

McMULLAN SIMPLE LAND DIVISION
 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T1 N, R2 W, UTE MERIDIAN
 (AN EXEMPTION SURVEY PURSUANT TO SECTION 30-28-101(10)(D)CR S)

NOTES

- 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 A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS THE LINE BETWEEN THE NW CORNER OF SECTION 10 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN BEING A MESA COUNTY BRASS CAP AND THE NORTH 1/4 CORNER OF SECTION 10 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN BEING A MESA COUNTY BRASS CAP IS ASSUMED TO HAVE A BEARING OF S 89°58'31" E WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.
- THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND WILL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35.3.5.101.
- THIS PLAT WAS PREPARED IN ACCORDANCE WITH TITLE INSURANCE POLICY NO 06 010 93 000084 ORDER FILE NO 89 5146.
- EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.

LENDER'S CERTIFICATE

This Plat shown hereon is approved by RMK Forms this 9 day of December AD 1996

RMK Farms by Roy E. Stuller
 Roy E. Stuller Partner

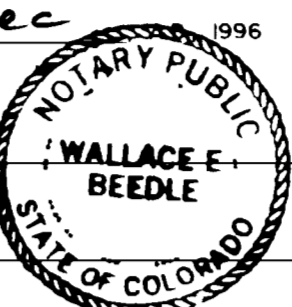
ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
 County of Mesa) ss

Subscribed and sworn to before me this 9 day of Dec 1996
 by Roy E. Stuller as Partner of RMK Farms

IN WITNESS WHEREOF I hereunto affix my hand and official seal
 My commission expires Jan. 26, 1996

Wallace E. Beedle
 Wallace E. Beedle
 Notary Public



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ron McMullan and Vickie McMullan being the owners in fee simple of Parcel 1 as described in the instrument recorded in Book 1747 of Page 411 in the records of the Mesa County Clerk and Recorder located in the NW 1/4 of the NW 1/4 of Section 10 Township 1 North Range 2 West Ute Meridian County of Mesa State of Colorado do hereby subdivide said real property in accordance with the Simple Land Division shown hereon and that said owners have caused the said real property to be laid out and surveyed as McMullan Simple Land Division a subdivision of a part of the County of Mesa Colorado

DESCRIPTION OF McMULLAN SIMPLE LAND DIVISION

A parcel of land located in the NW 1/4 of the NW 1/4 Section 10 Township 1 North Range 2 West Ute Meridian County of Mesa State of Colorado more fully described as follows

Beginning at the northwesterly corner of McMullan Simple Land Division whence the NW corner of Section 10 Township 1 North Range 2 West Ute Principal Meridian bears N 89° 58' 49" W 6314 feet

- Thence South 1351.28 feet
- Thence S 65° 09' 14" E 246.88 feet
- Thence N 39° 56' 11" E 319.59 feet
- Thence N 10° 58' 45" E 358.00 feet
- Thence N 29° 31' 05" E 251.45 feet
- Thence N 00° 46' 46" E 635.57 feet
- Thence N 89° 58' 31" W 6316.8 feet to the Point of Beginning

McMullan Simple Land Division as described above contains 17.314 acres more or less

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All irrigation easements to the lateral water users as a perpetual easement for the installation operation maintenance and repair of private irrigation systems
- A road right-of-way to the County of Mesa for the use of the public and for the use by public services including but not limited to postal services trash collection fire police emergency vehicles and the County of Mesa forever
- A canal easement to Grand Valley Irrigation Company for the installation operation maintenance and repair of the Grand Valley Canal

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 to trim or remove interfering trees and brush provided however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner Furthermore the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

IN WITNESS WHEREOF I hereunto set my hand this 9 day of Dec. AD 1996

Ron McMullan
 Ron McMullan

Vickie McMullan
 Vickie McMullan

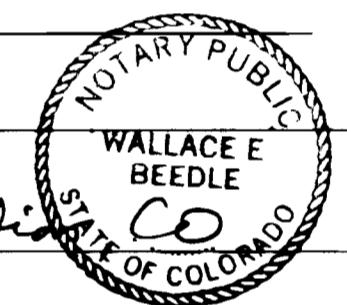
ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
 County of Mesa) ss

On this 9 day of Dec. AD 1996 before me the undersigned officer personally appeared Ron McMullan and Vickie McMullan and acknowledged that they executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal
 My commission expires Jan. 26, 1999

Wallace E. Beedle
 Wallace E. Beedle
 Notary Public



604 Angahoe Grand Junction CO
 Address

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss

I hereby certify that McMullan Simple Land Division was filed for record in the office of the County Clerk and Recorder of Mesa County at 10:30 AM on the 12th day of December AD 1996 in Book No. 1747 Page No. 219 Reception No. 1782170 Fee 10.00

Monika Todd
 Monika Todd
 Mesa County Clerk and Recorder

Cherie Herndon
 Cherie Herndon
 Deputy

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 17th day of December AD 1996 Board of County Commissioners of the County of Mesa Colorado

Kathryn H. Hall
 Kathryn H. Hall
 Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of December AD 1996 County Planning Commission of the County of Mesa Colorado

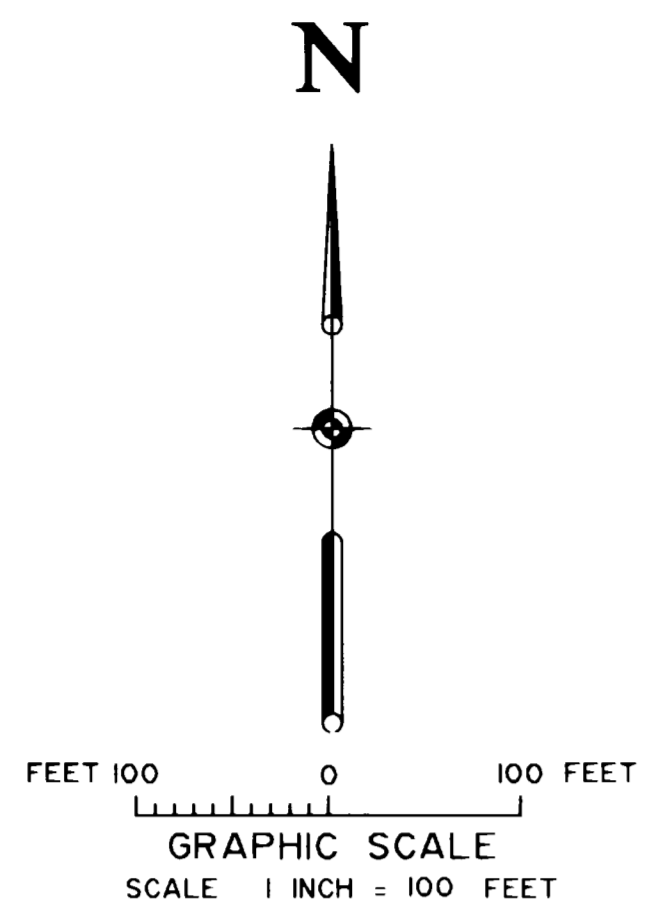
Thomas R. Burtin
 Thomas R. Burtin
 Chairman

SURVEYOR'S CERTIFICATE

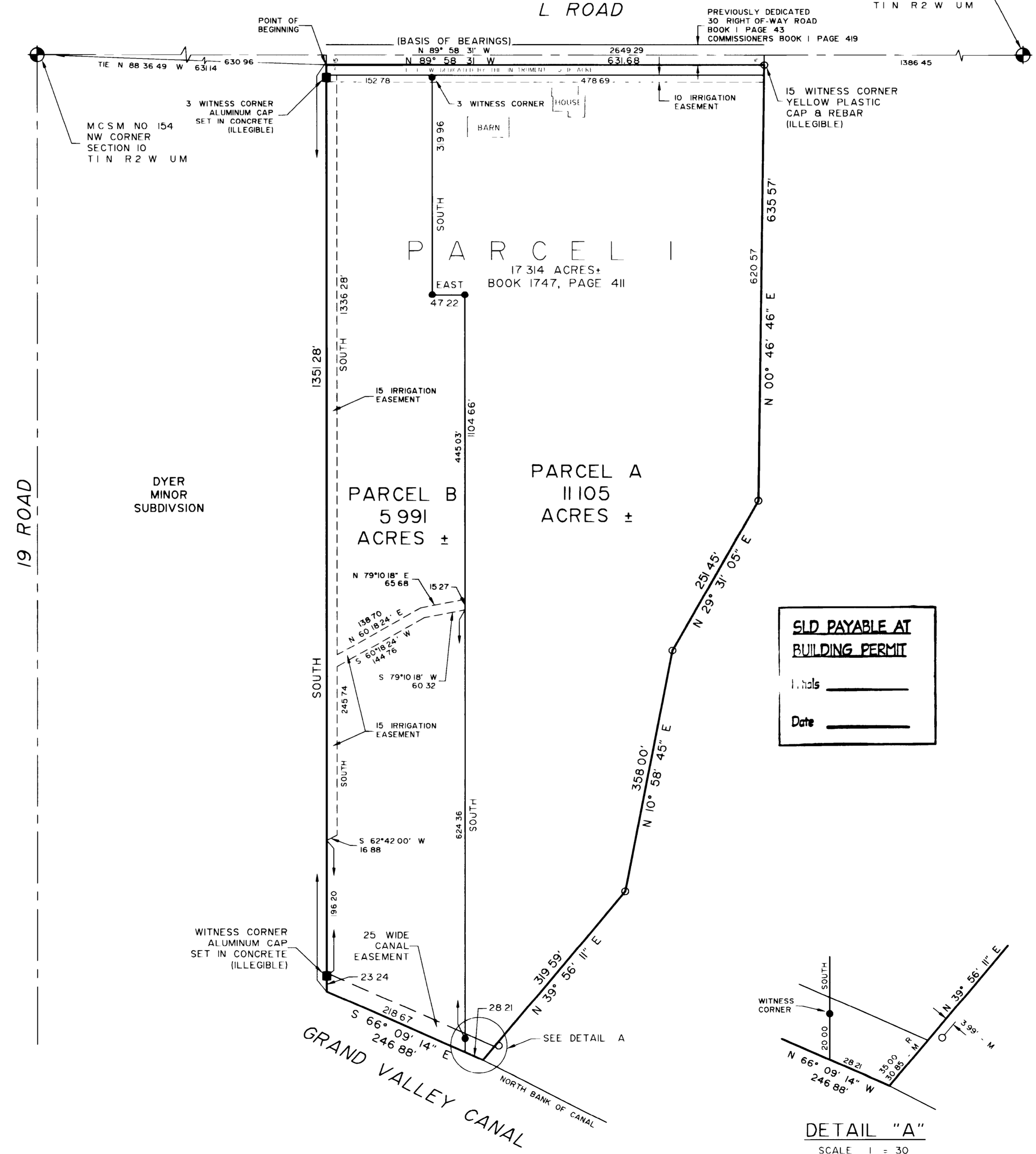
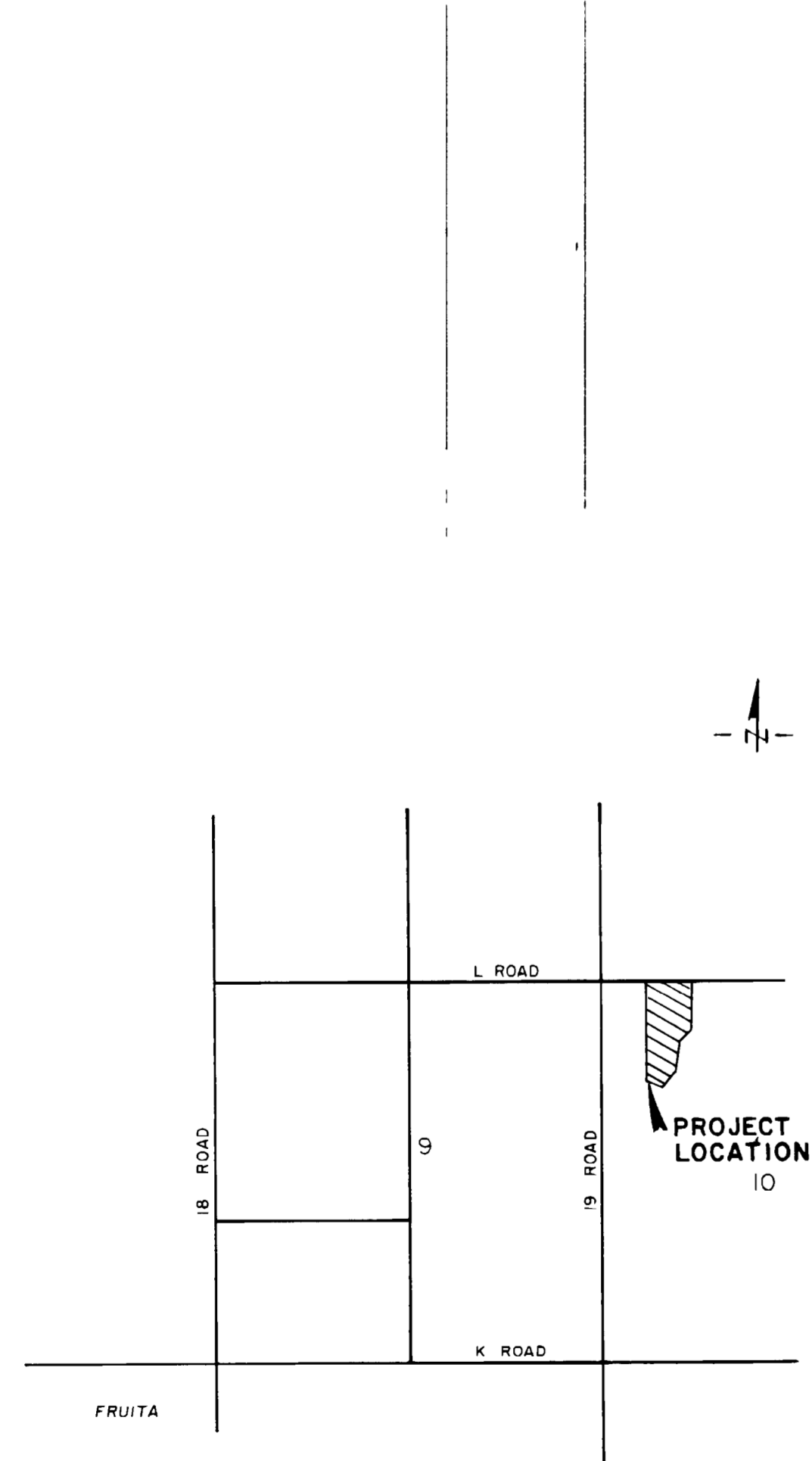
I Wallace E. Beedle a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that McMullan Simple Land Division Section 10 T1 N R2 W Ute Meridian shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision This survey complies with applicable requirements of an exemption plat pursuant to CRS 30-28-101(d) and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief

IN WITNESS WHEREOF I hereunto affix my hand and official seal this 5 day of December AD 1996

Wallace E. Beedle
 Wallace E. Beedle
 PE PLS No 20632

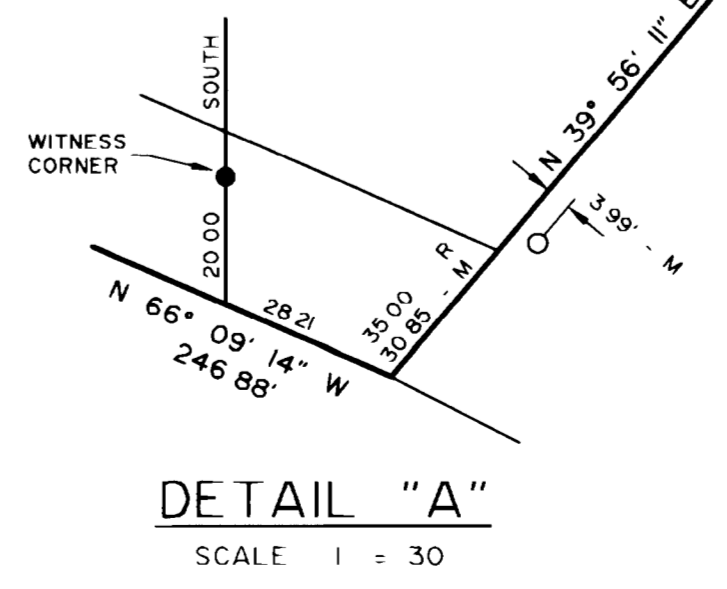


- LEGEND**
- SET THIS SURVEY 5/8 REBAR WITH 1 1/2 DIAMETER ALUMINUM CAP MARKED BANNER INC 20632
 - ⊕ FOUND M.C.S.M. BRASS CAP
 - FOUND IN PLACE YELLOW PLASTIC CAP MARKED PE PLS 1413
 - R = DIMENSION OF RECORD
 - M = DIMENSION MEASURED THIS SURVEY
 - FOUND IN PLACE AS DESCRIBED



S/D PAYABLE AT BUILDING PERMIT

Initials _____
 Date _____



McMULLAN SIMPLE LAND SUBDIVISION SECTION 10, T1 N, R2 W, UTE MERIDIAN AN EXEMPTION PLAT PURSUANT TO SECTION 30-28-101(10)(D)CR S MESA COUNTY, COLORADO			
BANNER ASSOCIATES, INC GRAND JUNCTION, COLORADO			
SCALE 1" = 100'	JOB NO. 8324-50	DATE 12-5-96	SHEET NO. 1 of 1