

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1805532 0415PM 07/11/97  
MONIKA TODD CLK&REG MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 351

DRAWER NO DD80

FEE \$ 10.00 + 1.00

NAME OF PLAT Orth Simple Land Division

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Orth, Jerry L

See plat Book

# ORTH SIMPLE LAND DIVISION

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

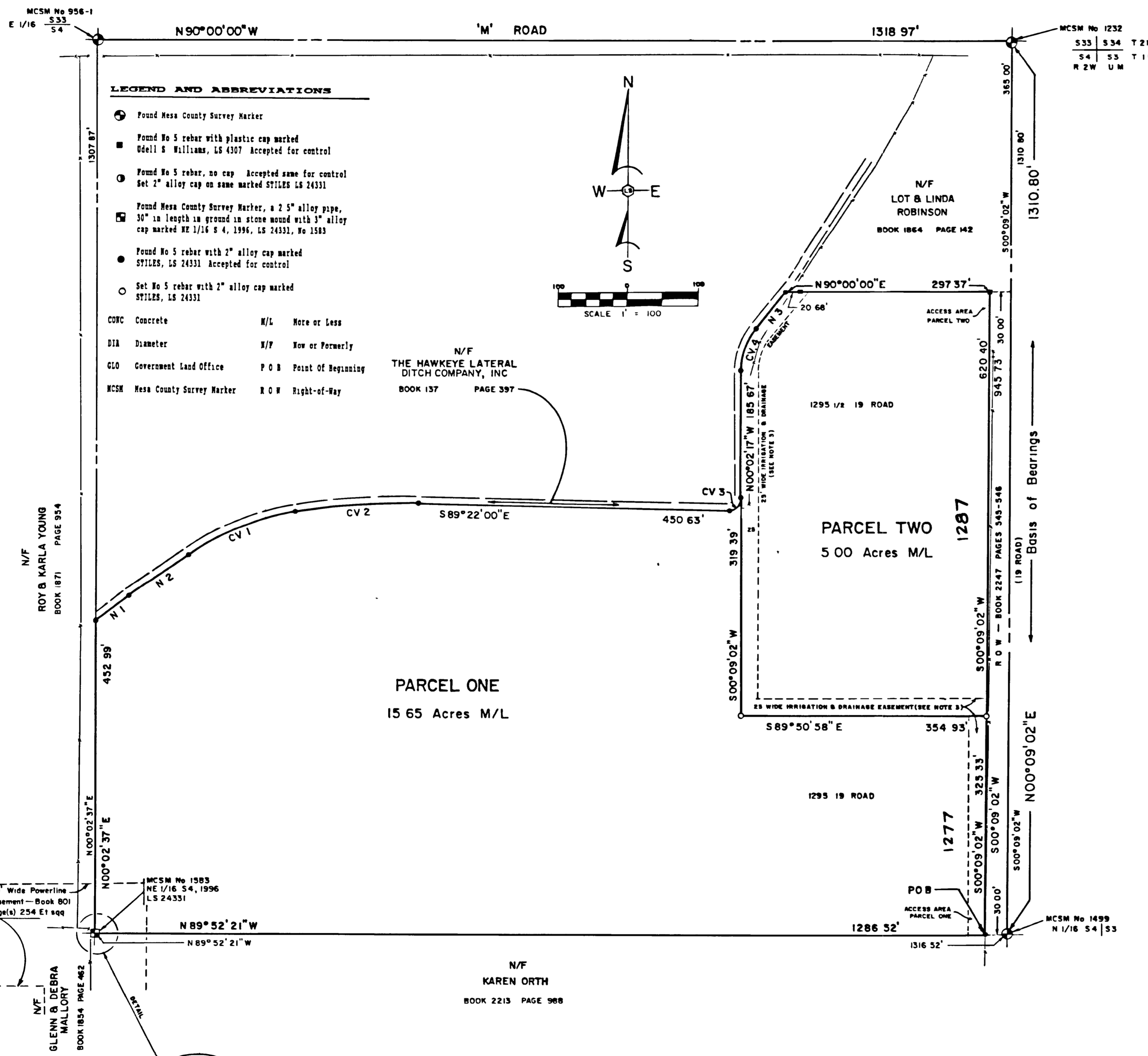
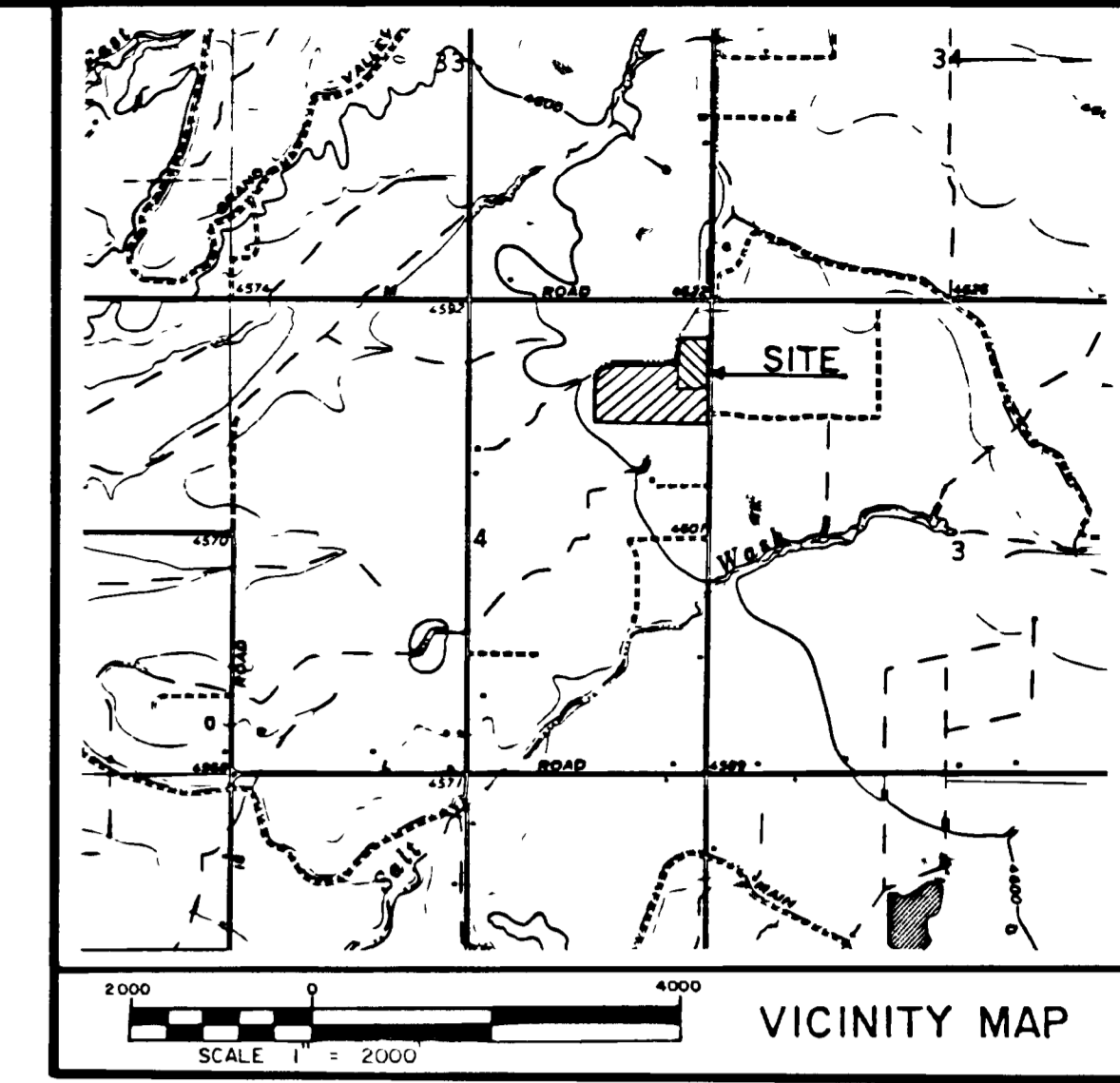
### OF LAND SITUATED IN THE

#### NE 1/4 NE 1/4 (LOT 1) SECTION 4, T.1N., R.2W., U.M.,

#### COUNTY OF MESA, STATE OF COLORADO.

CURVE TABLE					
No	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
CV 1	25 47'32"	368 31'	165 80'	164 40'	N68 05'36"E
CV 2	09 38'38"	1047 83'	176 37'	176 16'	N85 48'41"E
CV 3	90 40'17"	14 84'	23 49'	21 11'	N45 17'51"E
CV 4	36 18'24"	105 80'	67 04'	65 92'	N38 04'55"E

TANGENT TABLE		
No	BEARING	DISTANCE
T 1	N48 49'49"E	66 81'
T 2	N55 11'45"E	108 18'
T 3	N36 16'07"E	64 19'

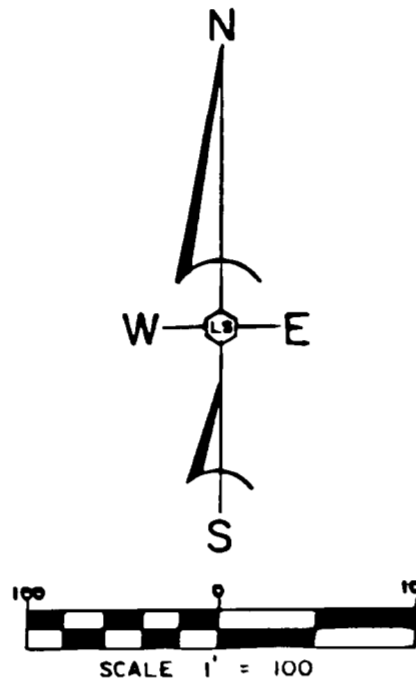


**LEGEND AND ABBREVIATIONS**

- Found Mesa County Survey Marker
- Found No 5 rebar with plastic cap marked Odell S Williams, LS 4307 Accepted for control
- Found No 5 rebar, no cap Accepted same for control Set 2" alloy cap on same marked STILES LS 24331
- Found Mesa County Survey Marker, a 2 1/2" alloy pipe, 30" in length in ground in stone mound with 3" alloy cap marked NE 1/16 S 4, 1996, LS 24331, No 1583
- Found No 5 rebar with 2" alloy cap marked STILES, LS 24331 Accepted for control
- Set No 5 rebar with 2" alloy cap marked STILES, LS 24331

CONC Concrete      N/L None or Less  
 DIA Diameter      N/F Now or Formerly  
 GIO Government Land Office      P.O.B Point of Beginning  
 MCSM Mesa County Survey Marker      R.O.W Right-of-Way

N/F THE HAWKEYE LATERAL DITCH COMPANY, INC  
 BOOK 137 PAGE 397



**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
 COUNTY OF MESA } s.s.

I hereby certify that this instrument was filed in my office at 4:15 o'clock P.M. this 11th day of July A.D., 1997, and is duly recorded in Plat Book No. 1805332 at page 251 and Reception No. 1805332. Drawer DDBRO Fee \$10.00 + 10%.

*Merrilee Todd by Deputy Kathryn Hall*  
 Mesa County Clerk and Recorder

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

Approved this 11th day of July A.D., 1997.

Board of County Commissioner's of the County of Mesa, Colorado

*Kathryn Hall*  
 Chairman

**LIENHOLDERS CERTIFICATE**

Grand Valley National Bank does hereby certify that it is the holder of a Mortgage Lien against the lands shown on this plat and hereby consents to the Simple Land Division of the land shown hereon.

EXECUTED this 10th day of July, 1997.

*Robert Stiles*  
 Mortgagee or Lienholder

- GENERAL NOTES**
- The Basis of Bearings as shown hereon is based upon the assumption that the line between a found Mesa County Survey Marker for the Southeast Corner of the NE 1/4 NE 1/4 of Section 4, T.1N., R.2W., Ute Meridian and a found Mesa County Survey Marker for the Northeast Corner of said Section 4 runs in a generally Northerly/Southerly direction with a bearing value of N00°09'02"E being assigned to said line for this Simple Land Division Plat.
  - Record title to these premises may be found in the Land Records of the Mesa County Clerk and Recorder in Book 2247 at Pages 547-548.
  - Parcel Two is subject to an Irrigation and Drainage Easement in favor of Parcel One as it may fall upon said Parcel Two along the westerly and southerly boundaries as shown hereon. A riser for irrigation of Parcel Two shall be provided in the Northwesterly portion of the easement which lies adjacent to the Hawkeye Lateral Parcel One shall be subject to a 25 foot wide easement for irrigation waste water along the east side as shown hereon. This easement does not fall within the 19 Road Right-of-Way and will not drain into said Right-of-Way.
  - Ingress and Egress to and from these parcels via 19 Road will be by historical access. Parcel One near the Southeast Corner and Parcel Two near the Northeast Corner as may be shown hereon.

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS,

That the undersigned, Jerry L. Orth, is the owner of that real property situated in the County of Mesa, State of Colorado, as found described in Book 2247 at pages 547-548 in the land records of the Mesa County Clerk and Recorder, and being that part of the NE 1/4 NE 1/4 (GLO Lot 1) of Section 4, T.1N., R.2W., Ute Meridian, lying South and East of the Hawkeye Ditch, and excepting therefrom the East 30 00 feet as conveyed to the County of Mesa for Road Purposes as may be found in Book 2247 at pages 545 and 546 inclusive and being more particularly described as follows: Commencing at a found Mesa County Survey Marker for the Southeast Corner of the NE 1/4 NE 1/4 of said section 4, from whence a found Mesa County Survey Marker for the Northeast Corner of said Section 4 bears N00°09'02"E, a distance of 1310 80 feet, with all bearings contained herein being relative thereto, thence running N89°52'21"W, by and with the South line of said NE 1/4 NE 1/4 of Section 4, a distance of 30 00 feet to a point on the West Right-of-Way Line of 19 Road, said point being the POINT OF BEGINNING, thence continuing N89°52'21"W, along the South line of said NE 1/4 NE 1/4 of Section 4, a distance of 1286 52 feet to the Southeast Corner of the NE 1/4 NE 1/4 of said Section 4, a distance of 452 93 feet to a point on the Southerly boundary line of land now or formerly of the Hawkeye Ditch Company, thence in a generally Easterly and Northerly direction bounded Northerly and Westerly by land of said Hawkeye Ditch Company the following line (5) courses: N48 49'49"E, a distance of feet 66 81 feet to an angle point, thence N55 11'45"E, a distance of 108 18 feet to a point of curvature, thence along the arc of a curve deflecting to the right, said curve having a central angle of 25 47'32", a radius of 368 31 feet, a chord of 165 80 feet with said chord bearing N68 05'36"E, a distance of 164 40 feet to a point of compound curvature, thence along the arc of a curve deflecting to the right, said curve having a central angle of 09 38'38", a radius of 1047 83 feet, a chord of 176 16 feet with said chord bearing N85 48'41"E, a distance of 176 37 feet to a point of tangency, thence N89 22'00"W a distance of 450 63 feet to a point of curvature, thence along the arc of a curve deflecting to the left, said curve having a central angle of 90 40'17", a radius of 14 84 feet, a chord of 21 11 feet with said chord bearing N45 17'51"E, a distance of 23 49 feet to a point of tangency; thence N00°09'02"E a distance of 185 67 feet to a point of curvature, thence along the arc of a curve deflecting to the right, said curve having a central angle of 36 18'24", a radius of 105 80 feet, a chord of 65 92 feet with said chord bearing N38 04'55"E, a distance of 67 04 feet to a point of tangency, thence N36°16'07"E, a distance of 64 19 feet, thence departing the Easterly boundary of said Hawkeye Ditch Company and running N90°00'00"E, bounded Northerly by land now or formerly of Lot 6 Linda Robinson, a distance of 297 37 feet to a point on the aforementioned West Right-of-Way Line of 19 Road, thence S00°09'02"W, by and with said West Right-of-Way Line a distance of 945 73 feet to the POINT OF BEGINNING. Said parcel of land contains 20 65 Acres, more or less. That said Owner has caused the said Real Property to be laid out and surveyed as the "ORTH SIMPLE LAND DIVISION", a subdivision exemption pursuant to C.R.S. 30-28-101(10)(d) of a part of Mesa County, Colorado.

That said owner does hereby Dedicate and set apart all of the streets and roads as may be shown on the accompanying plat to the use of the Public forever, and hereby dedicates to the Public Utilities those portions of said Real Property which may be labeled as Utility 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, together with the right to trim 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. In witness whereof, said owner has caused

His name to be hereunder subscribed this 10th day of July, A.D., 1997.

*Jerry L. Orth*  
 Jerry L. Orth

**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 the certification shown hereon.

**NOTICE:** This development 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 CRS 35-3-1-101.

**AREA SUMMARY**

TOTAL AREA	20 65 ACRES
PARCEL ONE	15 65 ACRES (76%)
PARCEL TWO	5 00 ACRES (24%)
TOTAL	20 65 ACRES (100%)

**SURVEYOR'S CERTIFICATION**

I, LeRoy H. Stiles, a Colorado Registered Professional Land Surveyor do hereby certify that this survey was actually done upon the ground under my direct supervision and responsibility. I further certify that this survey was accurately represented said survey and is done in accordance with the Colorado Revised Statutes, Rules and Regulations and Plats, to the best of my knowledge, information and belief.

*LeRoy H. Stiles*  
 Registration No. PLS 24331

ORTH SIMPLE LAND DIVISION		
DRAWING BY	LMS	Of land situated in the NE 1/4 NE 1/4 (GLO Lot 1) of Section 4, T.1N., R.2W., Ute Meridian, in the County of Mesa, State of Colorado, Pursuant to CRS 30-28-101(10)(d).
SCALE	1" = 100'	
SURVEY FINALIZED	April 10, 1997	
SURVEY BY	LMS	
DATE OF ISSUE	7/10/97	PROJECT NO. 96110-SLD
LEE STILES, P.L.S. CONSULTING LAND SURVEYOR 3014 BUCKLEFF AVE. GRAND JUNCTION, COLORADO 81504 (970) 834-3388		