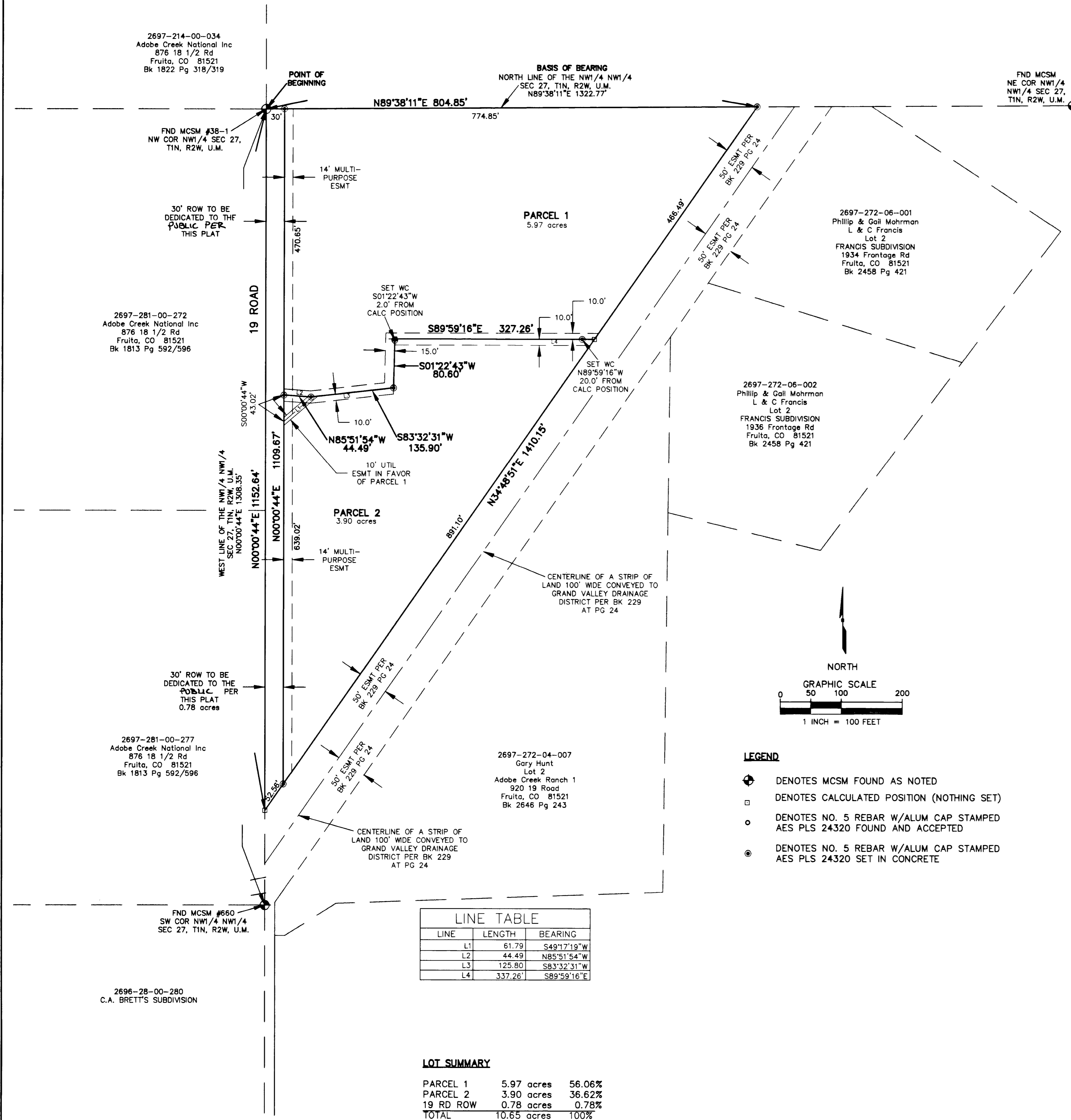


McBRIDE SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)
A PART OF NW1/4 NW1/4 SECTION 27,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BETTY JANE McBRIDE IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THAT PART OF THE NW 1/4 NW 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO LYING NORTHWESTERLY OF THE CENTERLINE OF THE MAIN STREAM OF ADOBE CREEK. SAID PARCEL BEING OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN BOOK 2559 PAGE 968. EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d), IN ACCORDANCE WITH THE PLAT SHOWN HEREON AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW 1/4 NW 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, WHENCE THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27 BEARS N 89°38'11" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 89°38'11" E ALONG THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27, A DISTANCE OF 804.85 FEET; THENCE S 34°48'51" W A DISTANCE OF 1410.15 FEET TO THE WEST LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27; THENCE N 00°00'44" E ALONG THE WEST LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 27, A DISTANCE OF 1152.64 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.65 ACRES AS DESCRIBED.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED MULTI-PURPOSE EASEMENT ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM AND SANITARY SEWER MAINS, GAS PIPELINES. ALL IRRIGATION AND DRAINAGE EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE PARCELS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION AND DRAINAGE DITCHES. ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT OF TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION 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 OWNERS OF PARCELS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS McBRIDE SIMPLE LAND DIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.

IN WITNESS SAID OWNERS, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 28 DAY OF August A.D., 2000

Betty Jane McBride
BETTY JANE McBRIDE

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA }
ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Betty Jane McBride

THIS 28 DAY OF August A.D., 2000

WITNESS MY HAND AND OFFICIAL SEAL:



MY COMMISSION EXPIRES 3/17/2001

BOARD OF COUNTY COMMISSIONERS CERTIFICATION
APPROVED THIS 28 DAY OF Aug A.D., 2000 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

William B. Genova
CHAIRMAN

COUNTY CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA }
ss

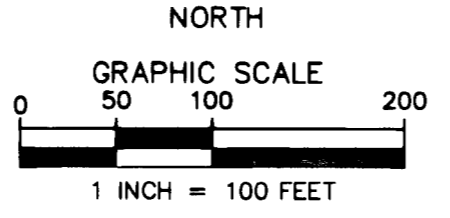
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT

3:54 O'CLOCK P.M., ON August 28, A.D., 2000 AND WAS DULY RECORDED IN PLAT

BOOK 17, PAGE 379

RECEPTION NUMBER 196294, DRAWER II-141, FEE \$10.00
Monica Todd Olivia Herrera
MESA COUNTY CLERK AND RECORDER DEPUTY

- LEGEND**
- ⊕ DENOTES MCSM FOUND AS NOTED
 - DENOTES CALCULATED POSITION (NOTHING SET)
 - DENOTES NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 FOUND AND ACCEPTED
 - DENOTES NO. 5 REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE



BASIS OF BEARING:
THE NORTH LINE OF THE NW1/4 NW1/4 SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN ASSUMED TO BEAR N89°38'11"E PER PLAT BOOK 16 AT PAGES 54/55.

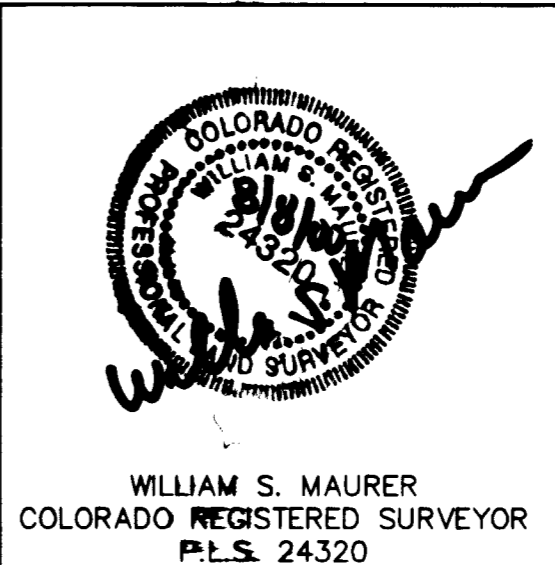
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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 NUISANCE UNLESS THE PROVISIONS OF C.R.S. 35-3.5-102 APPLY.

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MAY, 2000, 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 28TH DAY OF AUGUST, 2000



McBRIDE SIMPLE LAND DIVISION		
A PART OF THE NW1/4 NW1/4, SEC 27, T1N, R2W, U.M. MESA COUNTY, COLORADO		
Applied Earth Sciences, Inc. PROFESSIONAL LAND SURVEYORS		734 Main Street Grand Junction, CO, 81501 Ph: (970) 248-3559 Fax: (970) 248-9069
DATE: 4/00	SURVEYED BY: JW, MB	CHECKED BY: WSM
REVISION:	JOB NO.: 20011	SCALE: 1"=100' SHEET 1 OF 1