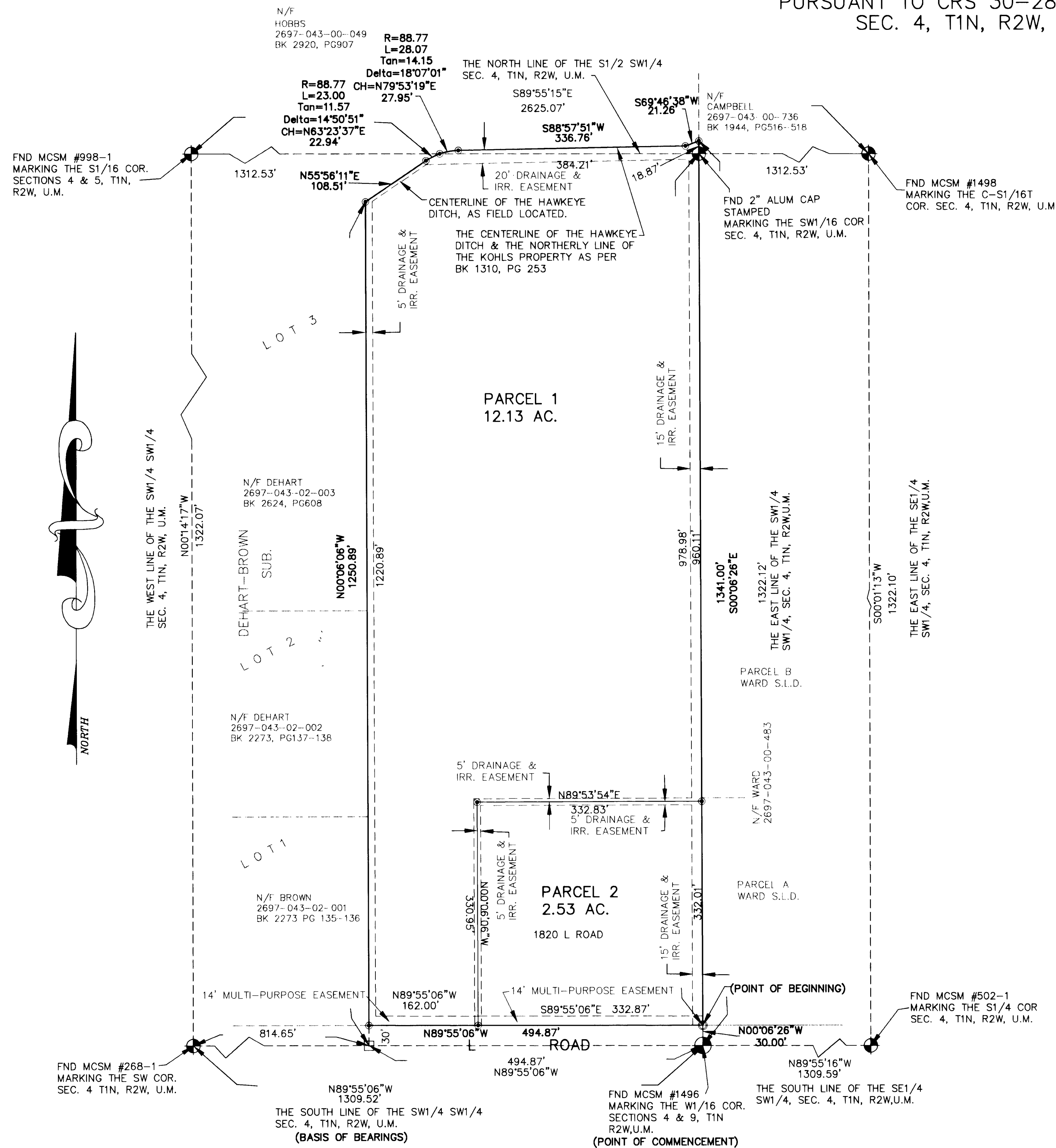


KOHL'S SIMPLE LAND DIVISION

PURSUANT TO CRS 30-28-101(10)(d). A PART OF THE SW1/4 SEC. 4, T1N, R2W, U.M., MESA COUNTY, COLORADO



"PURSUANT TO C.R.S. 24-68-101 et seq., AND CHAPTER 1.10 OF THE 2000 MESA COUNTY LAND DEVELOPMENT CODE, A SITE SPECIFIC DEVELOPMENT PLAN HAS BEEN APPROVED BY MESA COUNTY FOR KOHL'S SIMPLE LAND DIVISION AND SHALL RESULT IN A VESTED RIGHT FOR A PERIOD OF Three YEARS FROM Nov. 6, 2002 (THE DATE OF THE PUBLISHED NOTICE)".

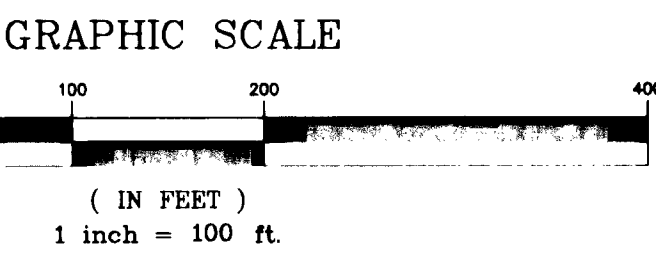
"RIGHT TO FARM ACT NOTICE: THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. 35-3.5-101 et seq."

"FURTHER SIMPLE LAND DIVISION OF ANY PORTION OF THE SUBJECT TRACT ARE PROHIBITED PURSUANT TO SECTION 3.5.7.B.2 OF THE 2000 MESA COUNTY LAND DEVELOPMENT CODE. FURTHER DIVISION, IF ANY, SHALL BE PROCESSED THROUGH THE MAJOR SUBDIVISION PROCESS".

BASIS OF BEARINGS: THE SOUTH LINE OF THE SW1/4 SW1/4 OF SECTION 4, T1N, R2W, U.M. BETWEEN MESA COUNTY SURVEY MARKER #268-1 MARKING THE SW COR. OF SAID SEC. 4 AND THE MESA COUNTY SURVEY MARKER #1498 MARKING THE W1/16 COR. OF SECTIONS 4 & 9 IS ASSUMED TO BEAR S89°55'06"E.

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.

LEGEND		PARCEL SUMMARY	
⊕	DENOTES FOUND MCSM OR AS NOTED	PARCEL 1	12.13 AC 82.74%
○	DENOTES FOUND REBAR OR AS NOTED	PARCEL 2	2.53 AC 17.26%
⊙	DENOTES #5 REBAR W/ALUM. CAP STAMPED AES PLS 24320 SET IN CONCRETE	TOTAL	14.66 AC 100%



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT AVERY H. KOHL'S AND NORMA LARUE KOHL'S ARE THE OWNERS OF RECORD OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 1310, PAGES 249-253 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO. SAID PARCEL SITUATED WITHIN THE SW1/4 SW1/4 AND A PART OF THE NW1/4 SW1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF THE SW1/4 SW1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN WHENCE THE SOUTH LINE OF THE SW1/4 SW1/4 OF SAID SECTION 4 BEARS N89°55'06"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE N00°06'26"W ALONG THE EAST LINE OF THE SW1/4 SW1/4 OF SAID SECTION 4, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N89°55'06"W, A DISTANCE OF 494.87 FEET; THENCE N00°06'06"W A DISTANCE OF 1220.89 FEET TO THE CENTERLINE OF THE HAWKEYE DITCH; THENCE ALONG THE CENTERLINE OF THE HAWKEYE DITCH THE FOLLOWING 5 COURSES: 1) N55°56'11"E A DISTANCE OF 108.51 FEET; 2) ALONG THE ARC OF A CURVE TO THE RIGHT FOR 23.00 FEET. SAID CURVE HAVING A RADIUS OF 88.77 FEET, A CENTRAL ANGLE OF 14°50'51" AND A CHORD BEARING OF N63°23'37"E AND A CHORD DISTANCE OF 22.94 FEET TO THE NORTH LINE OF THE S1/2 SW1/4 OF SAID SECTION 4; 3) ALONG THE ARC OF A CURVE TO THE RIGHT FOR 27.95 FEET. SAID CURVE HAVING A RADIUS OF 88.77 FEET A CENTRAL ANGLE OF 18°07'01" AND A CHORD BEARING OF N79°53'19"E AND A CHORD DISTANCE OF 27.95 FEET; 4) THENCE N88°57'51"E ALONG THE CENTER LINE OF THE HAWKEYE DITCH AS DESCRIBED IN BOOK 1310, PAGE 253, A DISTANCE OF 336.76 FEET; 5) N69°46'38"E A DISTANCE OF 21.26 FEET TO THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 4; THENCE S00°06'26"E A DISTANCE OF 18.87 FEET TO THE SW1/16 CORNER OF SAID SECTION 4; THENCE S00°06'26"E ALONG THE EAST LINE OF THE SW1/4 SW1/4 OF SAID SECTION 4, A DISTANCE OF 1292.12 FEET TO THE POINT OF BEGINNING.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS KOHL'S SIMPLE LAND DIVISION, WITHIN THE COUNTY OF MESA, STATE OF COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH IS LABELED AS MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLE, STORM SEWER MAINS AND GAS PIPELINES. ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USERS' RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE.

ALL EASEMENTS INCLUDE:
THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT, THE RIGHT TO DREDGE, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF THE PARCELS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

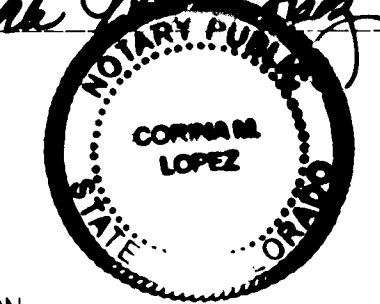
THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND PLATTED AS KOHL'S SIMPLE LAND DIVISION, WITHIN MESA COUNTY, STATE OF COLORADO.

IN WITNESS SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED, THIS 17 DAY OF October, 2002
Avery H. Kohls Norma Larue Kohls
AVERY H. KOHL'S NORMA LARUE KOHL'S

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AVERY H. KOHL'S & NORMA LARUE KOHL'S
THIS 17 DAY OF October, A.D., 2002

WITNESS MY HAND AND OFFICIAL SEAL Corina Cruz Lopez
MY COMMISSION EXPIRES: 12-01-2007



BOARD OF COUNTY COMMISSIONERS CERTIFICATION
APPROVED 17 DAY OF October, A.D., 2002 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

William B. Senora
CHAIRMAN

COUNTY CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT

4:30 O'CLOCK P.M., ON October 22nd, A.D., 2002 AND WAS DULY RECORDED IN PLAT BOOK 19 PAGE 146

RECEPTION NUMBER 2022989, DRAWER MM-94 FEE \$10.00 + 1.00

Marika Todd Teresa Horn
MESA COUNTY CLERK AND RECORDER DEPUTY

NOTE: AS OF THE DATE OF THIS SURVEY AND AS PER THE PROPERTY OWNER, THERE ARE NO LIENHOLDERS.

PREPARED FOR: KOHL'S

KOHL'S SIMPLE LAND DIVISION PURSUANT TO CRS 30-28-101-(10)(d) WITHIN THE SW1/4 SEC. 4, T1N, R2W, U.M., MESA COUNTY, CO.		
Applied Earth Sciences, Inc. PROFESSIONAL LAND SURVEYORS 1227 23rd Street, #103 Grand Junction, CO. 81501 Ph: (970) 248-3559 Fax: (970) 248-9069		
DATE: JULY 2002 REVISION:	SURVEYED BY: KCM, KM JOB NO.: 2K2027	CHECKED BY: WSM SCALE: 1"=100' SHEET 1 OF 1

SURVEYOR'S CERTIFICATION
I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING JUNE 2002, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.
CERTIFIED THIS 17TH DAY OF OCT., 2002