

NOTE:  
The Byers Drain and the Grand Valley Canal outfall are flows entering the subject property in natural drainage channels. There is no physical evidence that these channels have ever been maintained by any controlling authority.

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER
  - FOUND SURVEY MARKER AS DESCRIBED PERIMETER SET IN CONCRETE
  - SET NO.5 REBAR/CAP L.S. 33650

Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.19 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Kohls Subdivision.

# Kohls Subdivision

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Todd J. Bishop and Tammy D. Bishop are the real owners of that real property situated in the County of Mesa, State of Colorado, described in Book 2500 at Page 446 of the Mesa County Clerk & Recorder's Office, and being situated in the NE1/4 of the SW1/4 of Section 5, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Parcel 1 of STANDFIRD SIMPLE LAND DIVISION, also being described as:

A parcel of land situated in the NE1/4 of the SW1/4 of Section 5, Township 1 North, Range 2 West of the Ute Meridian, being more particularly described as follows:

Commencing at the S1/16 Corner of Section 5, T1N, R2W of the Ute Meridian and considering the East Line of the NE1/4 of the SW1/4 of said Section 5 to bear S00°22'03"E of distance of 30.00 feet; thence N89°56'58"W along the South Line of the NE1/4 of the SW1/4 of said Section 5 a distance of 48.78 feet; thence N06°27'44"W a distance of 192.14 feet; thence N53°53'37"W a distance of 205.58 feet; thence N27°23'25"W a distance of 94.19 feet; thence N69°59'28"W a distance of 293.15 feet; thence S39°49'06"W a distance of 708.77 feet to the South Line of the NE1/4 SW1/4 of said Section 5; thence S89°56'58"W along said South Line a distance of 280.86 feet; thence N00°20'01"W a distance of 659.88 feet; thence N82°17'34"E a distance of 1301.21 feet; thence S00°22'03"E a distance of 835.53 feet to the Point of Beginning, containing 14.50 acres as described, all in Mesa County, CO.

That said owners have caused the said real property to be laid out and surveyed as KOHLS SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as Multipurpose easements on the accompanying 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 and sewer lines; together with the right to trim or remove 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.

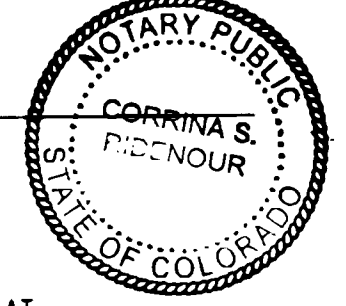
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21<sup>st</sup> day of March A.D. 2003.

Todd J. Bishop  
Todd J. Bishop  
Tammy D. Bishop  
Tammy D. Bishop

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March A.D. 2003, by Todd J. Bishop and Tammy D. Bishop.

5/1/03  
My commission expires:  
Cornelia S. Ridenour  
Notary Public



LIENHOLDERS RATIFICATION OF PLAT  
The undersigned, having property interests in or encumbrances upon the real property involved, do hereby ratify and affirm Kohls Subdivision.

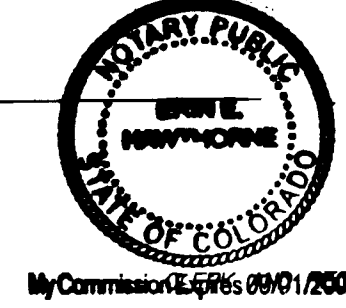
Signed this 14<sup>th</sup> day of April A.D. 2003.

By: Wells Fargo Home Mortgage For: Wells Fargo Home Mortgage

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April A.D. 2003.

9-01-04  
My commission expires:  
James R. Baughman  
Notary Public



STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA    )

I hereby certify that this instrument was filed in my office at 1:22 o'clock P.M. this 16<sup>th</sup> day of October A.D. 2003 and is duly recorded in Plat Book No. 20, Page 28

Reception No. 2152243 Drawer No. 00-61 Fees \$ 10.00 1.00

Janice Ward BY Carole Janko  
CLERK AND RECORDER DEPUTY

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Approved this 3<sup>RD</sup> day of October A.D. 2003, Board of County Commissioners of the County of Mesa, Colorado.

James R. Baughman  
Chairman

RECORDED IN CAROLINA COUNTY RECORDS

2697-053-00-047  
BOOK 2750 PAGES 673/675

2697-053-00-048  
BOOK 16 PAGES 676/678

NO. 5 REBAR/ILLEGIBLE CAP  
0.43' S56°11'59"E FROM  
CALCULATED CORNER

1235 17 1/2 ROAD  
LOT 2  
9.50 ACRES  
413,655.34 SQ. FT.

1231 17 1/2 ROAD  
LOT 1  
5.00 ACRES  
217,802.33 SQ. FT.

PARCEL 2  
2697-053-00-041  
PLAT BOOK 16 PAGE 276

## STANDFIRD SIMPLE LAND DIVISION

GRAND VALLEY MAINLINE CANAL  
OUTFALL EASEMENT AS SHOWN  
AND DEDICATED ON STANDFIRD  
SIMPLE LAND DIVISION  
SEE NOTE.

BYERS DRAIN  
EASEMENT AS SHOWN  
AND DEDICATED ON STANDFIRD  
SIMPLE LAND DIVISION

1/4 MULTIPURPOSE EASEMENT DEDICATED HEREON

5022'02"E 1319.22' (BASIS OF BEARINGS)

17 1/2 ROAD

30' ROAD ROW AS PER STANDFIRD SIMPLE LAND DIVISION - PLAT BOOK 16 PAGE 276

MCSM #930  
CENTER 1/4 CORNER  
SECTION 5, T1N, R2W  
UTE MERIDIAN

1 1/2" ALUMINUM CAP IN MONUMENT BOX  
L.S. 24306  
S1/16 CORNER ON CENTER LINE  
SECTION 5, T1N, R2W  
UTE MERIDIAN

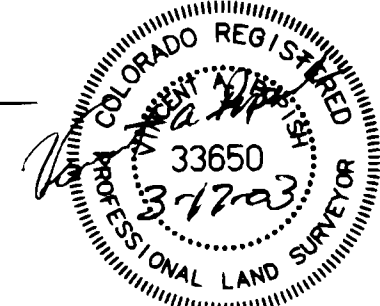
### BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE EAST LINE OF THE NE1/4 SW1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF STANDFIRD SIMPLE LAND DIVISION RECORDED IN PLAT BOOK NO. 16 AT PAGE 276. SAID EAST LINE BEARS S00°22'03"E.

### SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of KOHLS SUBDIVISION, 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.

Vincent A. Popish  
Vincent A. Popish, Independent Surveyor  
Colorado Professional Land Surveyor No. 33650



Date 3-17-03

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

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 CERTIFICATION SHOWN HEREON.

### Kohls Subdivision

FINAL PLAT	
SITUATED IN THE NE1/4 SW1/4 OF SECTION 5, T1N, R2W, UTE MERIDIAN	
Client:	John Kohls
Date:	3/17/03
Scale:	1"=60'
Drawn by:	DJS
Checked by:	VAP
File No.:	201288
File Name:	KohlsFin

**INDEPENDENT SURVEY, Inc.**

VINCENT A. POPISH, PLS  
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263  
Grand Junction, Colorado 81501 Call (970)261-1409