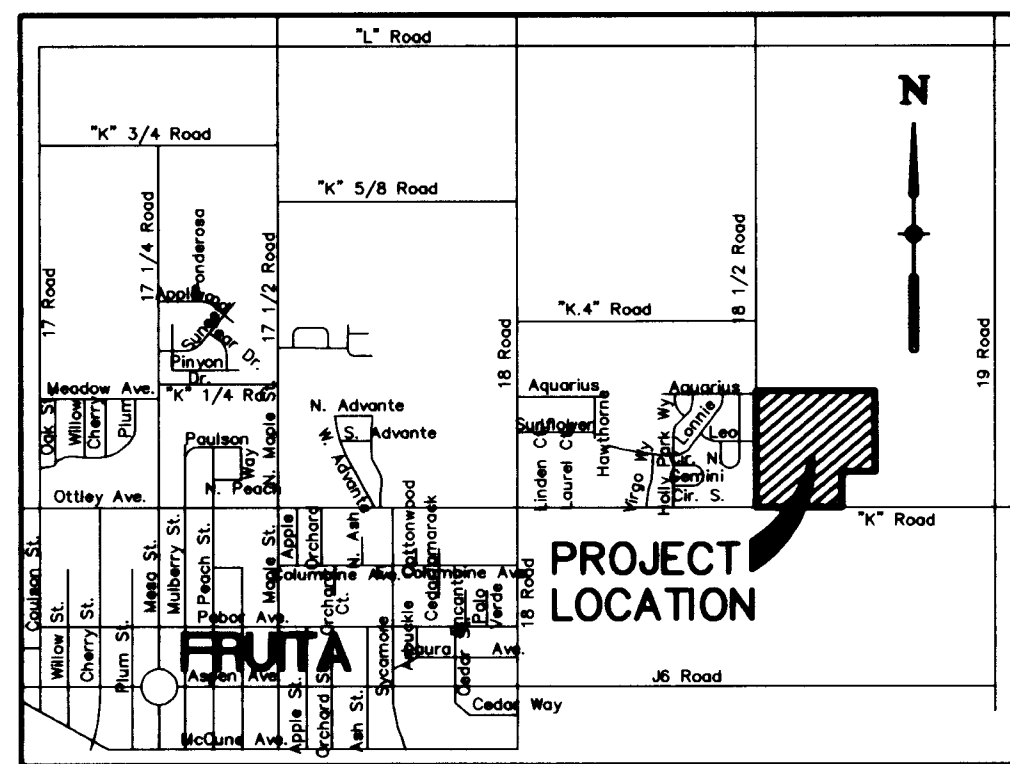
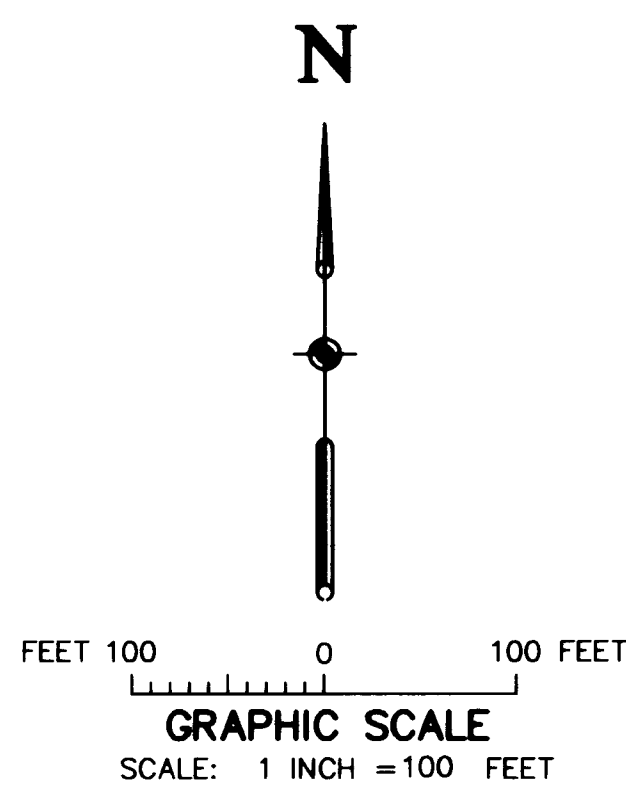


**OEST SIMPLE LAND DIVISION**  
 (AN EXEMPTION SURVEY PURSUANT TO SECTION 30-28-101(10)(d)C.R.S.)  
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 9,  
 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,  
 MESA COUNTY, COLORADO.



VICINITY MAP



AREA SUMMARY

LOTS	34.282 AC.±	96.3%
ROADS	1.321 AC.±	3.7%
<b>TOTAL</b>	<b>35.603 AC.±</b>	<b>100%</b>

**LEGEND AND ABBREVIATIONS**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED VISTA, PLS 19597.
  - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 31160.
  - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED PLS 20677.
  - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
  - S.F. SQUARE FEET.
  - AC. ACRES.
- BOUNDARY CORNERS SET IN CONCRETE PER MESA COUNTY CODE.

**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 south line of the SE 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, having a bearing of N 89° 54' 46" W and is based on observations relative to Mesa County Local Coordinate System. Monuments on this line are indicated as shown on this Plat.
- Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
- Easement and Title Information provided by Stewart Title of Grand Junction, Inc., File No. 04008503C, dated August 30, 2004.
- 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 Oest Simple Land Division and shall result in a vested right.
- 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.
- Restrictions appurtenant to the respective parcels shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Elvert E. Oest, being the owner of record of that real property situated in the SW 1/4 of the SE 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3744, Page 896 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby lay out and surveyed said real property under the name and style of OEST SIMPLE LAND DIVISION and being more particularly described as follows:

A tract of land situated in the SW 1/4 of the SE 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the southwesterly corner of a tract of land, which bears N 00°01'05" W, 30.00 feet from the S 1/4 corner of Section 9, Township 1 North, Range 2 West, Ute Meridian and considering the south line of the SW 1/4 of said Section 9 to bear N 89°54'46" W, with all other bearings contained herein relative thereto;

- Thence N 00°01'05" W, 1287.95 feet;
- Thence S 89°55'09" E, 1314.93 feet;
- Thence S 00°05'36" E, 896.01 feet;
- Thence N 89°54'46" W, 367.00 feet;
- Thence S 00°05'36" E, 392.09 feet;
- Thence N 89°54'46" W, 949.62 feet to the point of beginning.

Oest Simple Land Division as described above contains 35.603 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets, roads and Right-of-Ways are dedicated to Mesa County for the use of the public forever.
- All Multipurpose Easements are dedicated to Mesa County for the use of County-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, 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 easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 12 day of January, A.M., 2005.

*Elvert E. Oest*  
 Elvert E. Oest, Owner

**ACKNOWLEDGMENT OF OWNERSHIP**

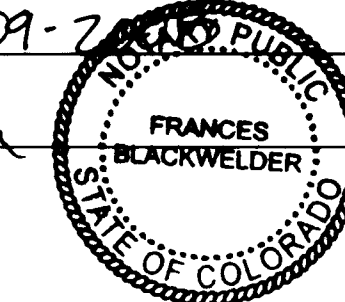
State of Colorado }  
 County of Mesa } ss

On this 12<sup>th</sup> day of January, A.D., 2005, before me the undersigned officer, personally appeared Elvert E. Oest, as owner and acknowledged that he 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 2-09-07

*Frances Blackwelder*  
 Notary Public



**COUNTY CLERK AND RECORDER'S CERTIFICATE**

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 2:07 P.M., on the 20<sup>th</sup> day of January, A.D. 2005 in Book No. 3821, Page No. 558, Reception No. 2234629, Drawer No. 98-45, Fees \$10.00 + 1.00

*Janice Ward*  
 Mesa County Clerk and Recorder  
*Lorie M. Eckman*  
 Deputy

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 18 day of January, A.D., 2005. Board of County Commissioners of the County of Mesa, State of Colorado.

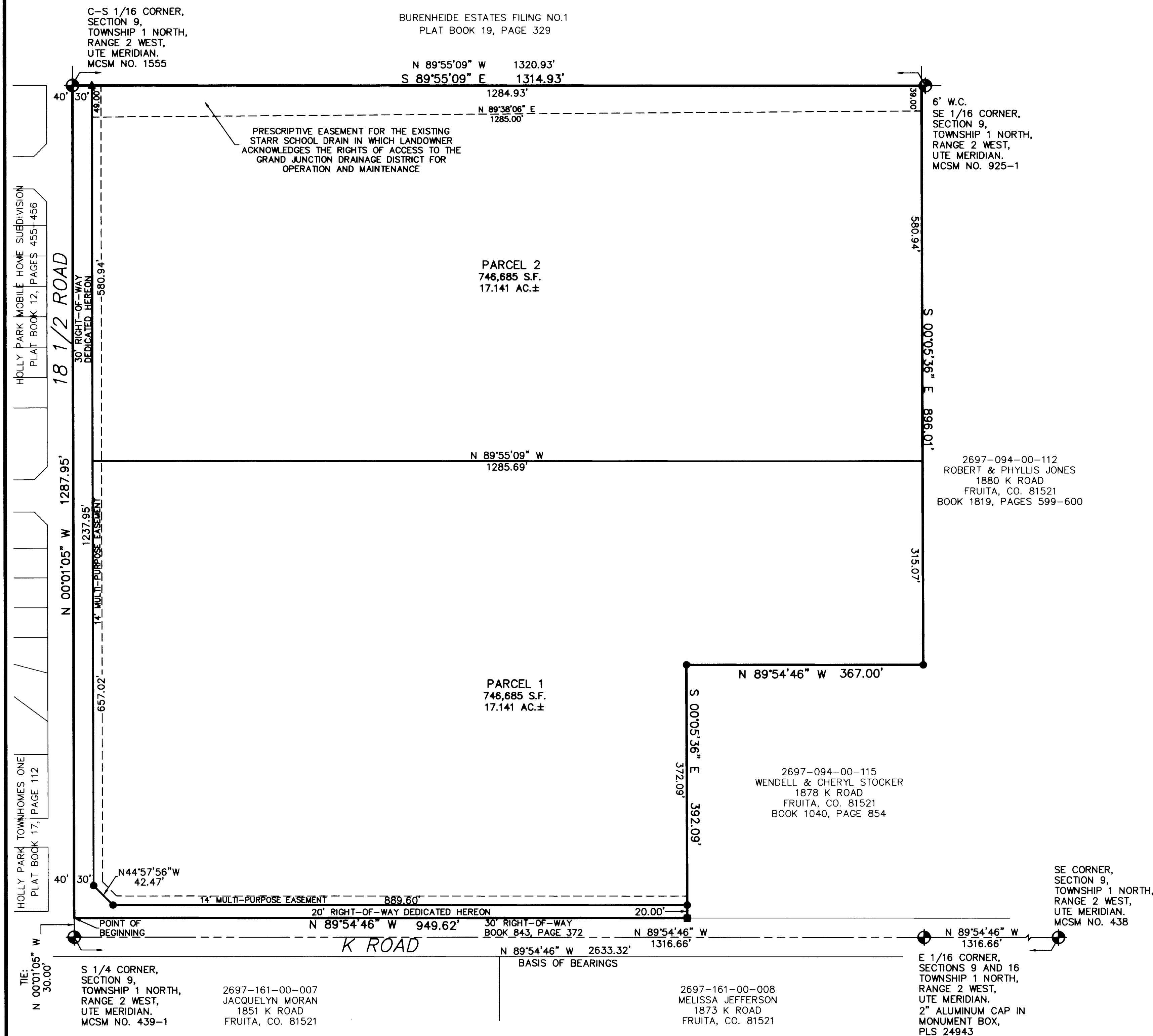
*Tilmadur Bishop*  
 Chairperson

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Oest Simple Land Division shown hereon was prepared under my direct supervision. This survey complies with applicable requirements of an exemption plat pursuant to C.R.S. 30-28-101(10)(d) et seq., 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 seal this 12 day of January, A.D., 2005.

*Dean E. Ficklin*  
 P.L.S., 19597



**OEST SIMPLE LAND DIVISION**

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 9,  
 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,  
 MESA COUNTY, COLORADO.

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VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 100'	4222.00-02	1-12-05	1 of 1