

KICKBUSH SIMPLE LAND DIVISION
AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, JAMES K. KICKBUSH AND GINA L. KICKBUSH, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2158 at Pages 337-338 of the Mesa County Clerk and Recorders Office, and being situated in Section 7, Township 1 North, Range 2 West of the Ute Meridian being described as follows:

Beginning at the Mesa County Survey Monument known as the N 1/4 corner of said Section 7, that when aligned with the Mesa County Survey Monument known as the Northwest corner of said Section 7, bears South 89°44'47" West and all bearings contained herein to be relative thereto;
thence South 00°01'36" East along the East line of NE 1/4 NW 1/4 30.00 feet to the Point of Beginning;
thence continuing South 00°01'36" East 1291.58 feet to the Southeast corner of said NE 1/4 NW 1/4,
thence South 89°40'48" West along the South line of said NE 1/4 NW 1/4 1320.01 feet to the Southwest corner of said NE 1/4 NW 1/4,
thence along the West line of said NE 1/4 NW 1/4 North 00°02'19" West 882.31 feet,
thence North 89°44'47" East 530.19 feet,
thence North 00°02'19" East 410.80 feet,
thence North 89°44'47" East 790.08 feet to the Point of Beginning,
Mesa County, Colorado.

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR W/CAP L.S. 24943
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ FOUND MESA COUNTY SURVEY MARKER

CALLS IN () ARE FROM RECORD

1. SURVEY ORIENTED WITH FOUND MONUMENTS.
2. BEARINGS BASED ON S89°44'47"W ALONG THE NORTH LINE OF NE1/4 NW1/4 SECTION 7 TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M. FROM BOUNDARY LINE ADJUSTMENT PLAT DATED 9/20/93 AND DEPOSITED IN BOOK 1 AT PAGE 25 DEPOSIT NUMBER 933-93

THIS SUBDIVISION 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 PURSUANT TO C.R.S. 35-3.5-101.

That said owners have caused the property to be laid out and surveyed as the Kickbush Simple Land Division, a subdivision of a part of the county of Mesa, state of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying exemption plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of November A.D., 2000.

James K. Kickbush
JAMES K. KICKBUSH

Gina L. Kickbush
GINA L. KICKBUSH

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 15th day of November A.D., 2000, by James K. Kickbush and Gina L. Kickbush.

David Traficanti
My commission expires:

Edward A. DeBus
Notary Public
Address: 910 Main Street, Grand Junction, CO 81501

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of KICKBUSH SIMPLE LAND DIVISION.

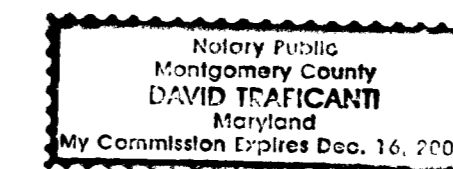
Edward A. DeBus
BY: Edward A. DeBus, Vice President

Maryland
STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 6th day of November A.D., 2000, by Edward A. DeBus

David Traficanti
My commission expires:

David Traficanti
Notary Public
Address: 7945 New Horizon Way, Frederick, MD 21703



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 24th day of January A.D., 2001, Board of County Commissioners of the County of Mesa, Colorado.

Kathryn N. Hall
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 02:08 o'clock P. M. this 25th day of January A.D., 2001, and is duly recorded in Plat Book No. 18, Page 86

Reception No. 1781266 Drawer No. JJ-64 Fees \$10.00

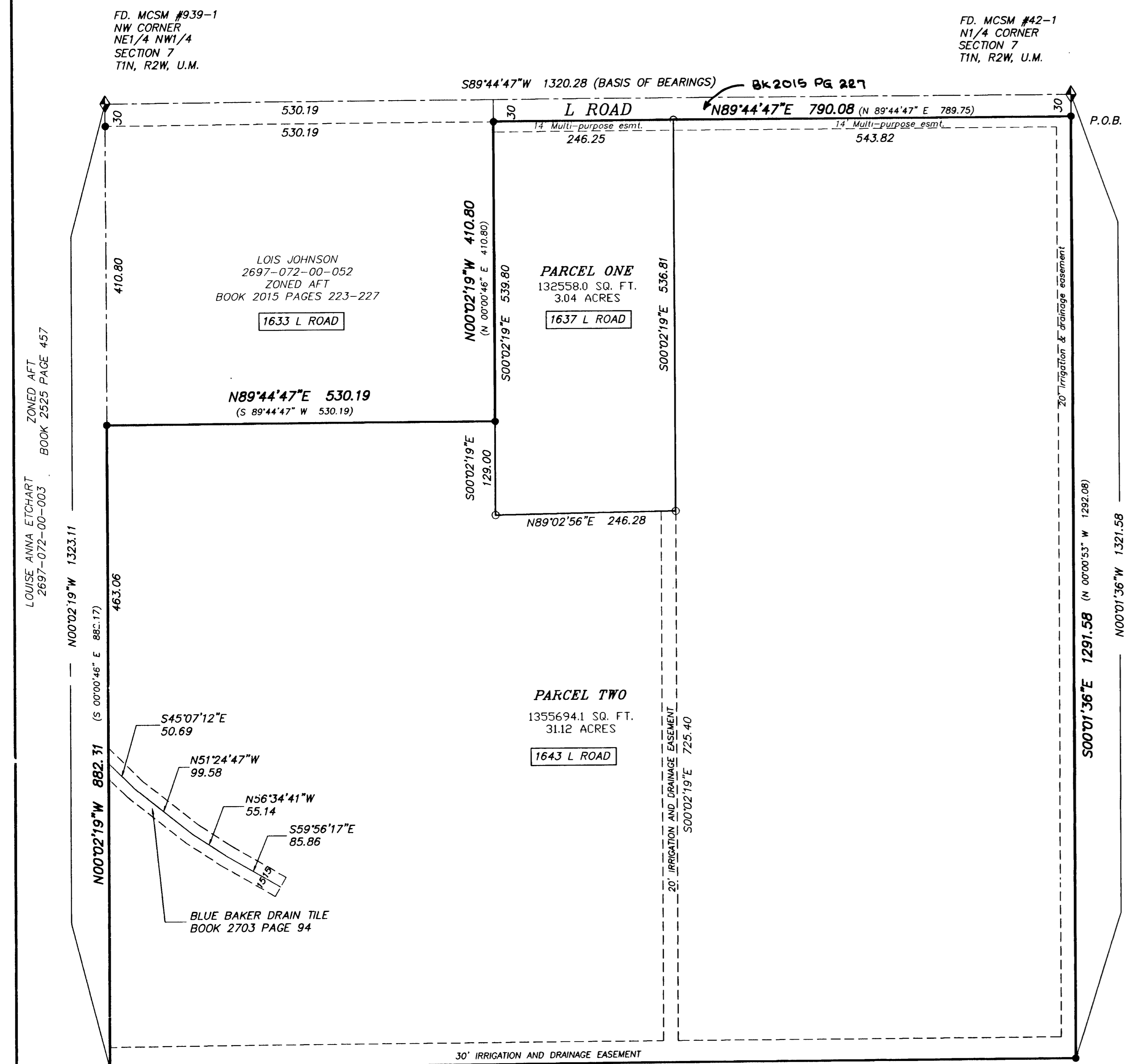
Monika Todd
Clerk

Elisa Saaba
Deputy

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FINAL PLAT

SITUATED IN THE NE1/4 NW1/4 SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN	
FOR: JIM KICKBUSH	SURVEYED BY: SB EG
SCALE: 1" = 100 FT	DRAWN BY: MEM
DATE: 7/20/2000	ACAD ID: KICKSLDF
	SHEET NO.
	FILE: 99344



FD. MCSM #939-1 NW CORNER NE1/4 NW1/4 SECTION 7 T1N, R2W, U.M.
FD. MCSM #42-1 N1/4 CORNER SECTION 7 T1N, R2W, U.M.
FD. 2.5" CAP L.S. 24943 SW CORNER NE1/4 NW1/4 SECTION 7 T1N, R2W, U.M.
FD. 2.5" CAP L.S. 24943 SE CORNER NE1/4 NW1/4 SECTION 7 T1N, R2W, U.M.

AREA SUMMARY

LOTS = 31.16 ACRES = 100%
TOTAL = 34.16 ACRES = 100%

SURVEYOR'S CERTIFICATE
I, Max E. Morris, certify that the accompanying plat of KICKBUSH SIMPLE LAND DIVISION, a survey of a part of the County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a field survey of same.
Max E. Morris
Max E. Morris, Q.E.D., Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413
Date: 2/9/2000



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.