

Weaver Simple Land Division

In the N1/2 SW1/4 NW1/4 of Section 22
Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado

OWNER'S STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Jerry L. Schrock and Robin G. Schrock, as joint tenants, are the owners of that real property situate in the N1/2 SW 1/4 NW 1/4 of Section 22 in Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado as evidenced by deed recorded in Mesa County Clerk and Recorder's records at Book 2203 Page 474, described as follows:

The N1/2 SW1/4 NW1/4 of Section 22, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado;
EXCEPT Beginning at the Northwest Corner of the SW1/4 NW1/4 of said Section 22;
thence, East 330 feet;
thence, South 330 feet;
thence, West 330 feet;
thence, North 330 feet;
containing 17.50 acres.

That said owners has caused the said property to be laid out and platted as the Weaver Simple Land Division.

That said owners do hereby dedicate in fee simple all road rights-of-way to Mesa County for the use of the public forever.

That said owners do hereby dedicate the 14' All-purpose Easements as shown hereon to the public as non-exclusive perpetual easements for Mesa County approved utility providers for the installation, operation and maintenance of utilities and appurtenances thereto including but not limited to electric lines, gas lines, telephone lines, and cable television lines.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said parcels hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

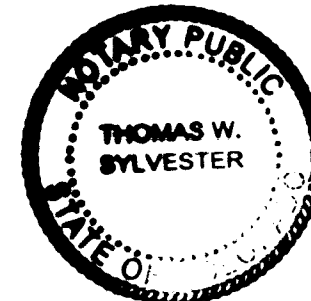
There are no covenants for the described property.

That all lienholders for the described property are shown hereon.

In witness whereof said owner has caused his name to be hereunto subscribed.

Jerry L. Schrock
Jerry L. Schrock

Robin G. Schrock
Robin G. Schrock



STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by Jerry L. Schrock and Robin G. Schrock this 12th day of March A.D. 2006

Witness my hand and official seal

Thomas W. Sylvester
Notary Public
My commission expires 7/3/2008

LIEN HOLDER'S CERTIFICATE:

*Mortgage Electronic Registration Systems, Inc. as nominee for CTX Mortgage Company, LLC
Washington Mutual, Inc. does hereby consent to the Weaver Simple Land Division.

Julie Mulhern

Washington Mutual, Inc. Loan Officer Julie Mulhern, Vice President
*Mortgage Electronic Registration Systems, Inc.

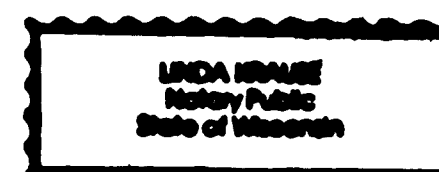
STATE OF Wisconsin
COUNTY OF Milwaukee } SS

The foregoing instrument was acknowledged before me by Julie Mulhern this 17th day of April A.D. 2006

Witness my hand and official seal

Linda Krause
Notary Public Linda Krause

My commission expires 11/16/08



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.

BASIS OF BEARING:

The bearing between the found MCSM# 562 at the W 1/4 cor. of Sec. 22, Township 1 North, Range 2 West, of the Ute Meridian, and the found MCSM# 879-1 at the C 1/4 Cor. Sec. 22 Township 1 North, Range 2 West, of the Ute Meridian is assumed to bear S89°51'57"E to correspond to the Mesa County Coordinate System.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 3 day of MAY A.D. 2006 by the Board of County Commissioners for the County of Mesa, State of Colorado.

Tilman M. Silop
Chairperson

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at

9:37 o'clock A.M. this 5th day of May A.D., 2006,

and is duly recorded in Book No. 4150, Page 234+235.

Reception No. 2315488, Drawer No. SS-15

Jane Ward Ginny Baughman 20⁰⁰ 1⁰⁰
Clerk and Recorder Deputy Fees

NOTICE:

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 Weaver Simple Land Division and shall result in a vested right.

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.

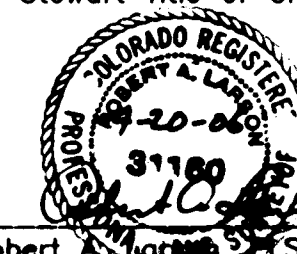
There is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property.

Such mineral state may include the right to enter and use the property without the surface owner's permission.

Other restrictions appurtenant to the respective Parcels shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of the Weaver Simple Land Division was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information. Title information was provided by Stewart Title of Grand Junction, Inc., commitment no. 05011145C.



Robert A. Larson SCS 31160

Date

Merritt LS, LLC.

743 Horizon Ct., Suite100B, Grand Junction, Co. 81506
PHONE (970) 255-7386 FAX (970) 256-7386

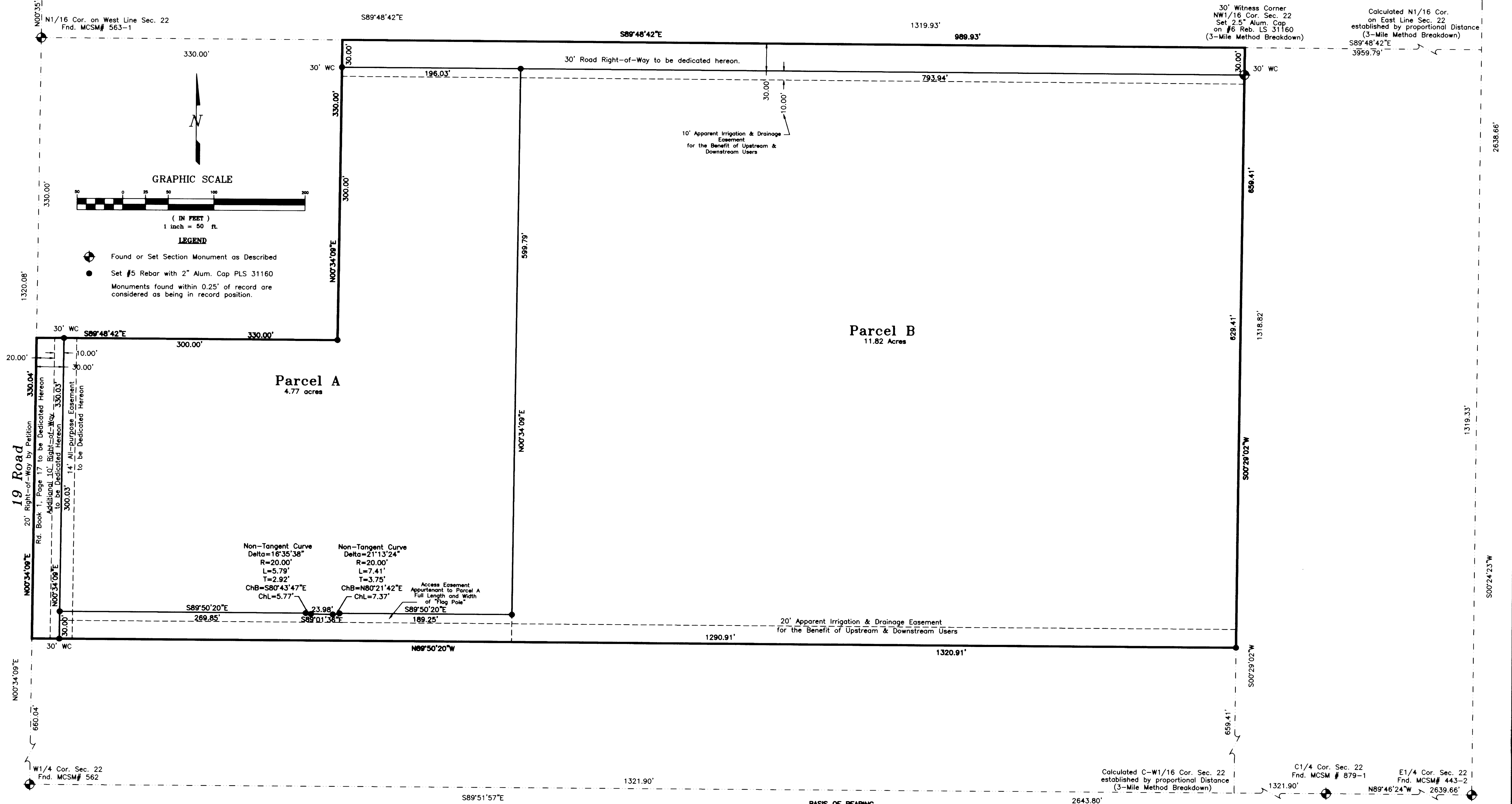
Weaver Simple Land Division

In the N1/2 SW1/4 NW1/4 of Section 22
Township 1 North, Range 2 West of the
Ute Meridian, Mesa County, Colorado

DATE: March 21, 2006	MC Planning No: 2005-405-SLD1
DRAWN: JH	CHK: RAL PROJECT NO: 0541
REVISED: -	SCALE: 1" = 50' SHEET 1 OF 2

Weaver Simple Land Division

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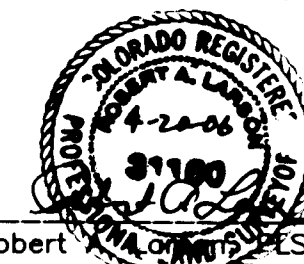
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LAND USE SUMMARY		
PARCELS	16.59	94.8%
ROADS	0.91	5.2%
<u>TOTAL</u>	<u>17.50</u>	<u>100.0%</u>

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Robert [redacted] LES 31160

Date _____

Merritt LS, L.L.C.

743 Horizon Ct., Suite 100B, Grand Junction, Co. 81506
PHONE (970) 255-7386 FAX (970) 256-7386

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