

NOYES SIMPLE LAND DIVISION

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Lory O. Noyes and Sandra M. Noyes, are the real owners of that real property situated in the County of Mesa, State of Colorado, described in Book 1717 at Page 468 of the Mesa County Clerk & Recorder's Office, and being situated in the S1/2 of the SE1/4 of the NE1/4 of Section 22, T1N, R2W of the Ute Meridian, as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the E1/4 Corner of Section 22, Township 1 North, Range 2 West of the Ute Meridian and considering the East Line of the SE1/4 of the NE1/4 of said Section 22 to bear S00°00'00"W and all bearings contained herein to be relative thereto;

thence S89°49'13"W along the South Line of the SE1/4 of the NE1/4 of said Section 22 a distance of 1319.86 feet to the Center E1/16 Corner of said Section 22;
 thence N00°00'11"W along the West Line of the SE1/4 of the NE1/4 of said Section 22 a distance of 659.21 feet;
 thence N89°48'01"E a distance of 1319.90 feet to the East Line of the SE1/4 of the NE1/4 of said Section 22;
 thence S00°00'00"W along the East Line of the SE1/4 of the NE1/4 of said Section 22 a distance of 659.67 feet to the E1/4 Corner of said Section 22 which is the Point of Beginning, containing 19.98 Acres as described, all in Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as NOYES SIMPLE LAND DIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim or remove interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8th day of SEPTEMBER A.D., 2004.

Lory O. Noyes Sandra M. Noyes
 Lory O. Noyes Sandra M. Noyes

STATE OF COLORADO)
 COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 8th day of September A.D., 2004, by Lory O. Noyes and Sandra M. Noyes.

4-03-2007 Jared Popish
 My commission expires: Notary Public



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.

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.

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.

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of NOYES SIMPLE LAND DIVISION, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish
 Vincent A. Popish, Independent Survey, Inc.
 Colorado Professional Land Surveyor No. 33650



9-8-04
 Date

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 1:46 o'clock P. M. this 14th day of

September A.D., 2004, and is duly recorded in Book No. 3737, Page 90 & 91
 Reception No. 2213550 Drawer No. PP-110 Fees \$ 20.00 \$ 1.00 S.C.

Janice Ward Paul Zink
 CLERK AND RECORDER DEPUTY

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 13 day of Sept. A.D., 2004, Board of County Commissioner's of the County of Mesa, Colorado.

Douglas B. Genova
 Chairman

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, having property interests in or encumbrances upon the real property involved, do hereby ratify and affirm Noyes Simple Land Division.

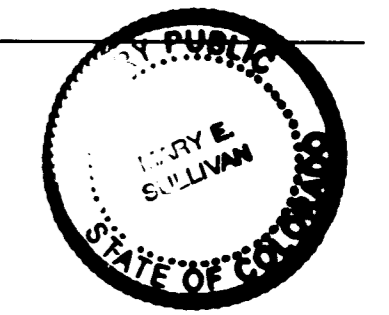
Signed this 8th day of September A.D., 2004.

By: Michael... For: Colorado Federal Credit Union

SATE OF COLORADO)
 COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 8th day of September A.D., 2004.

My commission expires: 3-12-08 Mary E. Sullivan
 Notary Public



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 Noyes Simple Land Division and shall result in a vested right.

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Exemption Plat	
SITUATED IN THE SE1/4 OF THE NE1/4 OF SECTION 22, T1N, R2W, UTE MER.	
INDEPENDENT SURVEY, Inc.	Client: Lory and Sandra Noyes
	Date: 9/08/04
	Scale: 1"=50'
	Drawn by: JAP
	Checked by: VAP
	File No.: 204112
	File Name: Noyesexem
VINCENT A. POPISH, PLS	
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1283 Grand Junction, Colorado 81501 Call (970)261-1409	

