

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1870412 10/23/98 0313PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 291

DRAWER NO FF 179

FEE \$ 10⁰⁰ 1⁰⁰

NAME OF PLAT R + V McMULLAN SIMPLE LAND DIV.

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Mc MULLAN, RON

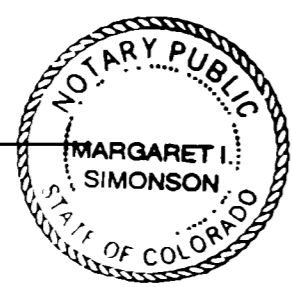
Mc MULLAN, VICKIE

R AND V McMULLAN SIMPLE LAND DIVISION
 LOCATED IN THE NW 1/4 OF SECTION 10, T.1 N., R.2 W., UTE MERIDIAN
 (AN EXEMPTION SURVEY PURSUANT TO SECTION 30-28-101(10)(d)C.R.S.)

LENDER'S CERTIFICATE

This Plat shown hereon is approved by RMK Farms this 20th day of October, A.D. 1998

Roy E. Stutler Partner
 Roy E. Stutler, Partner



ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
 County of Mesa) ss

Subscribed and sworn to before me this 20th day of Oct., A.D. 1998,
 by Roy E. Stutler as Partner of RMK Farms.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal
 My commission expires Sept. 21, 2000

Margaret I. Simonson
 Notary Public

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 33-3-3-101.
- RESEARCH WAS CONDUCTED BY WESTERN COLORADO TITLE COMPANY, TITLE COMMITMENT NO. 06-010-60-3182, ORDER FILE NO. 95-157, FEBRUARY 3, 1995.
- 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.

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 2, as described in the instrument recorded in Book 2126, at Page 65 and 66 in the records of the Mesa County Clerk and Recorder, located in 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 R and V McMullan Simple Land Division, a subdivision of a part of the County of Mesa, Colorado.

DESCRIPTION OF R and V McMULLAN SIMPLE LAND DIVISION

A parcel of land located in the NW 1/4 of 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 R and V McMullan Simple Land Division, which bears S 89° 58' 31" E, 1262.84 feet and S 00° 46' 46" W, 13.00 feet from the NW corner of Section 10, Township 1 North, Range 2 West, Ute Principal Meridian,

- Thence S 89° 58' 31" E, 318.28 feet,
- Thence S 00° 00' 00" E, 1834.54 feet,
- Thence N 42° 20' 21" W, 2117 feet,
- Thence N 61° 56' 37" W, 258.96 feet,
- Thence N 62° 53' 36" W, 540.77 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 to the Point Beginning

R and V McMullan Simple Land Division as described above contains 17165 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:

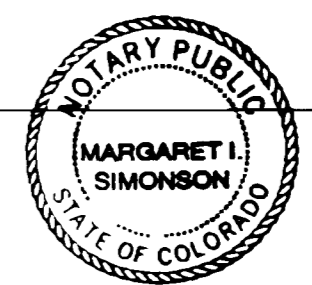
- All irrigation easements to the lateral water users as a parcelized easement for the installation, operation, maintenance and repair of private irrigation systems,
- A road right-of-way to the County of Mesa for the use of the public and for the use by public services, including but not limited to 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 20th day of OCTOBER, A.D. 1998

Ron McMullan
 Ron McMullan

Vickie McMullan
 Vickie McMullan



ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
 County of Mesa) ss

On this 20th day of Oct., A.D. 1998, 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 Sept. 21, 2000

Margaret I. Simonson
 Notary Public

922 Squire Ct. Fruita, CO. 81521
 Address

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss

I hereby certify that this instrument was filed in my office at 3:13 o'clock P.M. on the 23 day of October, 1998, A.D. and was duly recorded in Plat Book 76 of EP 198 at 211 fees 10.25/1.00.

By *Lucretia McElroy*
 Deputy

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 21st day of October, A.D. 1998, Board of County Commissioners of the County of Mesa, Colorado

Chairman *James R. Baughman*

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that R and V McMullan Simple Land Division, 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(10)(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 9 day of October, A.D. 1998

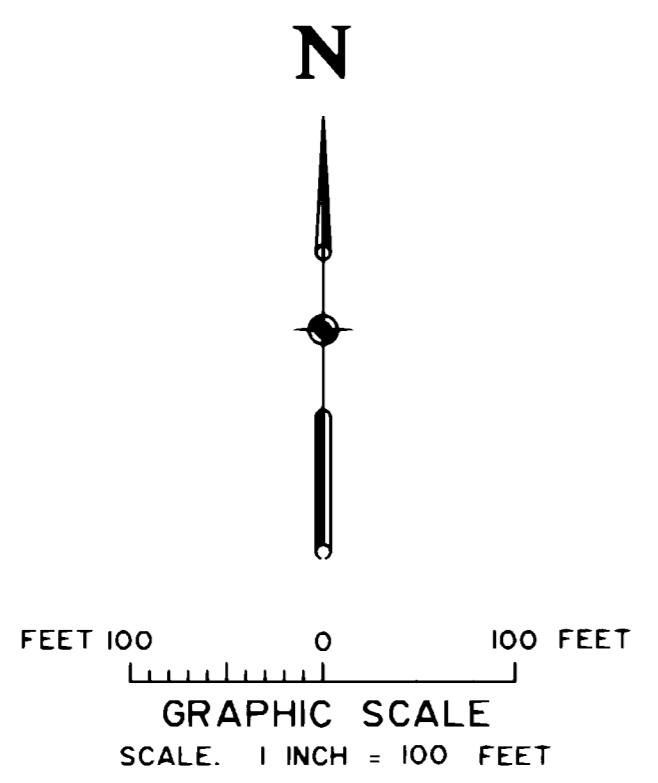
Dean E. Ficklin
 P.L.S. No. 19597



R and V McMullan Simple Land Division
 NW 1/4 OF SECTION 10, T.1 N., R.2 W.,
 UTE MERIDIAN
 AN EXEMPTION PLAT PURSUANT TO
 SECTION 30-28-101(10)(d)C.R.S.
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 100'	8367-13	10-9-98	1 of 1



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC. 19597
 - ⊕ FOUND, M.C.S.M., BRASS CAP
 - FOUND IN PLACE YELLOW PLASTIC CAP MARKED PE, PLS 1413
 - RM REFERENCE MARKER
 - WC WITNESS CORNER
 - FOUND IN PLACE, AS DESCRIBED
 - (1927) STREET ADDRESS

