

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1853236 06/30/98 0356PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 212

DRAWER NO FF110

FEE \$ 10⁰⁰ 1⁰⁰

NAME OF PLAT

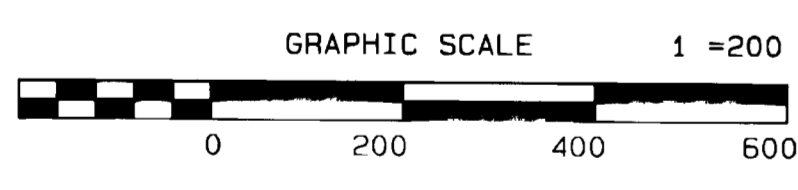
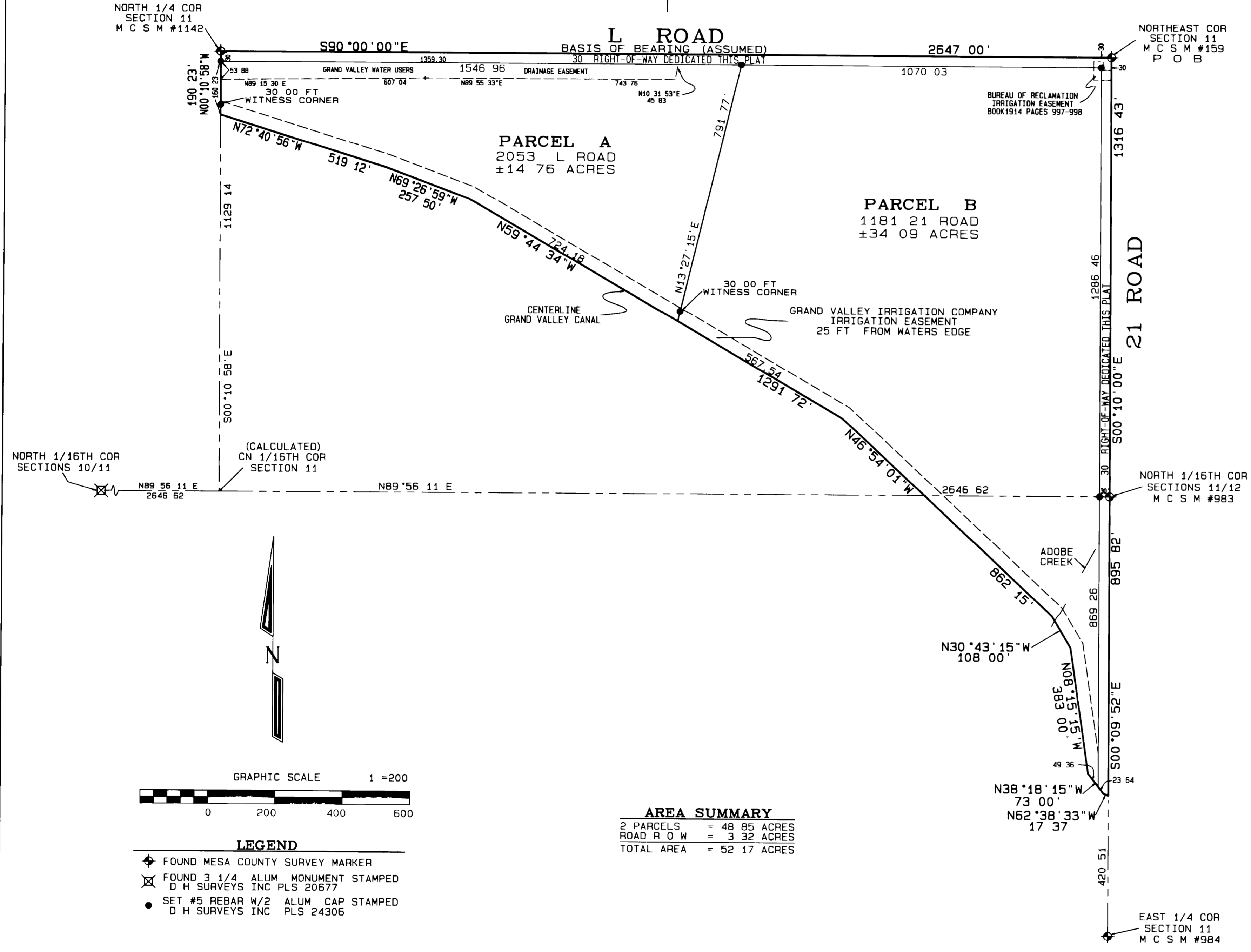
Twin Spruce Simple Land Division

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Missouri - Arkansas Hatcheries Inc.

TWIN SPRUCE SIMPLE LAND DIVISION

AN EXEMPTION SURVEY PURSUANT TO SECTION 30-28-101(10)(d)C.R.S.



- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND 3/4 ALUM MONUMENT STAMPED D H SURVEYS INC PLS 20577
 - SET #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS INC PLS 24306

AREA SUMMARY

2 PARCELS	= 48.85 ACRES
ROAD R.O.W.	= 3.32 ACRES
TOTAL AREA	= 52.17 ACRES

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.

This subdivision 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 C.R.S. 35-3-5-101.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Missouri - Arkansas Hatcheries Incorporated is the owner of that real property as described in Book 2241 at Page 228 of the records of the Mesa County Clerk and Recorder's Office being a parcel of land situated in the NE 1/4 of Section 11 Township 1 North Range 2 West of the Ute Meridian, Mesa County Colorado, being more particularly described as follows:

Beginning at the found Mesa County Survey Marker for the NE corner of said Section 11, the basis of bearing being N90°00'00"W along the north line of said NE 1/4 to the North 1/4 corner of said Section 11 also being a found Mesa County Survey Marker

thence S00°10'00"E along the east line of said NE 1/4 a distance of 1316.43 feet to the north 1/16th corner between sections 11 and 12 being a found Mesa County Survey Marker

thence S00°09'52"E along said east line a distance of 895.82 feet to the centerline of the Grand Valley Canal

thence along said centerline the following 8 courses

- 1) N62°38'33"W a distance of 17.37 feet
- 2) N38°18'15"W a distance of 73.00 feet
- 3) N08°15'15"W a distance of 383.00 feet
- 4) N30°43'15"W a distance of 108.00 feet
- 5) N46°54'01"W a distance of 862.15 feet
- 6) N59°44'34"W a distance of 1291.72 feet
- 7) N69°26'59"W a distance of 257.50 feet
- 8) N72°40'56"W a distance of 519.12 feet to the west line of said NW 1/4

thence N00°10'58"W along said west line a distance of 190.23 feet to the north 1/4 corner of said Section 11 being a found Mesa County Survey Marker

thence S90°00'00"E along said NE 1/4 a distance of 2647.00 feet to the point of beginning

Said parcel contains 52.17 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as TWIN SPRUCE SIMPLE LAND DIVISION a land division of a part of the County of Mesa in the State of Colorado

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates to the Grand Valley Water Users Association those portions of said real property which are labeled as drainage easements as shown on the accompanying plat as perpetual easements for the installation and maintenance of runoff water facilities and hereby dedicates to the Grand Valley Irrigation Company those portions of said real property which are labeled as irrigation easements as shown on the accompanying plat as perpetual easements for the installation operation maintenance and repair of Grand Valley Irrigation Company irrigation water transmission facilities

Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving shall be furnished by the seller or purchaser not by the County of Mesa

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 1st day of JUNE A D 1998

Paul A Osborne
 PAUL A OSBORNE PRESIDENT
 Missouri - Arkansas Hatcheries Inc

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 1st day of June A D 1998 by Paul A Osborne, President Missouri - Arkansas Hatcheries, Inc

Witness my hand and official seal Carina Kay Cole
 Notary Public
 Address 1100 Blair Avenue North, Mo 64850
 My commission expires 4-1-99

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 12th day of June A D 1998 by the Board of County Commissioners of the County of Mesa State of Colorado

James R. Baughman
 Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:56 o'clock P.M this 30th day of June A D 1998 and is duly recorded in Plat Book No 16 at Page 212

Reception No 1853234 Fees 10.00 Drawer No F-110

Alvin [Signature] Deputy
Monika Todd Clerk and Recorder

SURVEYOR'S STATEMENT

I Steven L Hagedorn a registered Professional Land Surveyor in the State of Colorado do hereby certify that this subdivision plat and survey of TWIN SPRUCE SIMPLE LAND DIVISION was made by me and/or under my direct supervision and checking and that both are accurate to the best of my knowledge and belief

Steven L Hagedorn
 Steven L Hagedorn PLS 24306

5-8-1998
 Date



BASIS OF BEARING STATEMENT

The assumed basis of bearing is N90°00'00"W from the northeast corner of Section 11 to the north 1/4 corner of Section 11 both being found Mesa County Survey Markers

**TWIN SPRUCE
SIMPLE LAND DIVISION**
 LOCATED IN THE
 NE 1/4 OF SECTION 11, T.1N., R.2W., U.M.
D H SURVEYS INC.
 118 OURAY AVE - GRAND JUNCTION, CO
 (970) 245-8749

Designed By S L H	Checked By M W D	Job No 199-97-06
Drawn By TMODEL	Date MAY 1998	Sheet 1 OF 1