

# JUSTMAN SIMPLE LAND DIVISION (C)

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 1141 at Page 521 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 W1/4 corner of said Section 10 thence N89°53'21"E along the North line of said SW1/4 30.00 feet to the point of beginning; thence continuing N89°53'21"E 1291.86 feet to the Center West 1/16 corner of said Section 10; thence S00°10'45"E 990.29 feet; thence S89°53'21"W 660.41 feet; thence S00°12'33"E 328.66 feet; thence S00°07'41"E 1292.94 feet to the Northerly right of way of K Road; thence along said Northerly right of way N89°39'10"W 627.70 feet to a point intersecting the Westerly right of way of 19 Road; thence along said Westerly right of way N00°14'31"W 1272.94 feet, thence leaving said Westerly right of way N87°52'59"E 261.97 feet; thence N01°08'29"E 249.42 feet; thence N88°12'21"W 268.01 feet to said Westerly right of way of 19 Road; thence along said Westerly right of way N00°14'23"W 1066.49 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 51.17 acres more or less.

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

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 21<sup>st</sup> day of July A.D. 2000

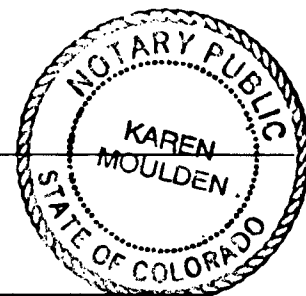
John E. Justman Frances E. Justman  
John E. Justman Frances E. Justman

STATE OF Colorado )  
COUNTY OF MESA )

The foregoing instrument was acknowledged by me this 21<sup>st</sup> day of July

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 )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:38 O'clock PM

this 31<sup>st</sup> day of August A.D. 2000, Reception # 1963411

Drawer No. II-144 Fees \$20<sup>00</sup>, Book 17, Pages 385 & 386

Monika Todd Blinia Hemen

Clerk and Recorder Deputy

### BOARD OF MESA COUNTY COMMISSIONER'S

Approved this 31 day of Aug AD 2000

Donna B. Senora Chairperson

### LIENHOLDER APPROVAL

Federal Land Bank of Wichita By: Shirley D. Varner  
Representative Assistant Vice President

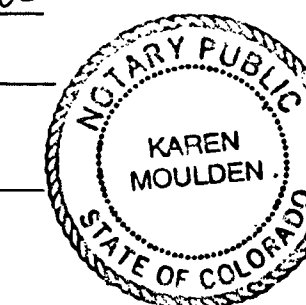
STATE OF Colorado )  
COUNTY OF Mesa )

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

July AD 20 00

My commission expires 6-30-2003

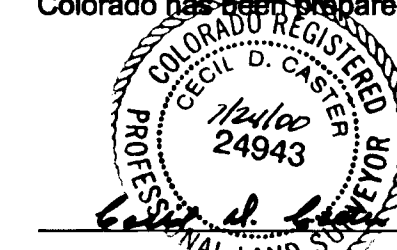
Karen Moulden



Notary Public

### SURVEYORS CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of JUSTMAN SIMPLE LAND DIVISION C, 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.

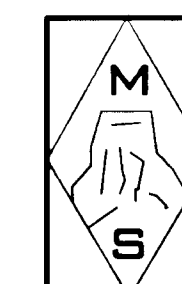
### NOTICE: RIGHT TO FARM ACT

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.

Sheet 1 of 2

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



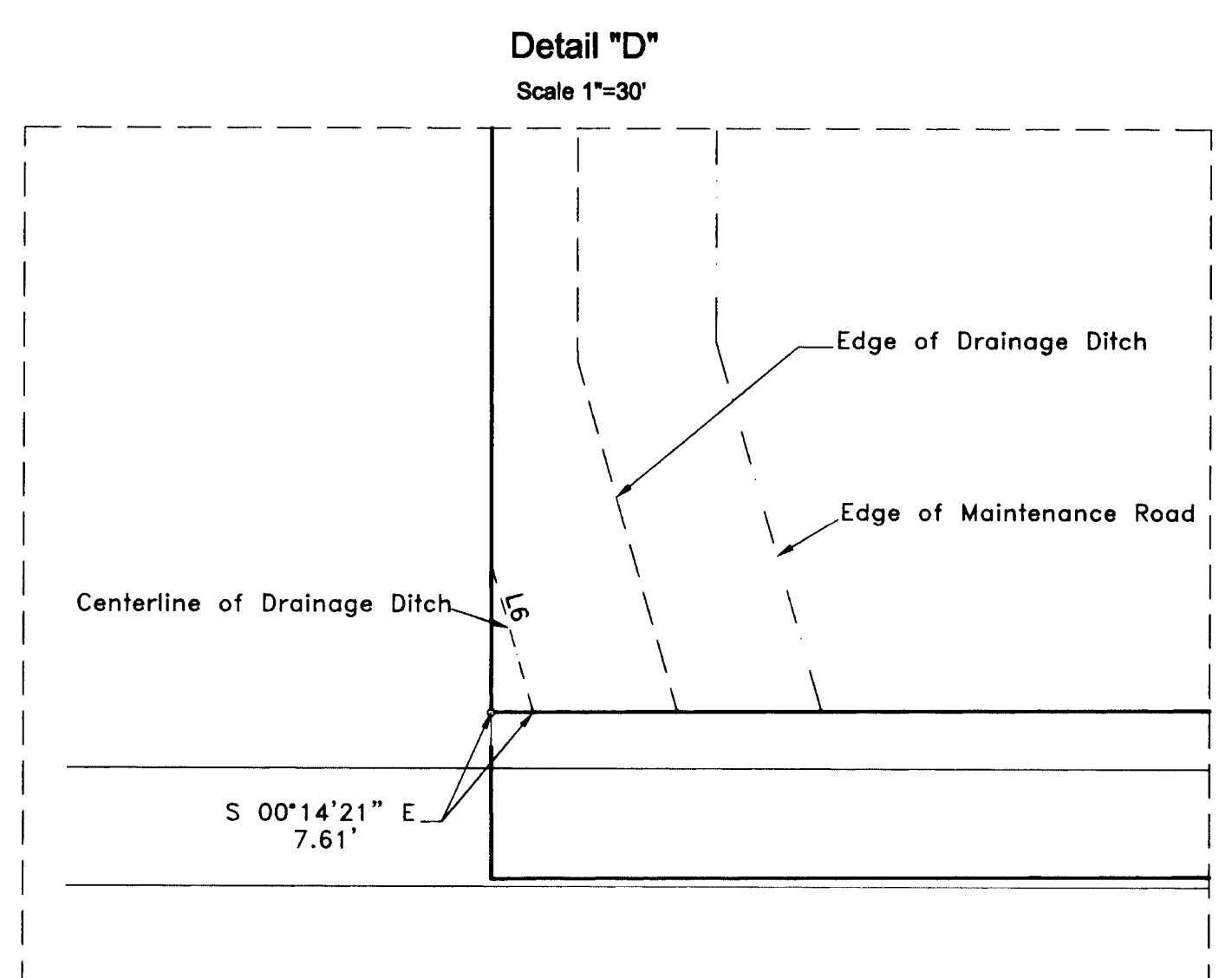
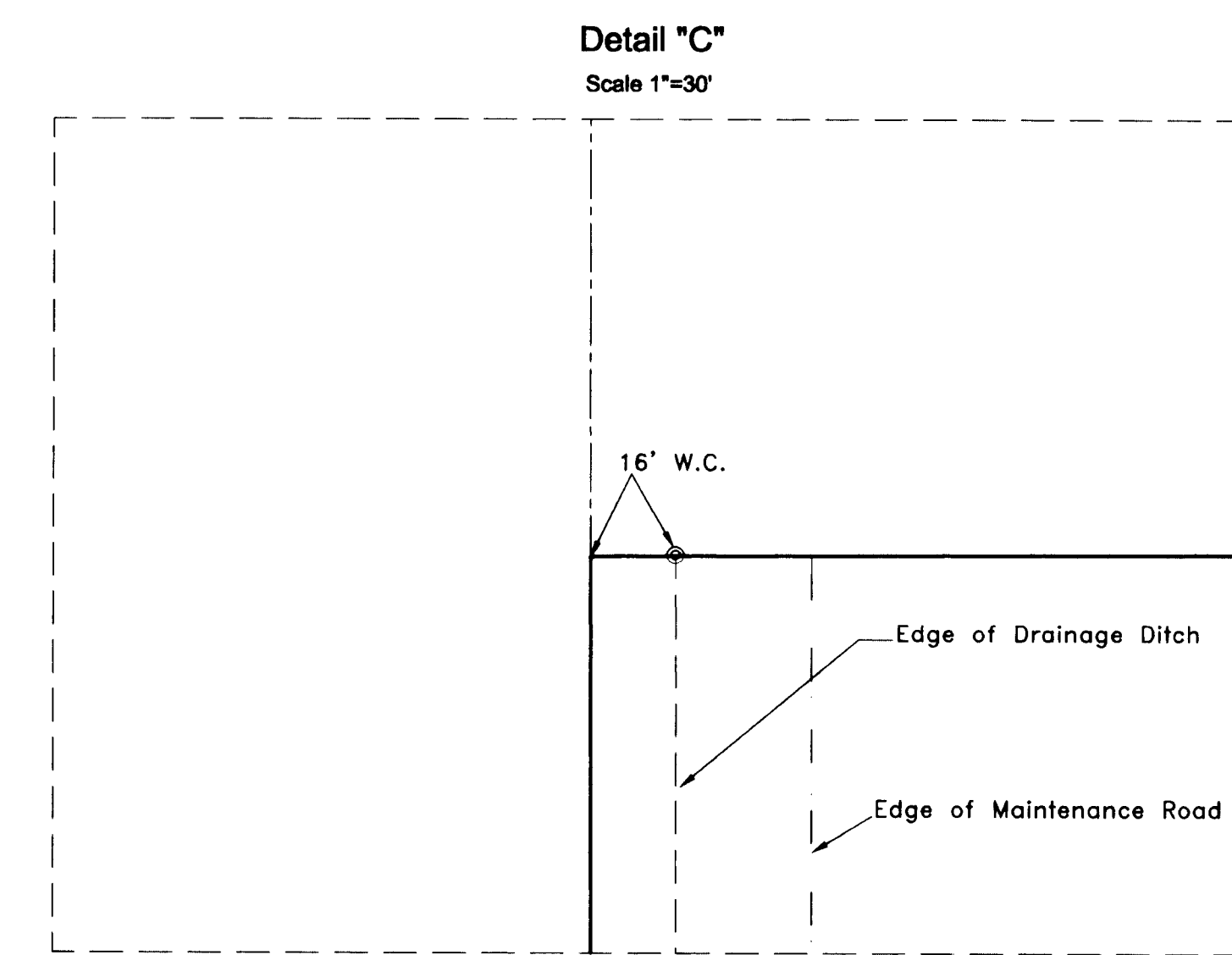
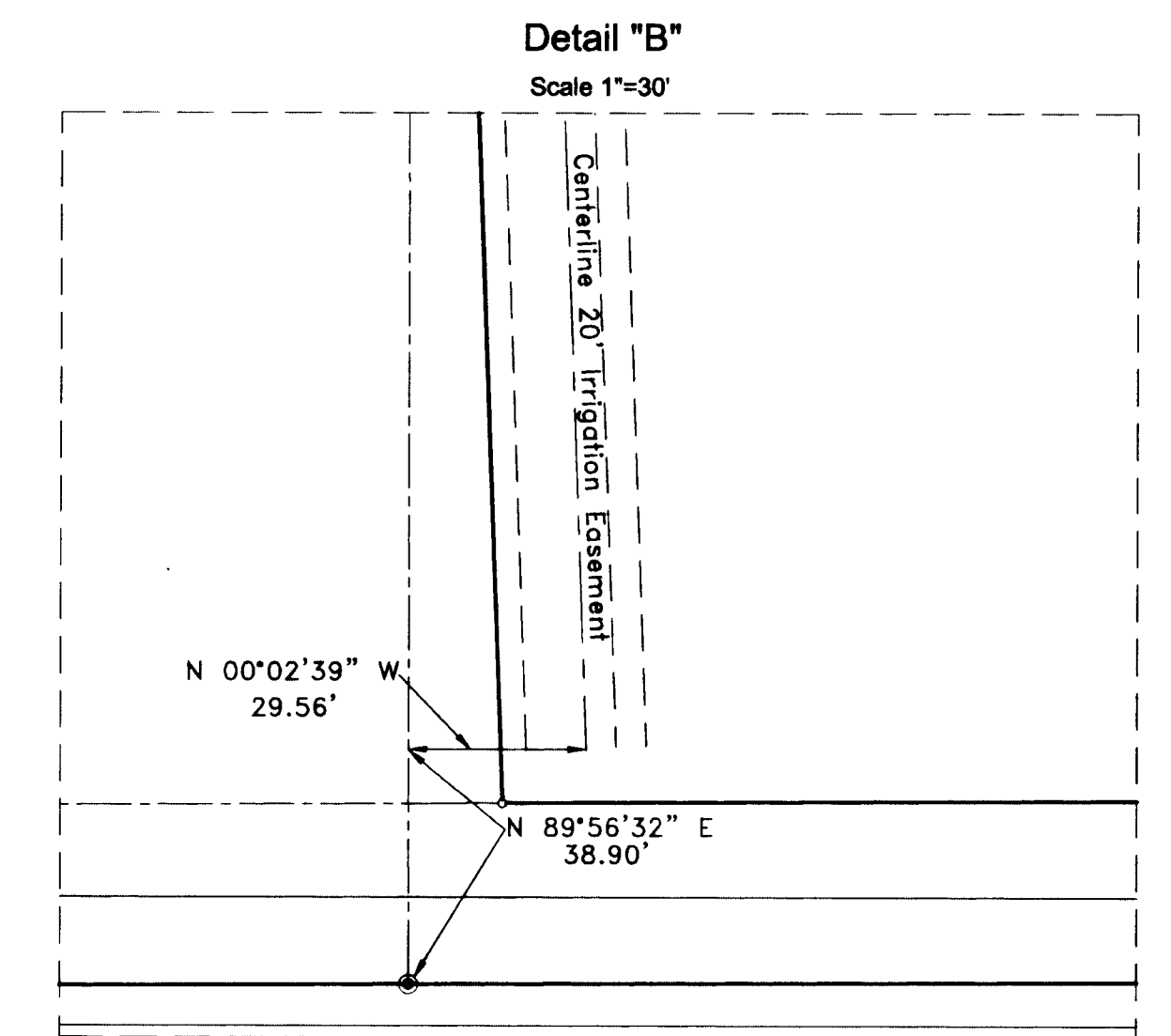
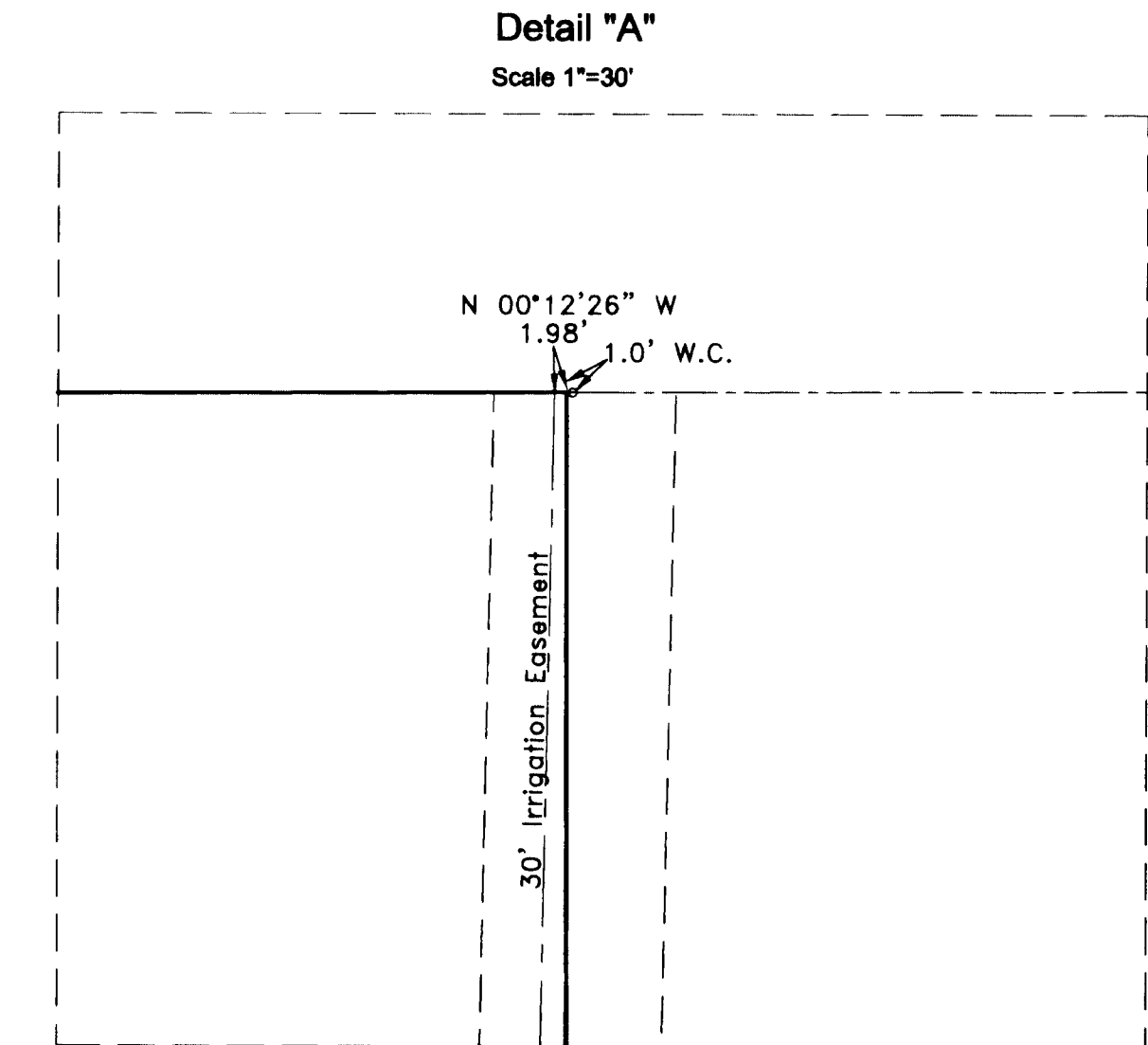
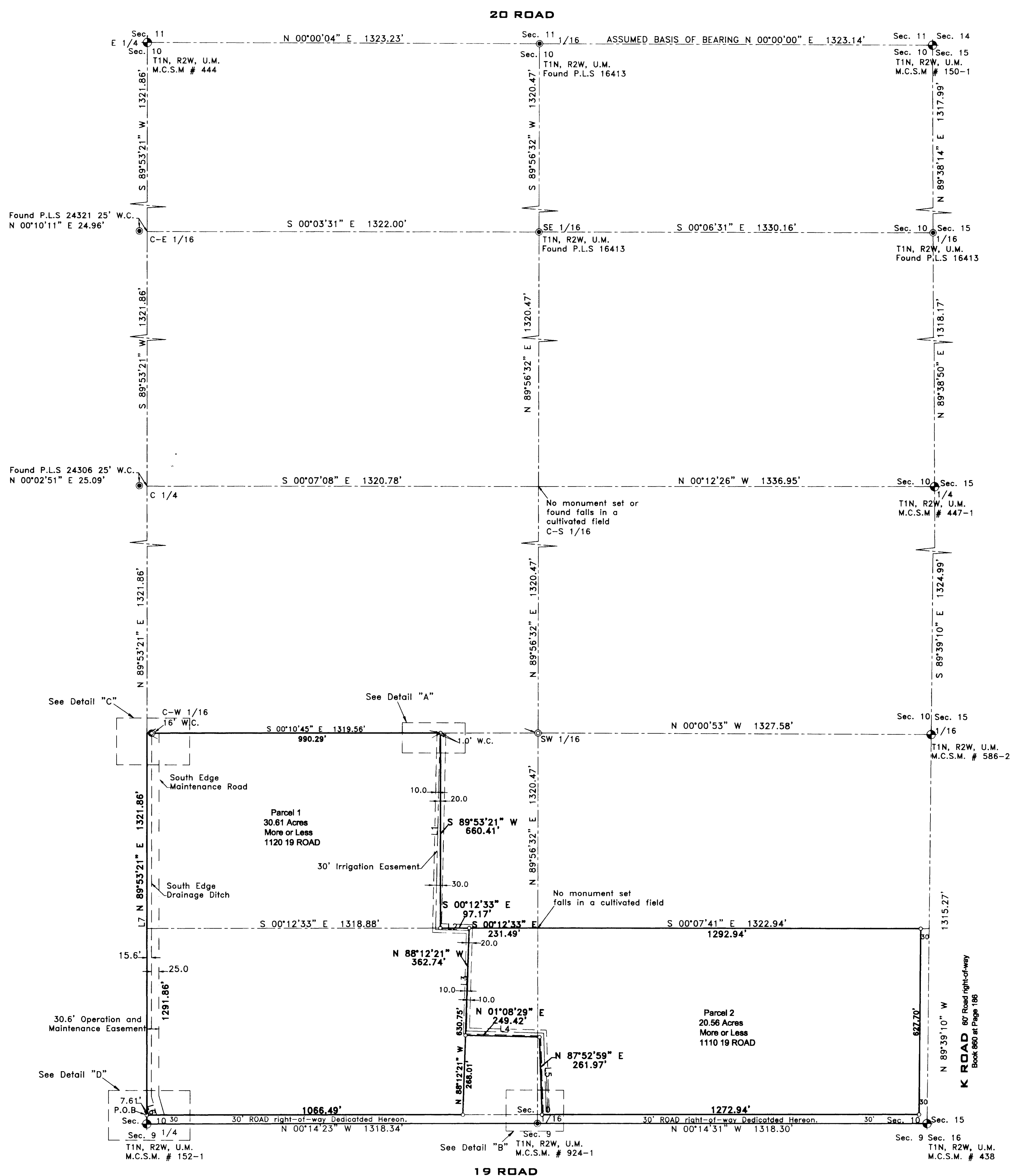
Monument Surveying Co.  
741 Rood Ave.  
Grand Junction, CO 81501  
(970) 245-4188 Fax: (970) 245-4674

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 (C)

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**AREA SUMMARY**

Parcels	51.17 acres = 100%
Dedicated R.O.W.	0.00 acres = 0%
Total	51.17 acres = 100%

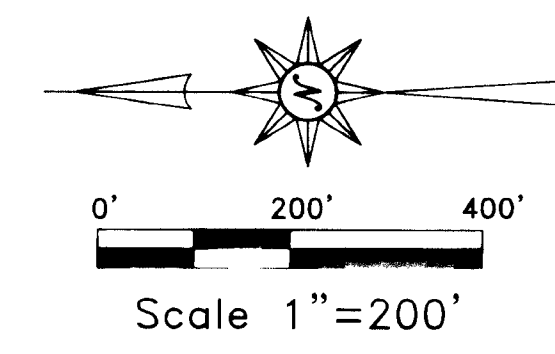
- LEGEND**
- = Found Mesa County Survey Marker as noted
  - = Set No. 6 Rebar with 3" Aluminum Cap "P.L.S. 24943"
  - = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
  - ⊙ = Found No. 6 Rebar and Aluminum Cap set by others
  - ⊕ = PK nail and Tag "Monument P.L.S. 24943"
  - ⊙ = Found No. 6 Rebar and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

**LINE TABLE Centerline Irrigation Easement**

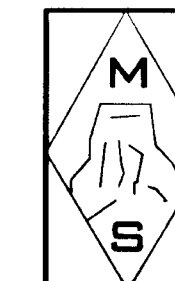
LINE	BEARING	DISTANCE
L1	N 88°53'42" W	665.23'
L2	S 01°26'31" W	114.20'
L3	S 88°26'27" E	339.88'
L4	S 01°21'51" W	260.31'
L5	S 87°54'49" W	266.37'

**LINE TABLE Centerline Drainage Ditch**

LINE	BEARING	DISTANCE
L6	S 73°57'44" W	27.74'
L7	S 89°54'00" W	1231.91'



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

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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: <b>John E. &amp; Frances E. Justman</b>	JOB NO. <b>99-64</b>