

TOW SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d).
THE W1/2 SW1/4 SW1/4, SEC. 23 T1N, R2W, U.M., MESA COUNTY, CO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL C. TOW AND SHARON L. TOW ARE THE OWNERS OF RECORD OF A CERTAIN PARCEL OF REAL PROPERTY AS DESCRIBED IN BOOK 2232 AT PAGE 497 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, MESA COUNTY, COLORADO. SAID PARCEL BEING THE W1/2 SW1/4 SW1/4, SEC. 23 T1N, R2W, U.M., MESA COUNTY, CO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN, WHENCE THE WEST LINE OF THE SW1/4 OF SAID SECTION 23 BEARS N00°00'00"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE N00°00'00"E ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 23, A DISTANCE OF 1319.72 FEET TO THE NW CORNER SW1/4 SW1/4 OF SAID SECTION 23; THENCE N 89°42'20" E ALONG THE NORTH LINE OF THE SW1/4 SW1/4 OF SAID SECTION 23, A DISTANCE OF 660.86 FEET;
THENCE S 00°01'39" E ALONG THE EAST LINE OF THE W1/2 SW1/4 SW1/4 OF SAID SECTION 23, A DISTANCE OF 1319.73 FEET;
THENCE S 89°42'23" W ALONG THE SOUTH LINE OF THE SW1/4 SW1/4 OF SAID SECTION 23, A DISTANCE OF 661.49 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 20.03 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS TOW SIMPLE LAND DIVISION, A SUBDIVISION EXEMPTION WITHIN THE COUNTY OF MESA, STATE OF COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USERS RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE.

ALL EASEMENTS INCLUDE:
THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT, THE RIGHT TO DREDGE, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

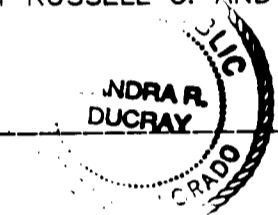
Russell C. Tow
RUSSELL C. TOW

Sharon L. Tow
SHARON L. TOW

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO) ss
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RUSSELL C. AND SHARON L. TOW THIS 4 DAY OF SEPT A.D., 2002.

WITNESS MY HAND AND OFFICIAL SEAL *Andreas D. Dugray*
MY COMMISSION EXPIRES: 12-31-2002



BOARD OF COUNTY COMMISSIONERS CERTIFICATION
APPROVED THIS 2nd DAY OF November A.D., 2001 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.
Kathryn Hall
CHAIRMAN

COUNTY CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO) ss
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT

4:30 O'CLOCK P. M., ON November 2nd A.D., 2001 AND WAS DULY RECORDED IN PLAT BOOK 18 PAGE 265.

RECEPTION NUMBER 2003247 DRAWER U-50 FEE 10
Monika Todd
MESA COUNTY CLERK AND RECORDER

Olivia Humm
DEPUTY

LIENHOLDER'S RATIFICATION OF PLAT
THE UNDERSIGNED HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE TOW SIMPLE LAND DIVISION.

SIGNED THE 23 DAY OF OCT A.D., 2001

BY: *J.A. Kirby* AND _____

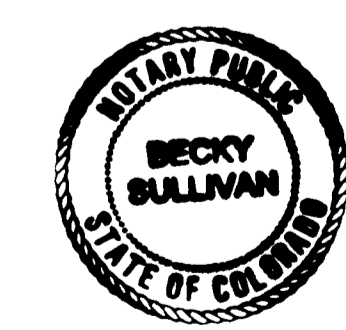
OF: CONSECO FINANCE

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J.A. Kirby

WITNESS MY HAND AND OFFICIAL SEAL *Becky Sullivan*

MY COMMISSION EXPIRES: 2-17-01



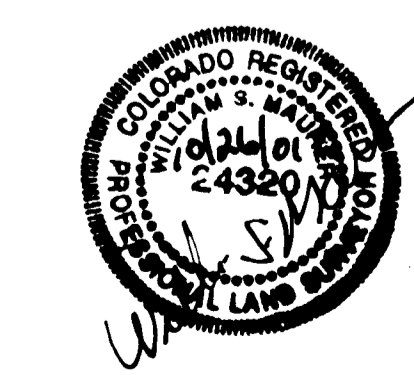
LOT SUMMARY

R.O.W.	= 1.34 ACRES	6.71%
PARCEL B	= 12.37 ACRES	61.73%
PARCEL A	= 6.32 ACRES	31.56%
TOTAL	20.03 ACRES	100%

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING APRIL 2001 AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 26TH DAY OF OCT. 2001



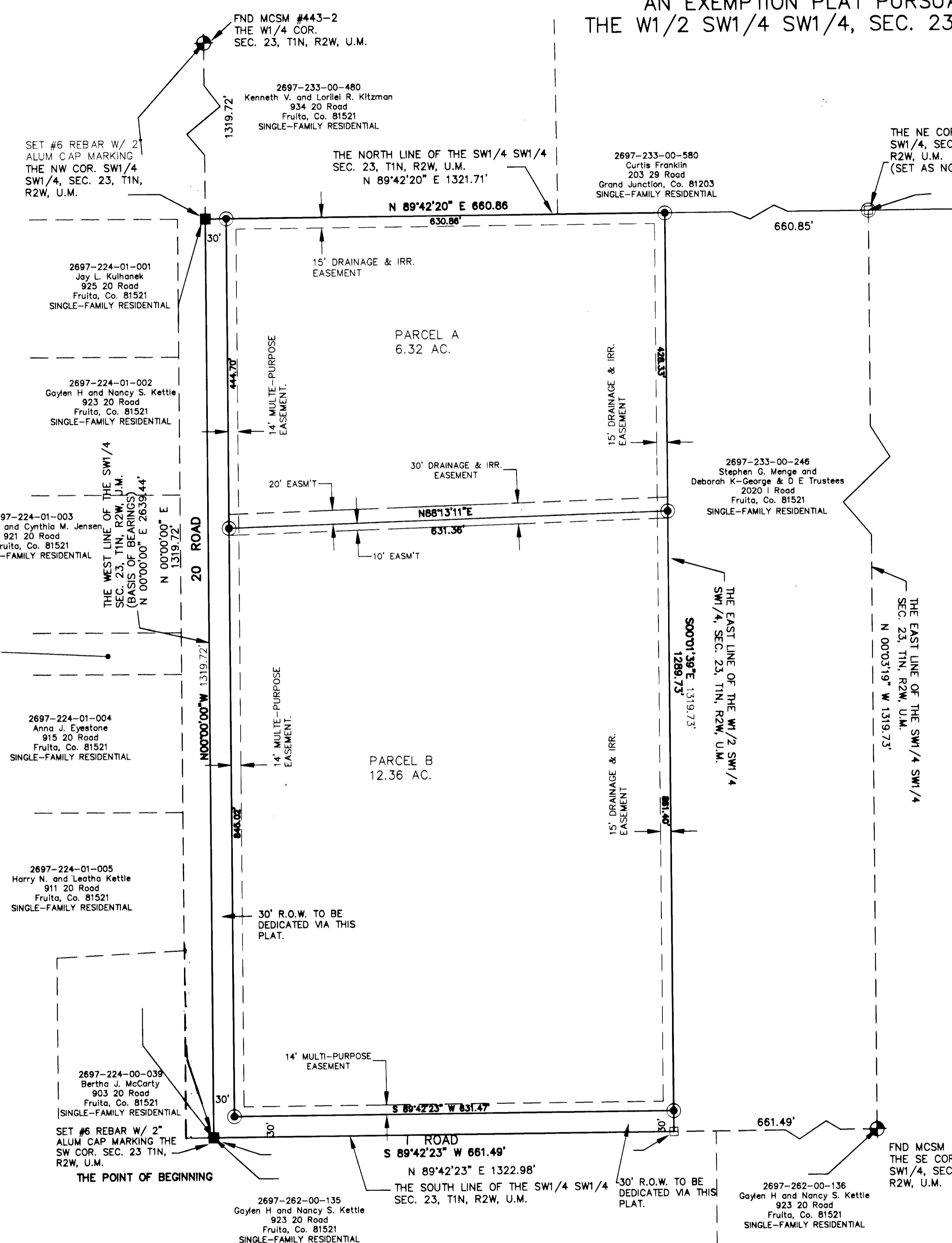
WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

- LEGEND**
- ⊕ DENOTES FOUND MCSM AS NOTED
 - ⊙ DENOTES FOUND REBAR AS NOTED
 - DENOTES #5 REBAR STAMPED AES 24320 SET IN CONCRETE
 - DENOTES COMPUTED POSITION (NOT SET)
 - ⊖ DENOTES 3/4" REBAR W/ 2 1/2" ALUM. CAP SET.
 - DENOTES #6 REBAR W/ 2" ALUM. CAP SET

TOW SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d). THE W1/2 SW1/4 SW1/4, SEC. 23, T1N, R2W, U.M., MESA COUNTY, CO.

DATE: 4/20/01	SURVEYED BY: JW, WSM, JH	CHECKED BY: WSM
REVISION:	JOB NO.: 201024	SCALE: 1" = 100' SHEET 1 OF 1



- NOTES:**
- "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 THE TOW SIMPLE LAND DIVISION AND SHALL RESULT IN A VESTED RIGHT FOR A PERIOD OF 3 YEARS(S) FROM 9-4-01 (THE DATE OF THE PUBLISHED NOTICE)."
 - "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."
 - "FURTHER SIMPLE LAND DIVISION 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."

BASIS OF BEARINGS: THE WEST LINE OF THE SW1/4 SECTION 23 T1N, R2W, U.M. IS ASSUMED TO BEAR N00°00'00"E.

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.