

# JUSTMAN SIMPLE LAND DIVISION (B)

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 reordereed 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 of Section 10, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows: Commencing at the S1/4 corner of said Section 10; thence N89°39'10"W 1324.99 feet to the W1/16 corner on the South line of said Section 10; thence N00°00'53"W 30.00 feet to the point of beginning also being on the Northerly right of way of K Road; thence continuing N00°00'53"W 1279.58 feet; thence N00°10'45"W 1319.56 feet to the Northerly line of said SW1/4; thence along said Northerly line N89°53'21"E 532.30 feet to a point intersecting the centerline of the Grand Valley Canal; thence along said centerline S16°31'10"E 28.47 feet; thence along the arc of a non tangent curve to the left 172.83 feet, with a radius of 567.90 feet, central angle of 17°26'15" and whose long chord bears S26°26'01"E 172.17 feet; thence S37°39'08"E 616.56 feet; thence S00°12'26"E 1953.84 feet to the Northerly right of way of said K Road; thence along said Northerly right of way N89°38'10"W 320.21 feet; thence leaving said Northerly right of way N00°20'55"E 300.00 feet; thence N89°39'10"W 260.00 feet; thence S00°20'55"W 300.00 feet to said Northerly right of way of K Road; thence along said Northerly right of way N89°38'10"W 416.37 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 54.11 acres more or less.

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

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 21<sup>st</sup> 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 21<sup>st</sup> 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  
this 31<sup>st</sup> day of August A.D. 2000, Reception # 1963409  
Drawer No. 11-143 Fees \$ 20.00, Book 17, Pages 383 & 384  
Monika Todd Olivia Newman  
Clerk and Recorder Deputy

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

### LIENHOLDER APPROVAL

Federal Land Bank of Wichita By Shirley C. Vaghen  
Representative Assistant Vice President

STATE OF Colorado )  
COUNTY OF Mesa ) SS

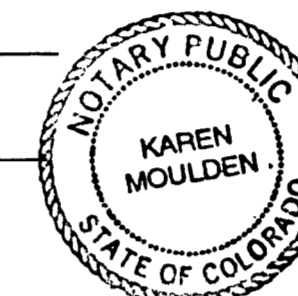
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of \_\_\_\_\_

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 B, 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

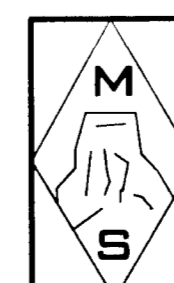
Basis of Bearing : A bearing of N00°00'00"E has been assumed between the SE corner of Section 10 and the S1/16 corner on the East line of Section 10, Township 1 North, Range 2 West of the U.M.

### 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.

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



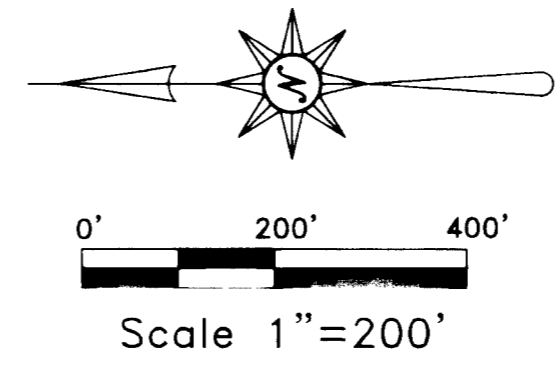
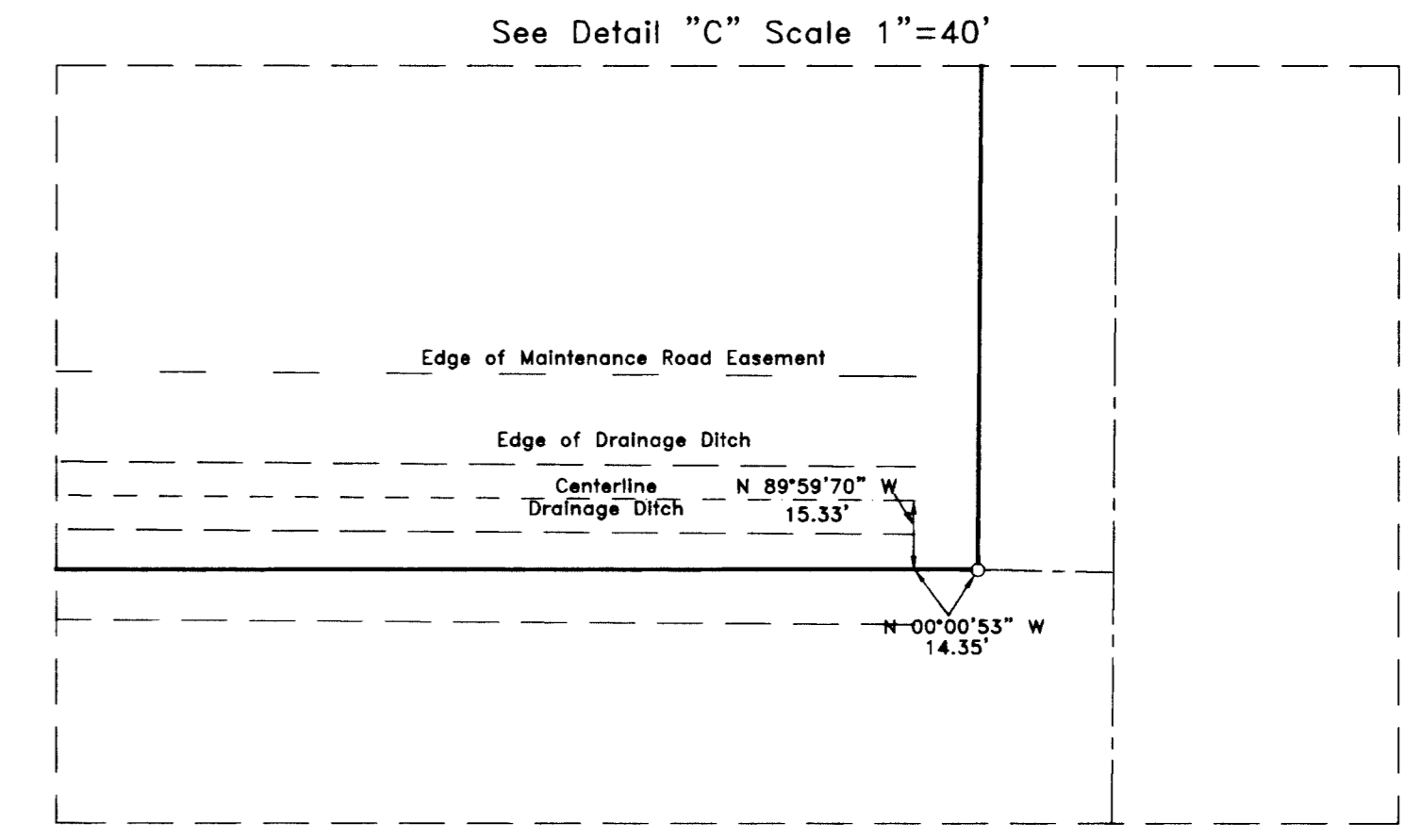
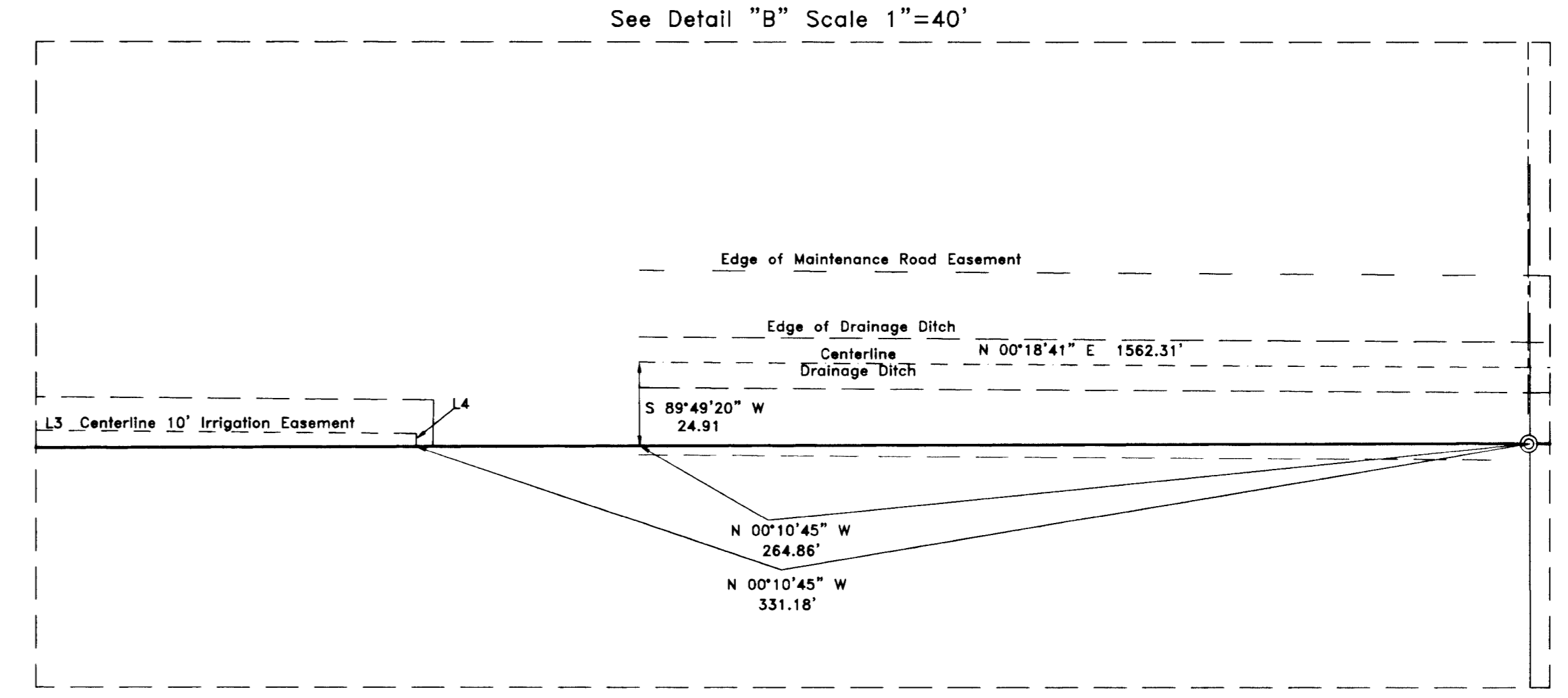
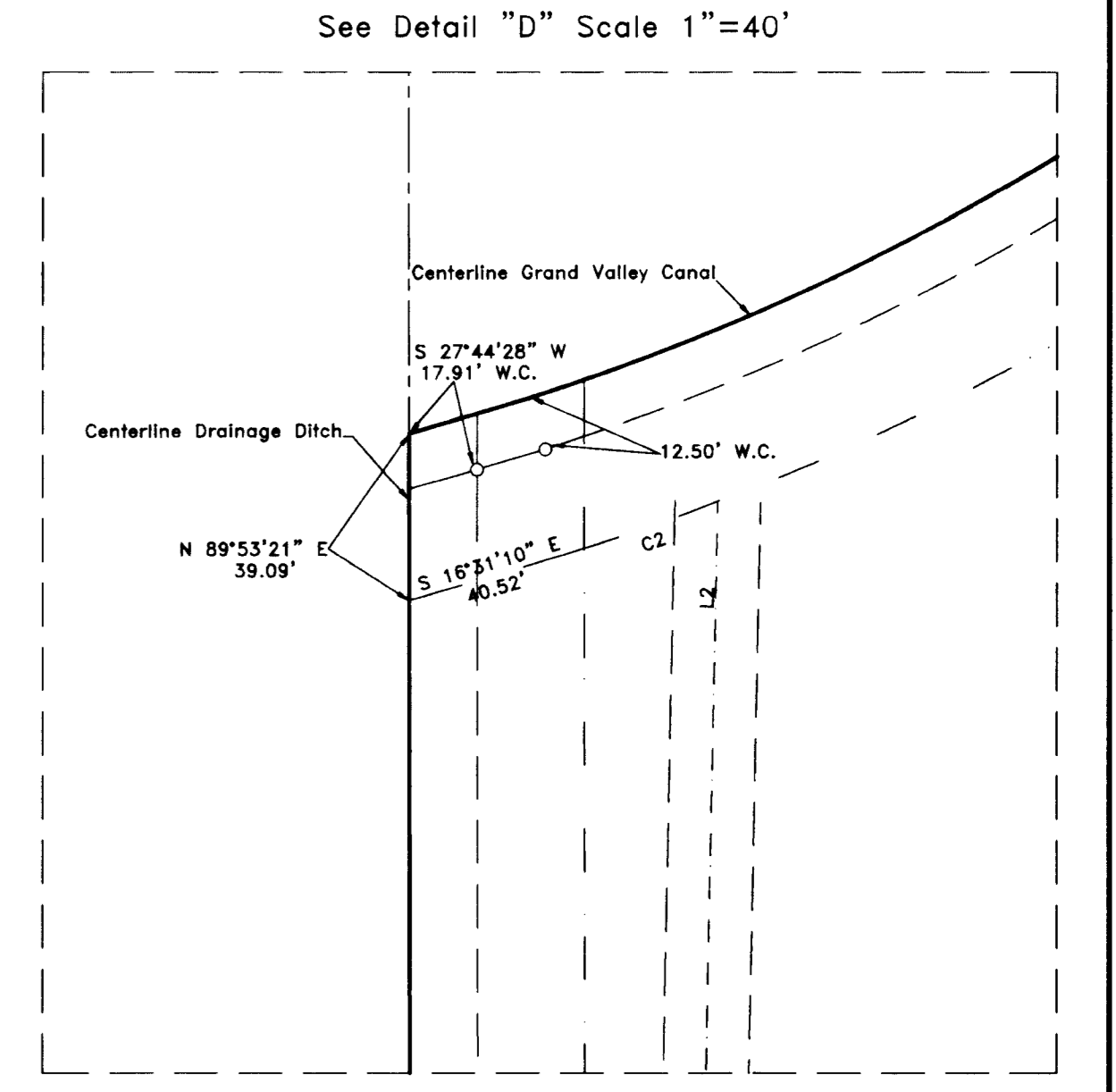
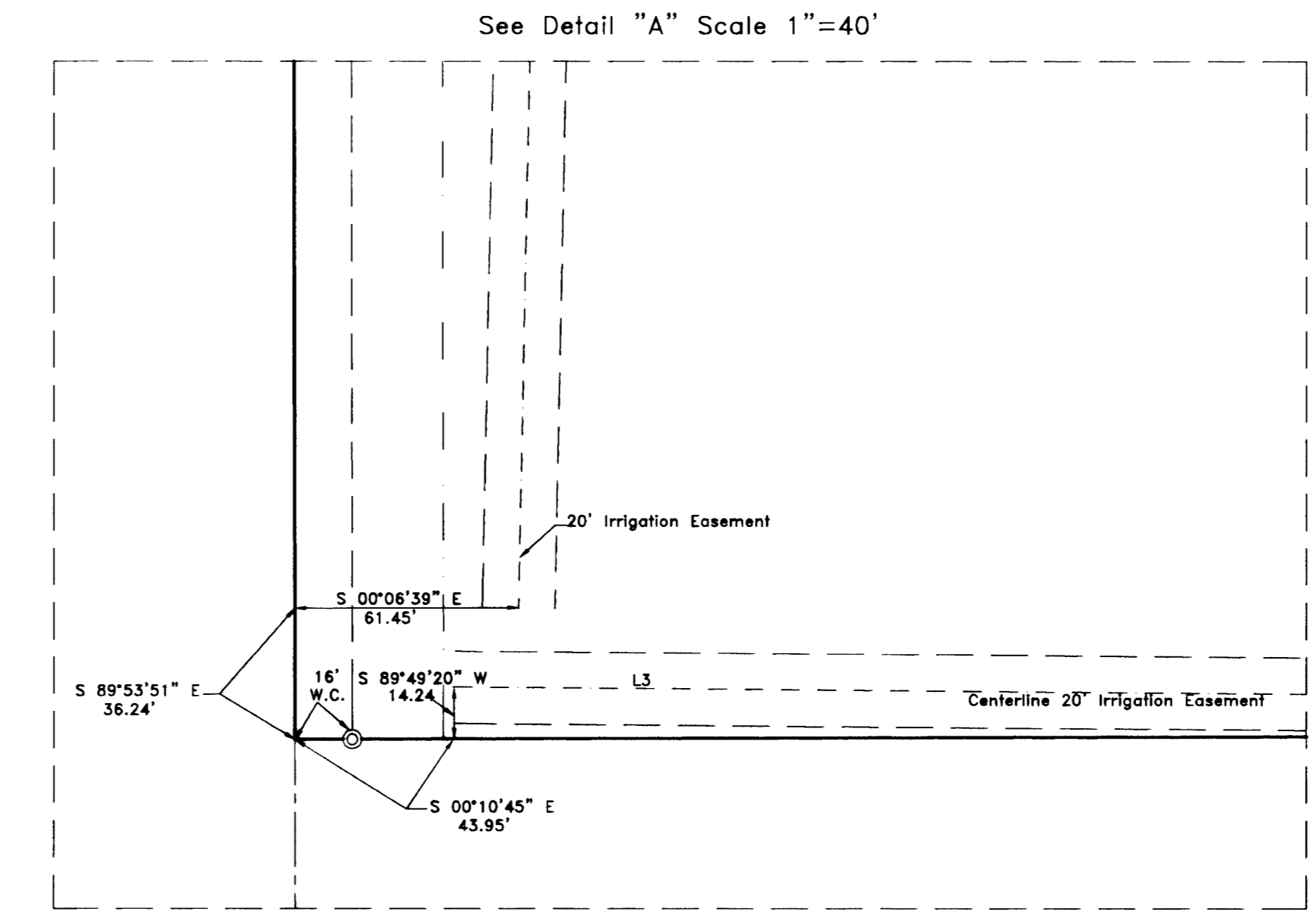
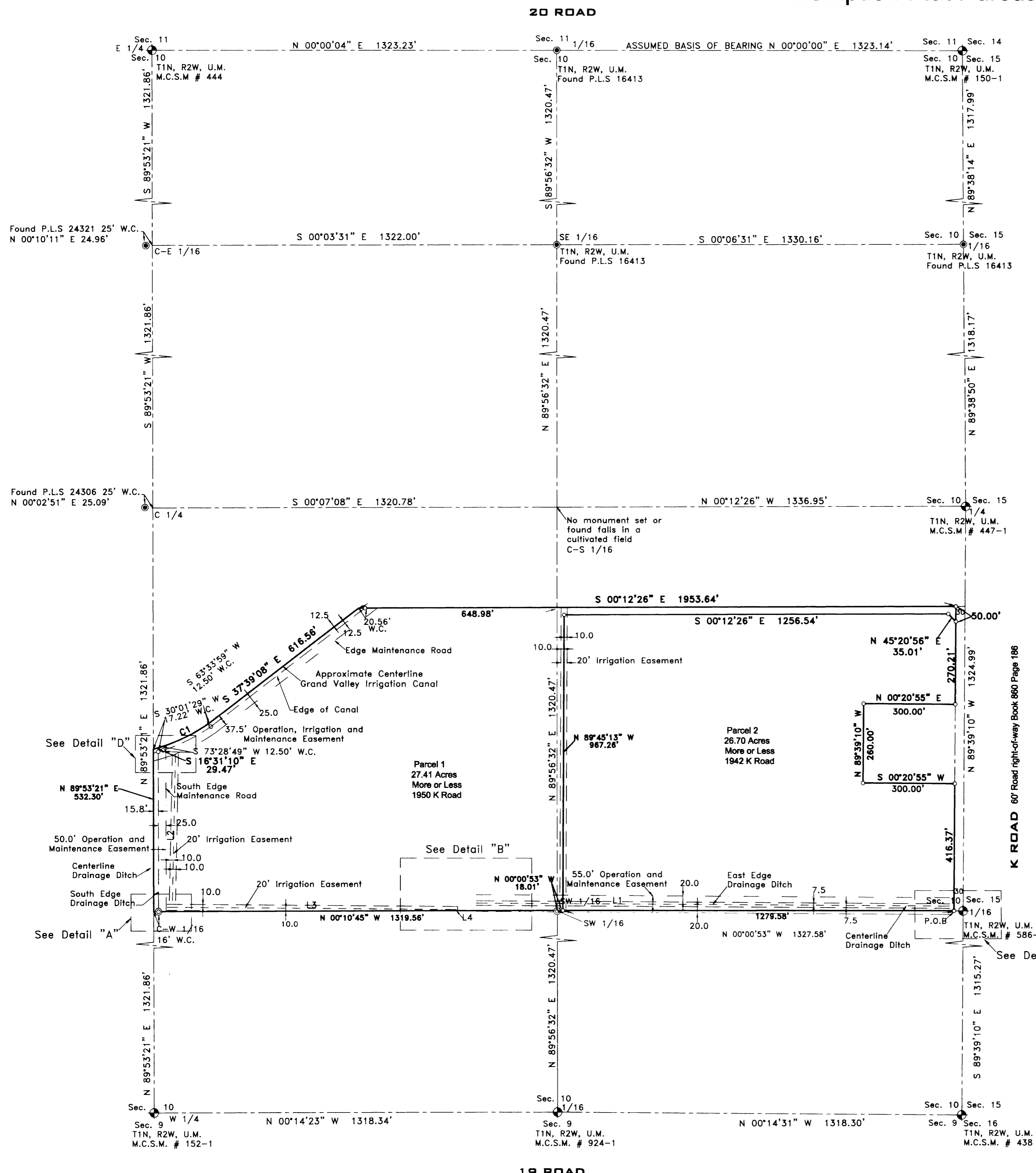
Monument Surveying Co.  
741 Rood Ave  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4874

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
DRAWN RM TECHNICAL APPROVAL \_\_\_\_\_  
CHECKED CDC APPROVED 7/11/00

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

# JUSTMAN SIMPLE LAND DIVISION (B)

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



**AREA SUMMARY**

Parcels	54.11 acres = 100%
Dedicated R.O.W.	0.00 acres = 0%
Total	54.11 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"
  - 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

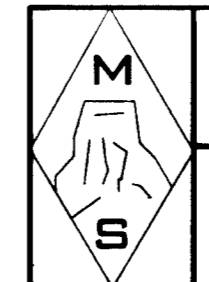
**CURVE TABLE**

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'
C2	605.40'	34.60'	34.59'	S 19°21'07" E	03°16'27"	17.30'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°18'41" W	1562.31'
L2	N 88°50'56" W	481.15'
L3	N 00°26'54" E	944.50'
L4	S 88°53'42" E	3.92'

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

**JUSTMAN SIMPLE LAND DIVISION (B)**  
 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 \_\_\_\_\_ 7/11/00

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