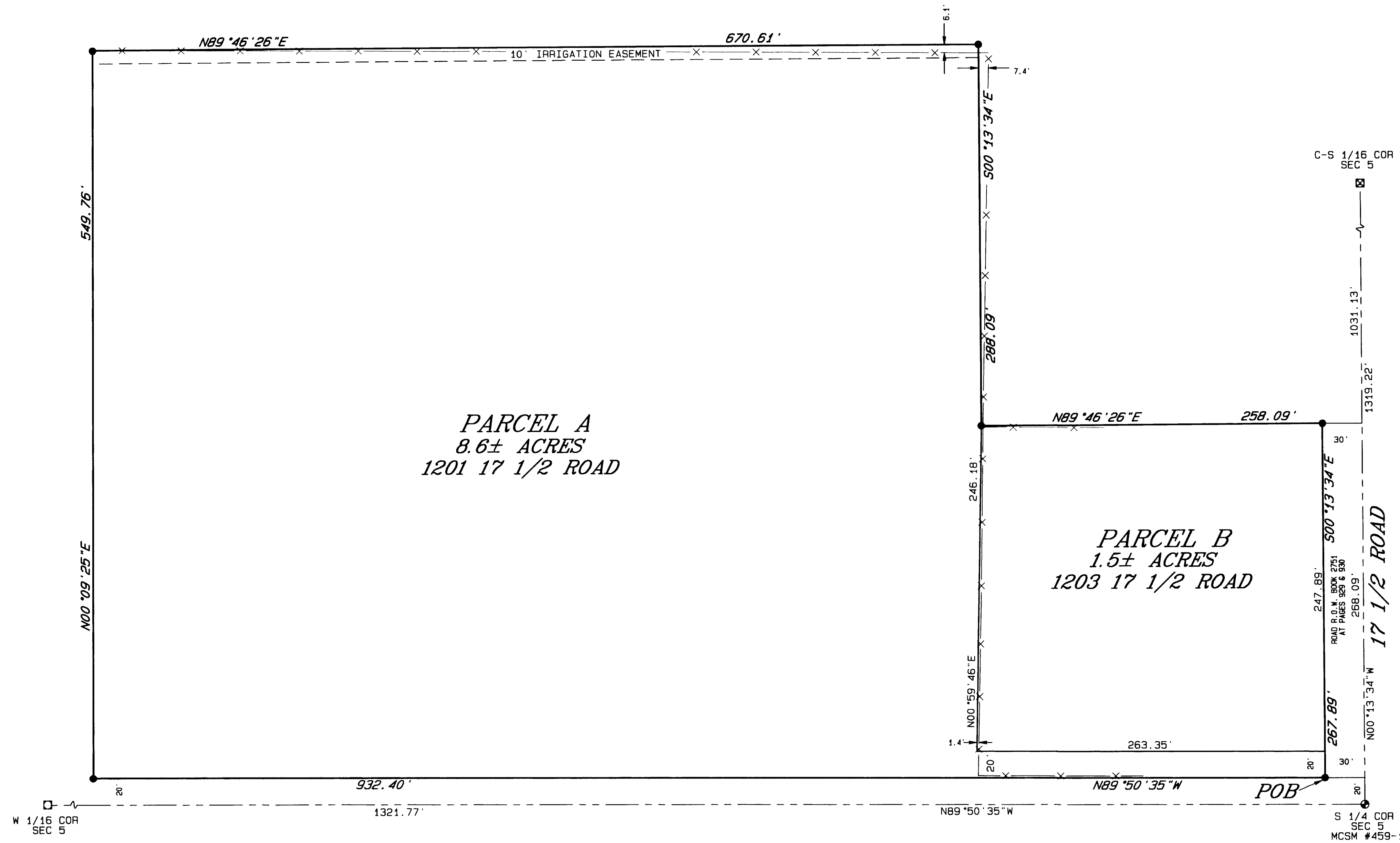


# WELKER SIMPLE LAND DIVISION

An Exemption Survey pursuant to Section 30-28-101(10)(d) C.R.S.



**PARCEL A**  
8.6± ACRES  
1201 17 1/2 ROAD

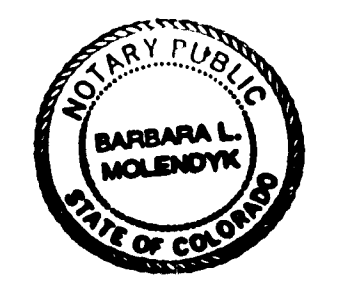
**PARCEL B**  
1.5± ACRES  
1203 17 1/2 ROAD

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Daniel D. Welker, SR., and Ellen K. Welker are the owners of that real property located in the SE 1/4 SW 1/4 of Section 5, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2751 at Pages 933 and 934 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:  
Commencing at the S 1/4 corner of said Section 5, being a found Mesa County survey marker, the basis of bearing being N00°13'34"W to the C-S 1/16 corner of said Section 5, being a found 2" aluminum cap on a #6 rebar stamped D H SURVEY INC. LS 24306;  
thence N00°13'34"W a distance of 20.00 feet along the east line of said SE 1/4 SW 1/4;  
thence N89°50'35"W a distance of 30.00 feet to the Point of Beginning;  
thence N89°50'35"W a distance of 932.40 feet;  
thence N00°09'25"E a distance of 549.76 feet;  
thence N89°46'26"E a distance of 670.61 feet;  
thence S00°13'34"E a distance of 268.09 feet;  
thence N89°46'26"E a distance of 258.09 feet;  
thence S00°13'34"E a distance of 267.89 feet to the Point of Beginning;  
Said parcel contains 10.1 acres more or less.

That said owners have caused the real property to be laid out and surveyed as WELKER SIMPLE LAND DIVISION, a land division of a part of the County of Mesa, in the State of Colorado.  
That all expenses for the installation of utilities referred to above, shall be furnished by the seller or the purchaser, not by the County of Mesa.  
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 4<sup>th</sup> day of February A.D., 2002.

*Daniel D. Welker, SR.*      *Ellen K. Welker*  
Daniel D. Welker, SR.      Ellen K. Welker

STATE OF COLORADO }  
COUNTY OF MESA } ss  
The foregoing instrument was acknowledged before me this 4 day of February A.D., 2002 by Daniel D. Welker, SR. and Ellen K. Welker  
Witness my hand and official seal: *Barbara L. Molendyk*  
Notary Public  
Address: 517 Virgo Way, Fruita, CO 81521  
My commission expires: 6-5-05



**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
Approved this 8<sup>th</sup> day of February A.D. 2002, by the Board of County Commissioners of the County of Mesa, State of Colorado.

*Kathryn A. Hall*  
Chairman

**CLERK AND RECORDER'S CERTIFICATE**  
I hereby certify that this instrument was filed for recording in my office at 3:05 o'clock P.M., this 8<sup>th</sup> day of February A.D. 2002, and is duly recorded in Plat Book No. 18 at page 343.  
Reception No. 2040076 Fees 10<sup>00</sup> Drawer No. LL-99

*Lucia Mulbray*      *Monika Todd*  
Deputy      Clerk and Recorder

**AREA SUMMARY**

PARCEL A & B = 10.1 AC. / 100%
TOTAL = 10.1 AC. / 100%

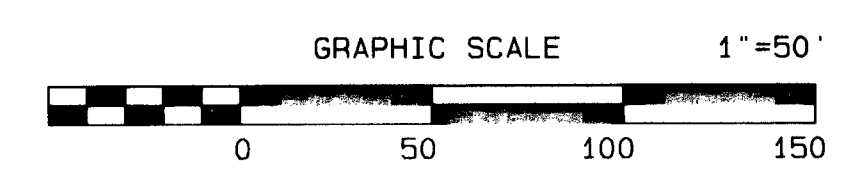
**PLAT NOTES**

"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 Divisions 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."

"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 WELKER SIMPLE LAND DIVISION and shall result in a vested right for a period of three years from January 18, 2002."

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.



- LEGEND**
- FD MESA COUNTY SURVEY MARKER
  - ⊠ FD 2" ALUM. CAP ON # 6 REBAR STAMPED D H SURVEYS LS 24306
  - FD 3" BRASS CAP ON 2.5" IRON PIPE STAMPED QED LS16413
  - FD #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677
  - x- FENCE LINE

**BASIS OF BEARING**  
BASIS OF BEARING N00°13'34"W BETWEEN THE S 1/4 CORNER AND THE C-S 1/16 CORNER OF SECTION 5, FROM THE WELKER BOUNDARY LINE ADJUSTMENT THAT IS DEPOSITED IN THE COUNTY SURVEYOR'S OFFICE IN BOOK 1 AT PAGE 68 WITH A DEPOSIT No. 2254-00

**SURVEYOR'S STATEMENT**  
I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown hereon.



**WELKER SIMPLE LAND DIVISION**  
LOCATED IN THE  
SE 1/4 SW 1/4 SEC 5, T1N, R2W, U.M.  
MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	A. VP.	Checked By	M. W. D.	Job No.	545-01-02
Drawn By	TMODEL	Date	JANUARY, 2002	Sheet	1 OF 1