W	23.82'
L9	N 89°36'39" W	792.05'
L10	S 88°55'21" W	267.74'
L11	S 23°30'21" W	49.51'

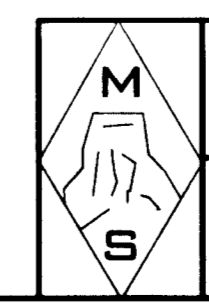
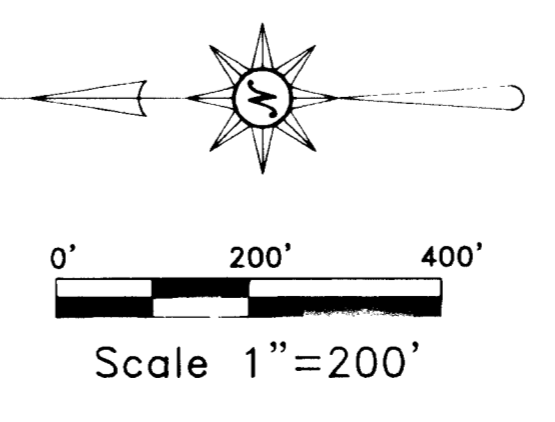
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	567.90'	172.83'	172.17'	S 26°26'01" E	17°26'15"	87.09'

AREA SUMMARY

Parcels	63.47 acres = 100%
Dedicated R.O.W.	0.00 acres = 0%
Total	63.47 acres = 100%

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JUSTMAN SIMPLE LAND DIVISION (A)
 Located in the Southwest Quarter and Southeast Quarter of Section 10, Township 1 North, Range 2 West, of the Ute Meridian.

DESIGNED _____ FIELD APPROVAL _____ BKH
 DRAWN _____ RM _____ TECHNICAL APPROVAL _____
 CHECKED _____ CDG _____ APPROVED _____ 7/11/00

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