

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1866446 09/29/98 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 274

DRAWER NO FF167

FEE \$ 10⁰⁰ ,⁰⁰

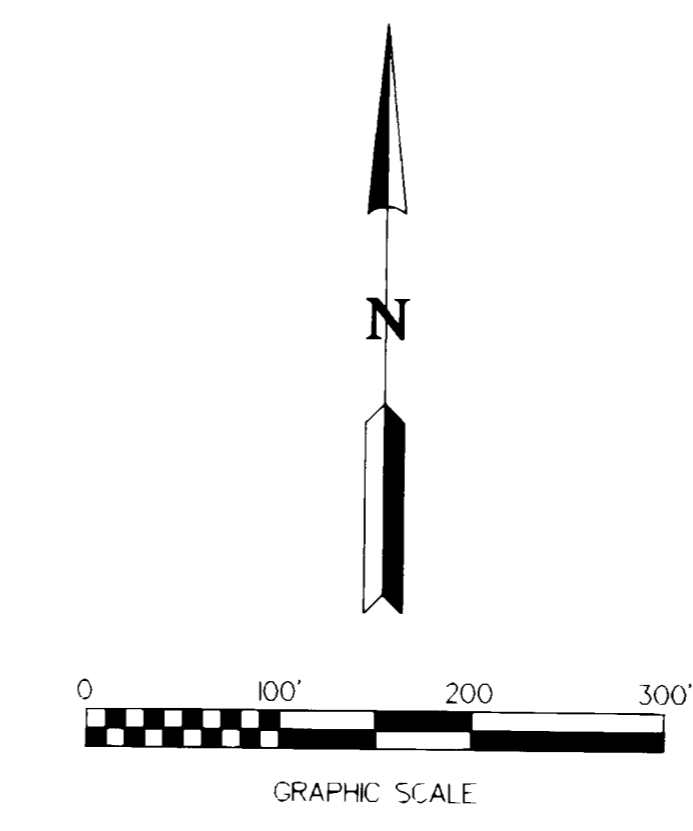
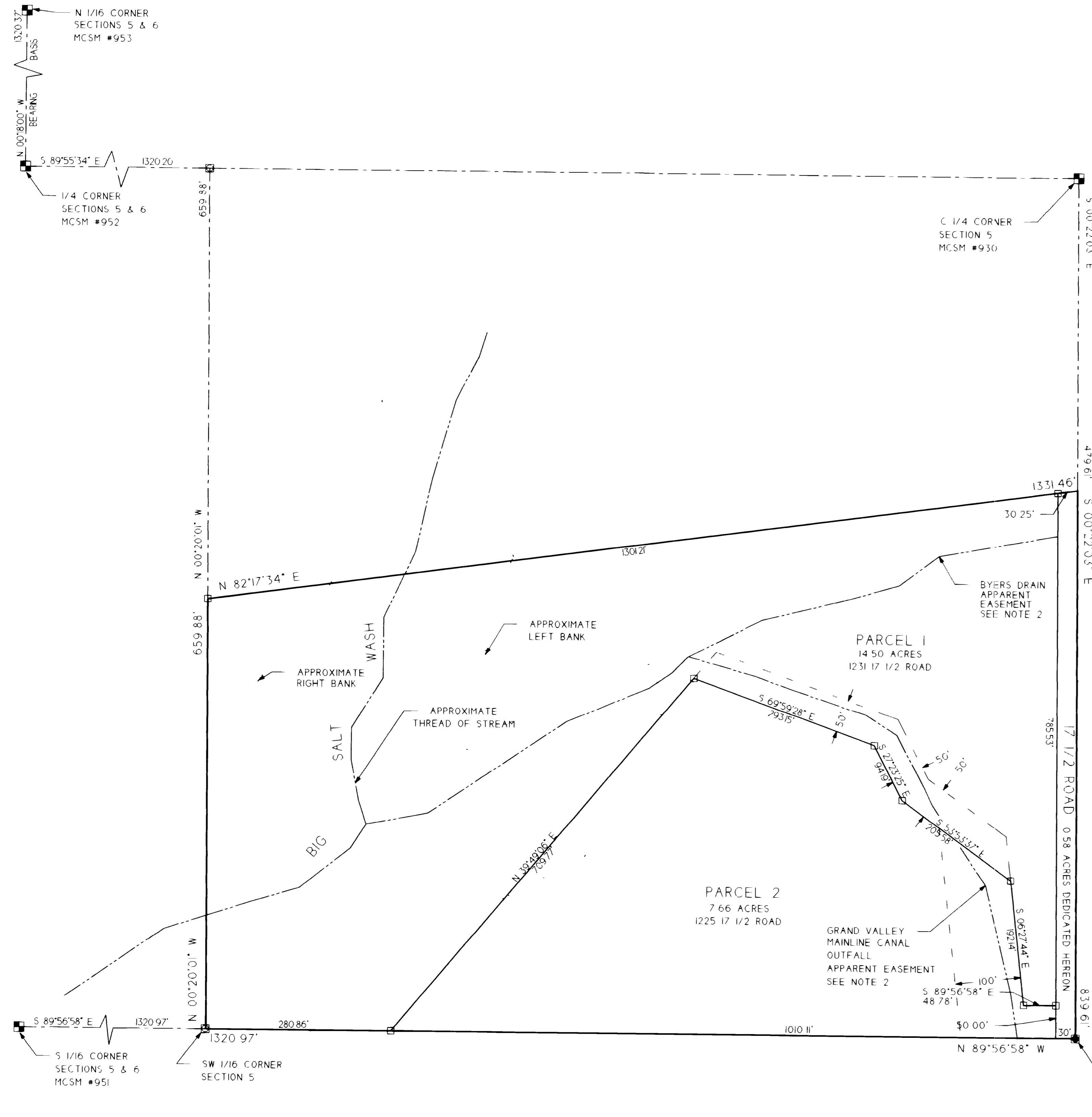
NAME OF PLAT Standifird Simple Land Division

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Michael A. Standifird
Kathy A Standifird
Kathy Albrech Standifird

STANDIFIRD SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d)
IN THE NE 1/4 SW 1/4 SECTION 5, TOWNSHIP 1 NORTH,
RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO



- LEGEND
- FOUND MESA COUNTY SURVEY MARKER
 - FOUND 3" ALLOY CAP - L.S. 20677
 - SET #6 REBAR & CAP - L.S. 27266
 - SET #5 REBAR & CAP - L.S. 27266

AREA SUMMARY

PARCEL 1	14.50 ACRES	64%
PARCEL 2	7.66 ACRES	34%
ROW	0.58 ACRE	02%
TOTAL	22.74 ACRES	100%

THIS SUBDIVISION IS IN AN AGRICULTURAL AREA IT IS HEREBY RECOGNIZED THAT AGRICULTURAL USES MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3-5-101

- NOTES
- 1) BEARINGS ARE BASED UPON THE WEST LINE OF THE SW 1/4 NW 1/4 OF SECTION 5 FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE N 1/16 CORNER AND 1/4 CORNER FOR SECTIONS 5 & 6 THE VALUE USED, N 00°18'00" W IS GIVEN FOR THIS LINE ON A DEPENDENT RESURVEY OF THE N 1/4 OF SECTION 5 DONE BY THE BLM IN 1986 A COPY OF WHICH IS AVAILABLE AT THE MESA COUNTY SURVEYORS OFFICE
 - 2) THE BYERS DRAIN AND THE GRAND VALLEY CANAL OUTFALL ARE FLOWS ENTERING THE SUBJECT PROPERTY IN NATURAL DRAINAGE CHANNELS THERE IS NO PHYSICAL EVIDENCE THAT THESE CHANNELS HAVE EVER BEEN MAINTAINED BY ANY CONTROLLING AUTHORITY

I HEREBY CERTIFY TO MIKE STANDIFIRD THAT THIS PLAT OF SURVEY CORRECTLY REPRESENTS THE RESULTS OF A SURVEY WHICH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, DONE ON THE PREMISES IN MARCH 1996 AND JUNE 1998

BARRY L HAAG
P.L.S. 27266
3004 BOOKCLIFF AVENUE
GRAND JUNCTION, COLORADO 81504
PHONE (970) 434-4679



NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS
That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of NE 1/4 SW 1/4 of Section 5 Township 1 North, Range 2 West, of the Ute Meridian as recorded in Book 2126 Page 214 and Book 2412 Page 82783 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at the Center-South 1/16 Corner of said Section 5 thence N 89°56'58" W 1320.97 feet to the Southwest 1/16 of said Section 5 thence N 00°20'01" W along the West line of said NE 1/4 SW 1/4, 659.88 feet thence N 82°17'34" E, 1331.46 feet to the East line of said NE 1/4 SW 1/4 thence S 00°22'03" E, 839.61 feet to the point of beginning containing 22.73 acres more or less.

That said owners have caused said real property to be laid out and surveyed as STANDIFIRD SIMPLE LAND DIVISION, an exemption plat pursuant to CRS 30-28-101(10)(d) of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart that portion of said real property labeled and shown as "17 1/2 ROAD" on the accompanying plat to the use of the public forever.

FURTHER that said owners do hereby dedicate and set apart all of those portions of said real property which are labeled as "DRAINAGE EASEMENT" on the accompanying plat as an easement for the maintenance of existing drainage flows along the natural channels that cross said real property said easements shall include further right of ingress and egress to and from said easements, being reasonable and prudent as to all usage.

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this plat.

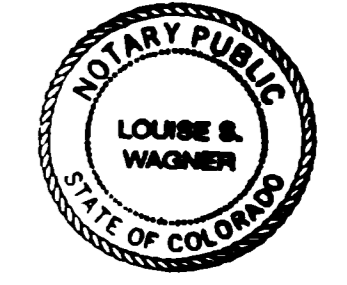
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, 1998

Michael A. Standifird
Michael A. Standifird
Kathy A. Standifird
Kathy A. Standifird
AKA Kathy Labrecht Standifird

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of September, 1998 by Michael A. Standifird and Kathy A. Standifird

My Commission expires 7/22/2002
Witness my hand and official Seal
Louise S. Wagner
Notary Public



BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 16 day of Sept., 1998
Board of County Commissioners of the County of Mesa, Colorado
James R. Baughman
Chairman

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M. this 29 day of September 1998, and is duly recorded in Plat Book No. 16 Page 276, Reception No. 1866646 Drawer FF 167

Monika Todd 10⁰⁰ FEE
Clerk and Recorder
Louise McGroarty
Deputy

STANDIFIRD SIMPLE LAND DIVISION

SITUATE
NE 1/4 SW 1/4 SECTION 5
TOWNSHIP 1 NORTH - RANGE 2 WEST - UTE MERIDIAN
MESA COUNTY COLORADO

PREPARED FOR
MIKE STANDIFIRD

SCALE: 1"=100' SEPTEMBER 9, 1998