

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1886758 02/02/99 0345PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK *16* PAGE *376*

DRAWER NO *GG 71*

FEE \$ *10* *100%*

NAME OF PLAT

Nichols Simple Land Division

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Estate of Mildred L. Nichols
Shirley Brueggeman Executrix

NICHOLS SIMPLE LAND DIVISION

Located in Section 22, Township 1 North, Range 2 West, Ute Meridian
Mesa County, Colorado

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101 (10)(d)

NOTES:

- The property is zoned AFT and the minimum setbacks are
Front Yard 60' from centerline ROAD
Side Yard 50'
Rear Yard 50'
- 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 a nuisance unless gross negligence is proven pursuant to C.R.S. 35-35-101
- Basis of bearing from published Mesa County Survey Information Management System Local Coordinate System (SIMSLCS)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

Approved this 1st day of February, 1999 A.D., Board of County Commissioners of the County of Mesa, State of Colorado

Kathryn J. Hall
Chairman

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office 1999
at 3:45 o'clock P. M. this 2nd day of February, 1999 A.D.
and is duly recorded in Plat Book No. 16 Page 376

Reception No. 1886758 Drawer GG71
Clerk and Recorder *Monica Jelle* Deputy *Carol Jones* Fees \$ 10.00

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the Estate of Mildred L. Nichols, owner of that property located in Section 22, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado, as recorded in book 631, at pages 567 and 568, described as follows.

NW4 NE4 NW4 in Sec 22, T1N, R2W, Mesa County, Colorado
That said owner has caused the property to be laid out and surveyed as the NICHOLS SIMPLE LAND DIVISION, a subdivision of a part of the County of Mesa, State of Colorado

That said owner does hereby dedicate and set apart that real property labeled as J Road 30' R-O-W (45 acres ±) for the use of the public

IN WITNESS WHEREOF

Executrix has caused her name to be hereunto subscribed this

1st day of Feb A.D., 1998

Shirley Bruggeman
Shirley Bruggeman (Executrix for the Estate of Mildred L. Nichols)

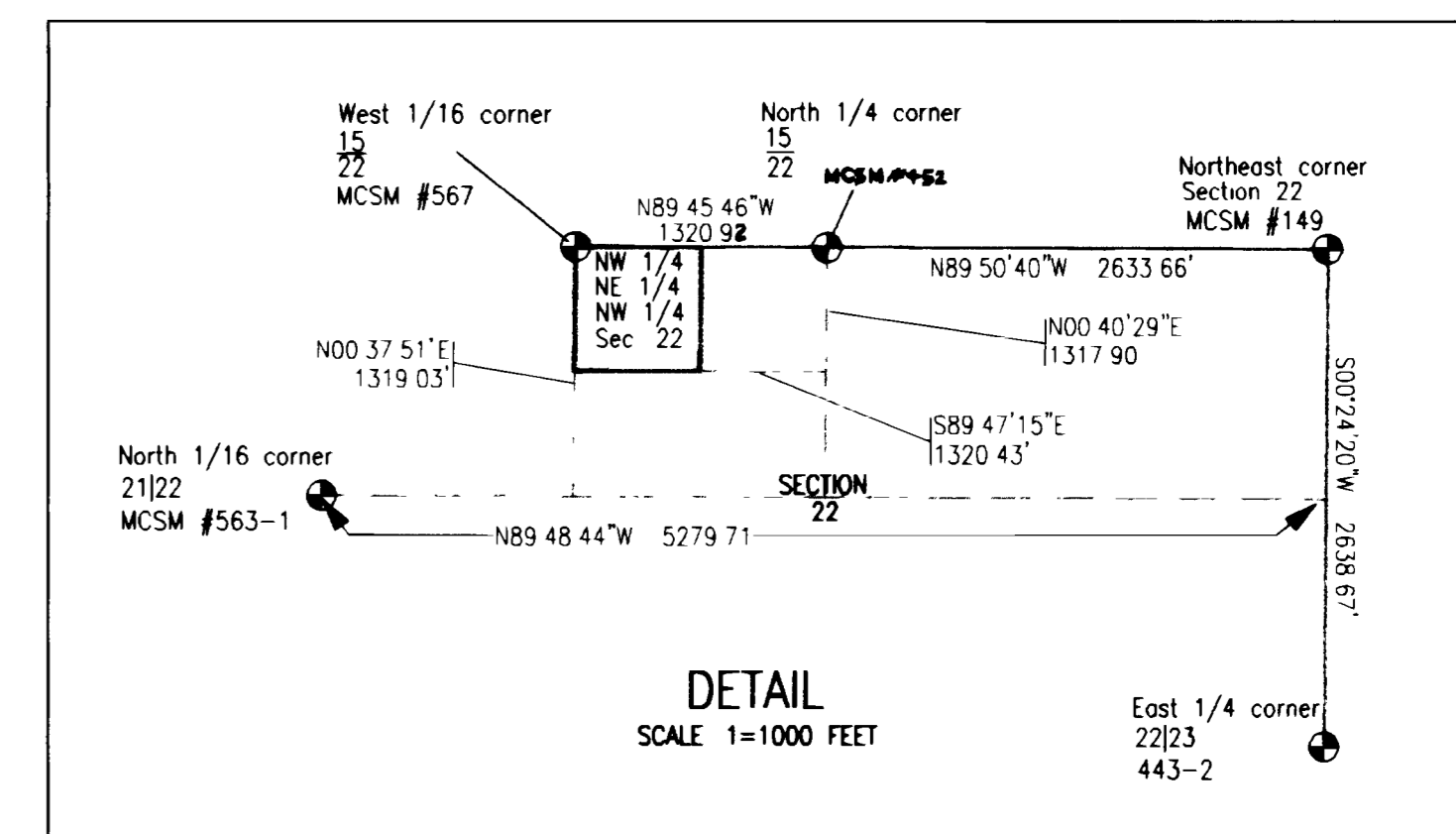
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 4 day
of February, 1998 A.D.

Witness my hand and official seal *[Signature]*
Notary Public

My commission expires 1/1/2000

Address 1111 1/2 1st St NW, Grand Junction, CO 81505



NICHOLS SIMPLE LAND DIVISION

Located in Sec 22 T 1 N, R 2 W, Ute Meridian
Mesa County, Colorado
(An Exemption Plat pursuant to section CRS 30-28-101 (10)(d))

FOR Estate of Mildred L. Nichols

NICHOLS ASSOCIATES, INC. 751 Horizon Court, Suite 102
Grand Junction, Colorado 81506
Tel: (970) 245-7101 Fax: (970) 245-3251
email: nait@nj.net

DRAWN BY NAI DATE DRAWN 7-29-98 PROJ No 3397

DATE FIELD SURVEY COMPLETED February 1998 SHEET 1 OF 1

NW corner NE quarter NW quarter
Section 22
MCSM #567

OWNER
Larry & Adele Palmer
1939 J Road
Fruita, CO 81521-9393
2697-153-00-187

OWNER
Larry W & Patricia L Schuman
1948 J Road
Fruita, CO 81521-9392
2697-153-00-574

OWNER
Larry & Adele Palmer
1939 J Road
Fruita, CO 81521-9393
2697-222-00-010

OWNER
Larry & Adele Palmer
1939 J Road
Fruita, CO 81521-9393
2697-222-00-006

Parcel 1
3.45± acres
150,498 sq.ft
1929 J Road

Parcel 2
6.09± acres
265,093 sq. ft
1931 J Road

LEGEND

- Fence
- Road centerline
- Parcel boundary
- Township line
- Section line
- Powerline and poles
- Easement
- Adjoining property line
- Found Mesa County Monument
- Set #5 rebar with plastic cap stamped LS 12093
- Set PK nail with plastic cap stamped LS 12093

AREA SUMMARY:

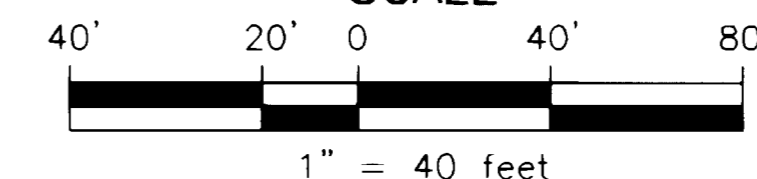
PARCEL	ACRES	PERCENTAGE
1	3.45	34.50%
2	6.09	60.90%
Road R-O-W	45	4.50%
TOTAL	9.99	100.00%

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify that this plat represents a survey made under my supervision and that it contains an accurate description of the location of the survey monuments which were found or set

Terry D. Nichols
Terry D. Nichols LS 12093

SCALE



NOTICE: Under 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 herein.