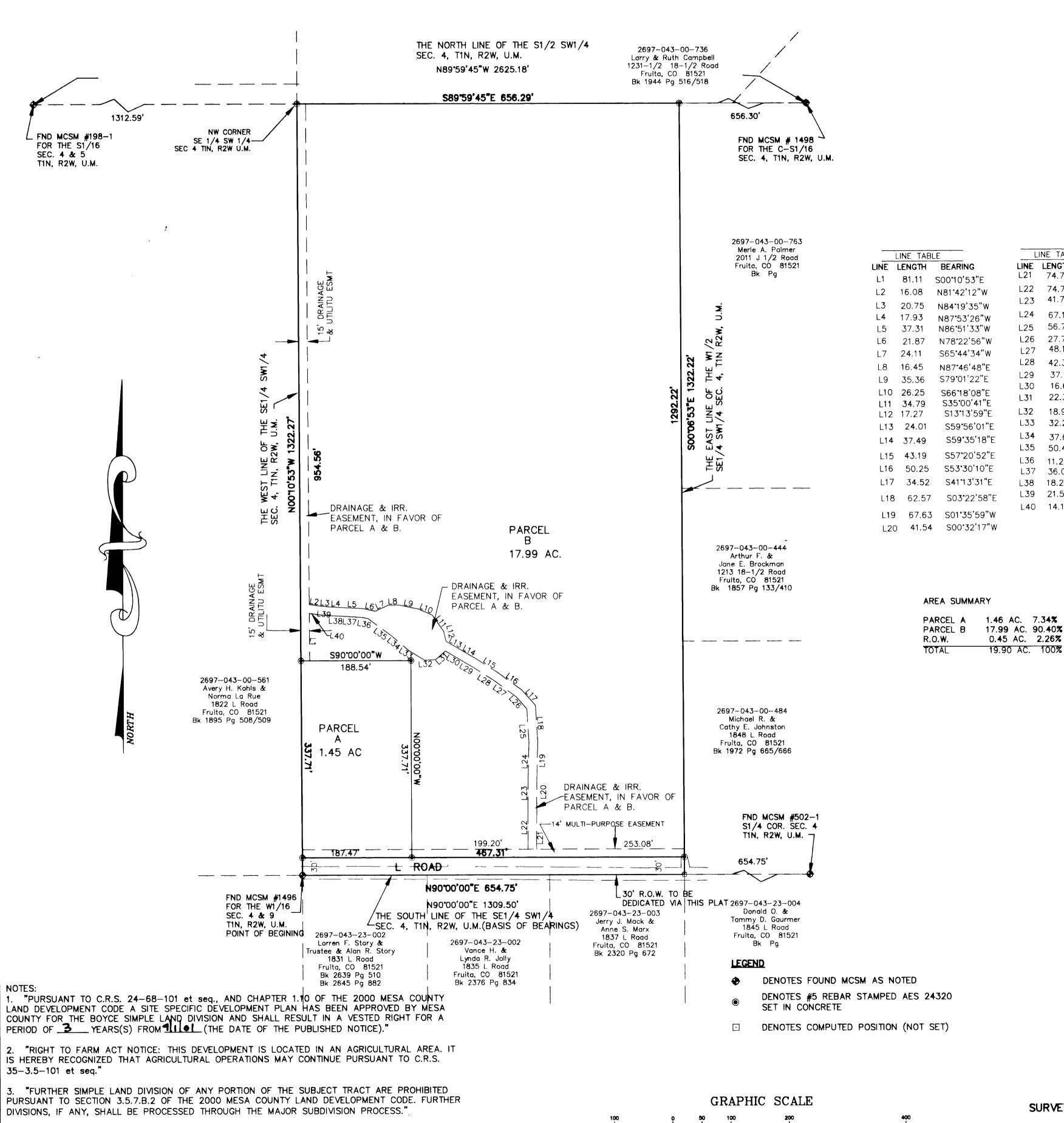
WARD SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d). A PART OF THE W1/2 SE1/4 SW1/4, SEC. 4 T1N, R2W, U.M., MESA COUNTY, CO.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL

ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS

ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE

AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY

THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LINE TABLE LINE LENGTH BEARING L21 74.70 S00°10'24"W L22 74.79 S00°10'24"W L23 41.73 S00°32'17"W L24 67.11 S01'35'59"W L25 56.78 S03**'**22'58"E L26 27.77 S41°13'31"E L27 48.14 S53°30'10"E L28 42.39 S57°20'52"E L29 37.15 S59°35'18"E L30 16.68 S59*56'01"E L31 22.34 S48*57'10"W L32 18.90 S87*12'04"W L33 32.22 N5810'48"W L34 37.61 N49*28'18"W L35 50.46 N53°25'40"W N78°22'56"W L37 36.07 N86*51'33"W L38 18.26 N87**'**53'26"W L39 21.56 N84*19'35"W L40 14.19 N81°42'12"W

> PARCEL A 1.46 AC. 7.34% PARCEL B 17.99 AC. 90.40% 0.45 AC. 2.26%

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROGER A. WARD IS THE OWNER OF RECORD OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 2800 AT PAGE 454 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, MESA COUNTY, COLORADO. SAID PARCEL BEING A PART OF THE W1/2 SE1/2 SW1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, OF MESA COUNTY, CÓLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE WEST 1/16 CORNER BETWEEN SECTIONS 4 & 9 TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M., MESA COUNTY, COLORADO, WHENCE THE SOUTH LINE OF THE SE1/4 SW1/4 OF SAID SECTION 4 BEARS N 90°00'00" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 00°10'53" W ALONG THE WEST LINE OF THE SE1/4 SW1/4 OF SAID SECTION 4, A DISTANCE OF 1322.27 FEET TO THE NW CORNER SE1/4 SW1/4 OF SAID SECTION 4; THENCE S 89°59'45" E ALONG THE NORTH LINE OF THE S1/2 SW1/4 OF SAID SECTION 4, A DISTANCE OF 656.29 FEET TO THE NE CORNER OF THE W1/2 SE1/4 SW1/4 OF SAID SECTION 4; THENCE S 00°06'53"E ALONG THE EAST LINE OF THE W1/2 SE1/4 SW1/4 OF SAID SECTION 4, A DISTANCE OF 1322.22 FEET TO THE SOUTH LINE OF THE SE1/4 SW1/4 OF SAID SECTION 4; THENCE N 90°00'00" W ALONG THE SOUTH LINE OF THE SE1/4 SW1/4 OF SAID SECTION 4, A DISTANCE OF 654.75 FEET TO THE POINT OF BEGINNING.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS WARD SIMPLE LAND DIVISION. WITHIN THE COUNTY OF MESA, STATE OF COLORADO. THAT SAID OWNER DOES 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 PARCELS 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 PARCELS HEREBY PLATTED SHALL BOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY MENTS THEREON AHICH MAY PREVENT INGRESS AND EGRESS TO AND FROM THE EASEMENTS

NOTARY PUBLIC CERTIFICATION STATE OF COLORADO) SS

COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROGER A. WARD

THIS 17th DAY OF SEPTEMBER, A.D., 2001.

WITNESS MY HAND AND OFFICIAL SEAL _____ CATRICIA Q. Maurer

MY COMMISSION EXPIRES: 2-4-2002

BOARD OF COUNTY COMMISSIONERS CERTIFICATION
APPROVED THIS TO DAY OF MOVEL, A.D., 2002 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

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

4.33 o'clock P_{M} , on 4-2-02 A.D., 2002 AND WAS DULY RECORDED IN PLAT BOOK 18 PAGE 375

RECEPTION NUMBER 3648697, DRAWER 44 21, FEE 18 ...

MESA COUNTY CLERK AND RECORDER DEPUTY

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

SIGNED THE 21st DAY OF NOCEMBER, A.D., 2001.

BY: MARIE Brais, AVP

NOTARY PUBLIC CERTIFICATION STATE OF COLORADO COUNTY OF MESA) 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARIE BRAIS, AVP

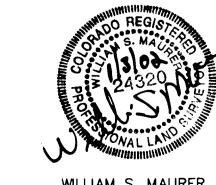
THIS _____ DAY OF NOVEMBER_

MY COMMISSION EXPIRES: 12-5-03 NOTARY PUBLIC: FLENAL. DEBEAU

Commission # 1744682

, 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

CERTIFIED THIS 3RD DAY OF JAN. , 2002



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

WARD SIMPLE LAND DIVISION

AN EXEMPTION PLAT PURSUANT TO CRS 30-28-101(10)(d). A PART OF THE W1/2 SE1/4 SW1/4, SEC. 4,T1N,R2W,U.M.,MESA COÚNTY, CO.



DATE: 4/6/01

REVISION:

734 Main Street Grand Junction, CO. 81501

Ph: (970) 248-3559 Fax: (970) 248-9069 SURVEYED BY: JW, WSM, JH CHECKED BY: WSM JOB NO.: 201014 | SCALE: 1"=100' | SHEET 1 OF 1

(IN FEET)

1 inch = 100 ft.

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE.