

# McBRIDE EXEMPTION

a replat of McBride Simple Land Division

An Exemption Survey pursuant to Section 30-28-101(10)(d) C.R.S.

A part of the 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 and Jimmy D. McBride, are the owner's of that real property located in the NW1/4 NW1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as described in Plat Book 17 at Page 379, Reception #1962941 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows: Parcels 1 and 2 of McBride Simple Land Division.

All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

That said owners have caused the real property to be laid out and surveyed as McBride EXEMPTION, a replat of McBride Simple Land Division, a part of the County of Mesa, in the State of Colorado, as recorded in Plat Book 17, Page 379 of the Mesa County records.

IN WITNESS WHEREOF said owner has caused their name's to be hereunto subscribed this 24 day of April A.D., 2006.

Betty Jane McBride Jimmy D. McBride  
Betty Jane McBride Jimmy D. McBride

STATE OF COLORADO )  
                                  )ss

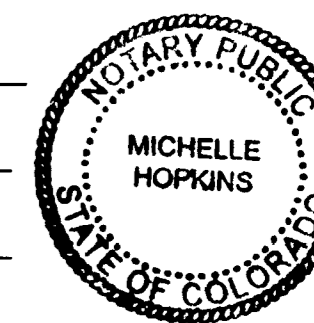
County of Mesa )

The foregoing instrument was acknowledged before me this 24 day of April A.D., 2006 by Betty Jane McBride and Jimmy D. McBride

Witness my hand and official seal: Michelle Hopkins  
Notary Public

Address 205 S. Lead St. Durango, CO 81521

My commission expires: 10-23-2008



### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:11 o'clock P.M. this 4th day of May A.D. 2006, and is duly recorded in Book No. 4149 at page 769. Reception No. 2315345 Fee \$ 10<sup>00</sup> 1<sup>00</sup> Drawer No. 55-12

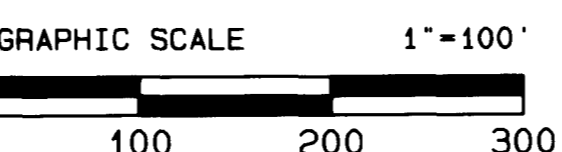
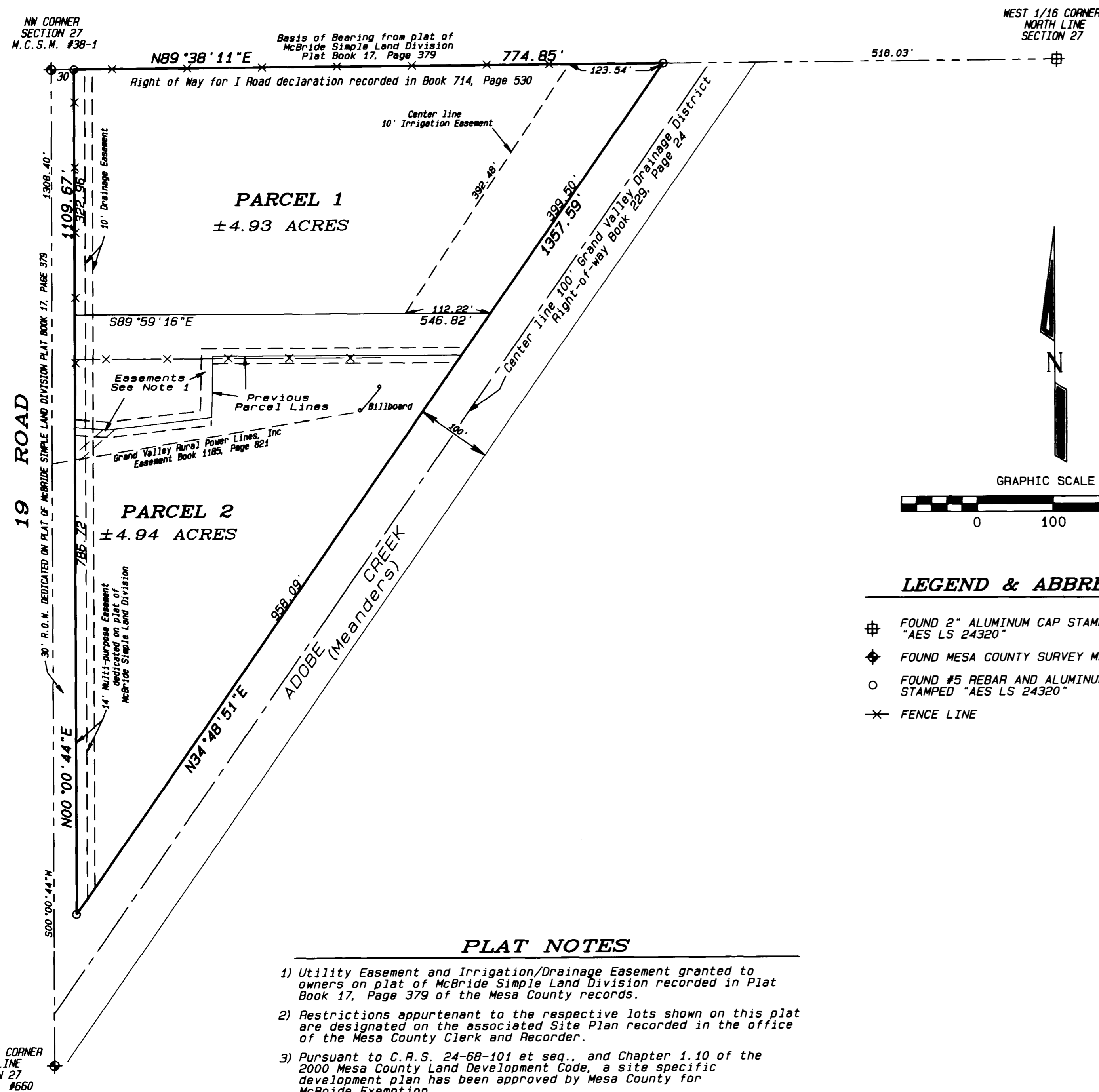
Ginny Baughman  
Deputy

Janice Ward  
Clerk and Recorder

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 2 day of MAY A.D. 2006, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Telma Schubert  
Chairman



### LEGEND & ABBREVIATIONS

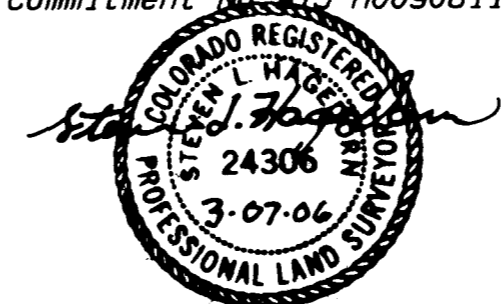
- ⊕ FOUND 2" ALUMINUM CAP STAMPED "AES LS 24320"
- ⬠ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
- FOUND #5 REBAR AND ALUMINUM CAP IN CONCRETE STAMPED "AES LS 24320"
- X- FENCE LINE

### PLAT NOTES

- Utility Easement and Irrigation/Drainage Easement granted to owners on plat of McBride Simple Land Division recorded in Plat Book 17, Page 379 of the Mesa County records.
- Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.
- 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 McBride Exemption.
- 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 Divisions 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 divisions, if any, shall be processed through the Major Subdivision process.
- NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by First American Heritage Title Company in Title Commitment No. 015-H0090811-900-670.



**McBRIDE EXEMPTION**  
a replat of McBride Simple Land Division  
located in the NW1/4 NW1/4, SECTION 27, T1N, R2W, U.M.  
MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 029-05-01
Planning #2006-021 PAI	Date MARCH, 2006	Sheet 1 OF 1