- I/4 CORNER SECTIONS 14 & 23 MCSM #147-1

S 90°00'00" E

s 90.00.00 E J ROAD 315.20 CORNER SECTIONS - UTILITY EASEMENT 13, 14, 23, & 24 MCSM #146 PARCEL 2 2.98 ACRES IRRIGATION -EASEMENT EASEMENT PARCEL I 15.65 ACRES

DRAINAGE EASEMENT -

SET WITNESS CORNER -25' FROM TRUE CORNER

EASEMENT

N 89°57'36" W

N 90°00′00″ E

657.96

627.98'

S 90°00'00" E

N I/I6 CORNER -

SECTIONS 23 &

TABULATION OF AREA

PARCEL I 2.98 AC 15% 15.65 AC 78% PARCEL 2

RIGHT-OF-WAY 1.34 AC 7% TOTAL 19.98 AC 100%

GRAPHIC SCALE

#### LEGEND

### FOUND MESA COUNTY SURVEY MARKER

- SET 3" ALLOY CAP L.S. 27266
- ☐ SET #5 REBAR & CAP L.S. 27266

1/4 CORNER -SECTIONS THIS SUBDIVISION IS IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED 23 & 24 THAT AGRICULTURAL USES MAY CONTINUE IN THE AREA AND SHALL NOT BE MCSM #404 CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.

#### NOTES:

- C-N I/I6 CORNER SECTION 23

FOUND #5 REBAR & UNKNOWN CAP

> BEARINGS ARE BASED UPON THE NORTH LINE OF THE NE 1/4 SECTION 23. FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE CORNER FOR SECTIONS 13, 14, 23, & 24, AND THE I/4 CORNER FOR SECTIONS I4 & 23. THE VALUE USED, S 90'00'00" E, IS ASSUMED.

# LENSCH SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d) IN THE W 1/2 NW 1/4 NE 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being the W 1/2 NW 1/4 NE 1/4 of Section 23, Township I North, Range 2 West, of the Ute Meridian, as recorded in Book 2026 Page 771 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at the 1/4 Corner for Sections 14 & 23: thence S 90°00'00" E, 657.96 feet: thence S 00°15'40" W, 1321.91 feet: thence N 89°57'36" W, 658.91 feet: thence N 00°18'09" E, 1321.45 feet to the point of beginning:

That said owners have caused said real property to be laid out and surveyed as LENSCH SIMPLE LAND DIVISION, an exemption plat pursuant to CRS 30-28-101(10)(d) of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "20 1/2 ROAD" and as "J ROAD" on the accompanying plat as Right-of-Way for the use of the public forever: FURTHER that said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "IRRIGATION EASEMENT" on the accompanying plat as easements for the installation and maintenance of irrigation facilities for the use of the parcels created hereon, as well as downstream users of the facilities within said easements: FURTHER that said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "DRAINAGE EASEMENT" on the accompanying plat as easements for the installation and maintenance of drainage facilities for the use of the parcels created hereon, as well as The Grand Junction Drainage District: FURTHER that said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "UTILITY EASEMENT" on the accompanying plat as easements for the installation and maintenance of an overhead electric line for the use of the parcels created hereon: said easements shall include further right of ingress and egress to and from said easements, being reasonable and prudent as to all usage:

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication.

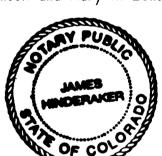
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11 day of \_\_\_\_\_\_, 2000.

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 22 day of \_\_\_\_\_, 2000 by Carl A. Lensch and Mary R. Lensch.

My Commission expires 2/9/2003



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF MESA

I hereby certify that this instrument was filed in my office at //:28 o'clock/ M., this 27<sup>th</sup> day of October, 2000, and is duly recorded in Plat Book No. // Page 34 Reception No. 1970321, Drawer J 3-22.

Clerk and Recorder

I HEREBY CERTIFY TO CARL LENSCH THAT THIS PLAT OF SURVEY CORRECTLY REPRESENTS THE RESULTS OF A SURVEY WHICH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, DONE ON THE PREMISES IN JUNE, 2000.

Approved this 20 day of 00., 2000.

BARRY L. HAAG P.L.S. 27266 708 JASMINE LANE GRAND JUNCTION, COLORADO 81506 PHONE:(970) 254-I664



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Board of County Commissioners of the County of Mesa, Colorado.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

## LENSCH SIMPLE LAND DIVISION

SITUATE W 1/2 NW 1/4 NE 1/4 SECTION 23

TOWNSHIP 1 NORTH - RANGE 2 WEST - UTE MERIDIAN MESA COUNTY COLORADO

> PREPARED FOR CARL LENSCH

SCALE: 1"=100'

OCTOBER 10, 2000