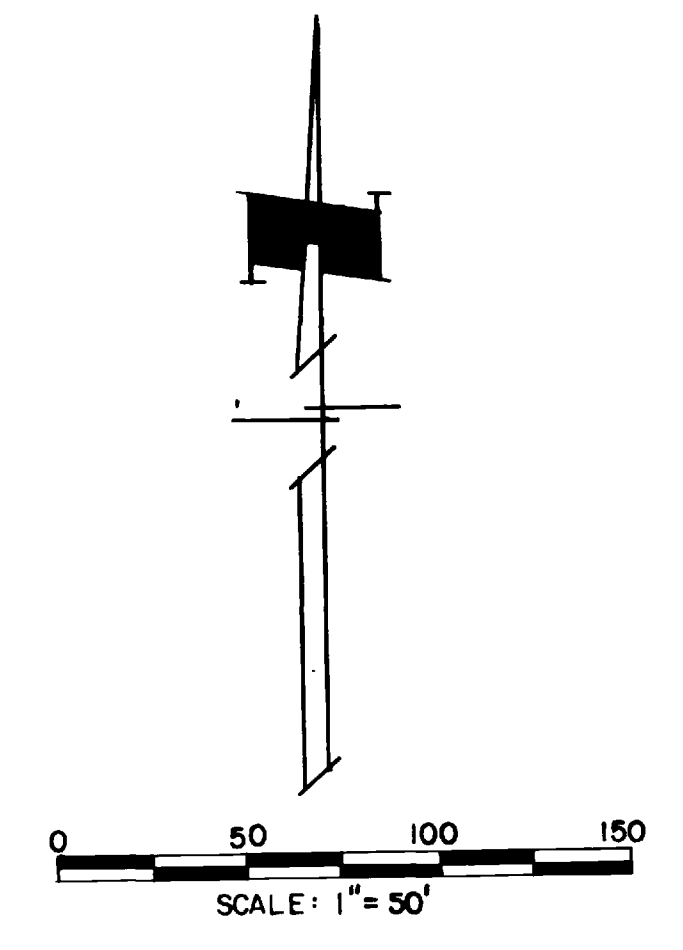
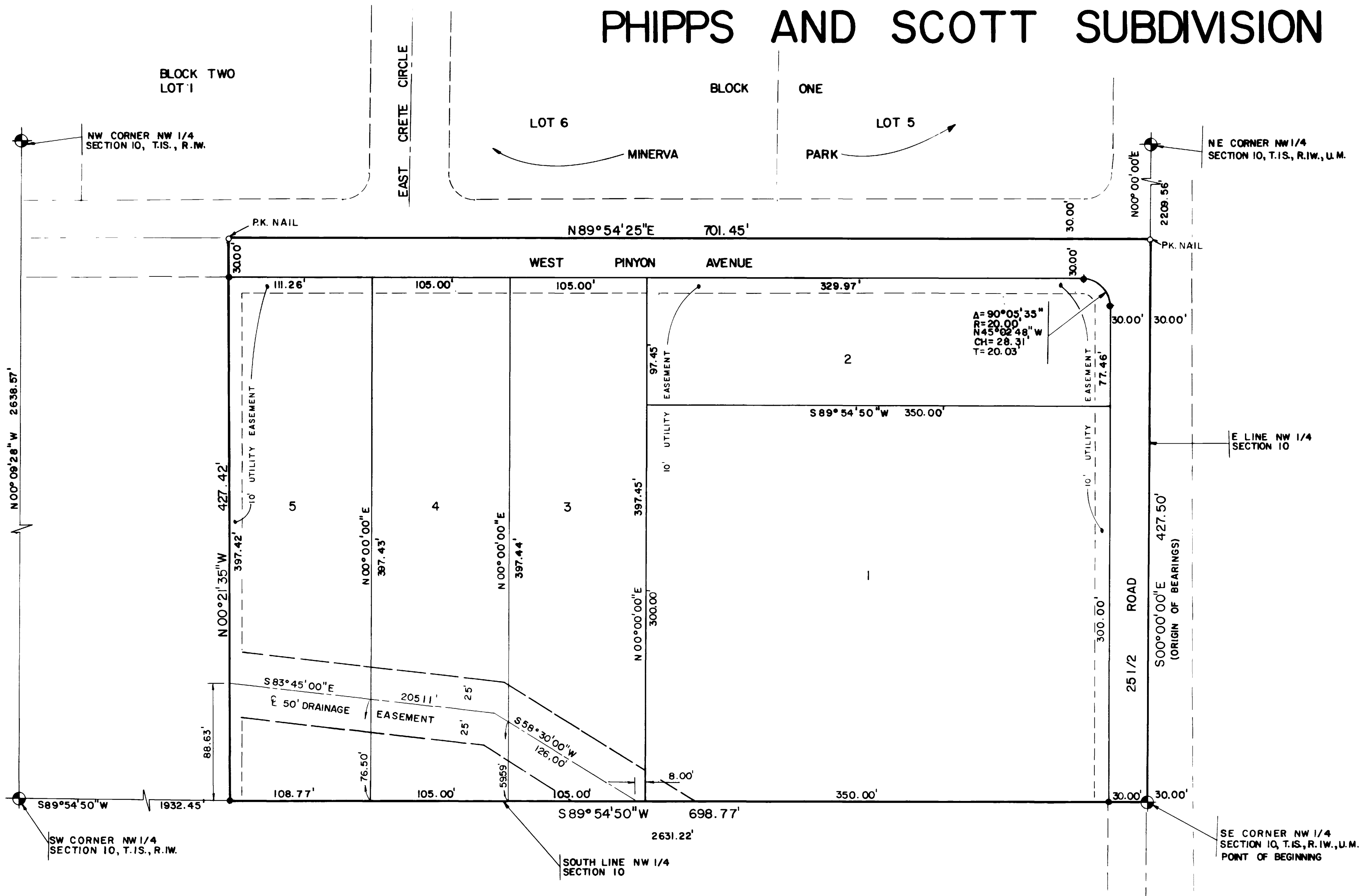


PHIPPS AND SCOTT SUBDIVISION



LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar and Monument Cap Set in Concrete
- A 5/8" Rebar and Monument Cap At All Lot Corners

AREA QUANTITIES

| | | | |
|------------------------|------------------|-----------|----------------|
| Total Acres In Lots | 6.111 Ac. | or | 88.96% |
| Total Acres In Streets | 0.759 Ac. | or | 11.04% |
| Total Acres | 6.870 Ac. | or | 100.00% |

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Orchard Mesa Development, Inc., Raymond G. Phipps, President and Duane Scott, Asst. Secy, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 NW 1/4 of Section 10, T.1 S., R.1 W., Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SE Corner (SE Cor.) of the NW 1/4 of said Section 10; Thence S 89° 54' 50" W along the south line of the NW 1/4 of said Section 10 a distance of 698.77 feet; Thence N 00° 21' 35" E 427.42 feet; Thence N 29° 54' 25" E 701.45 feet to a point on the east line of the NW 1/4 of said Section 10; Thence S 00° 00' 00" E along said east line of the NW 1/4 of Section 10 a distance of 427.50 feet to the point of beginning, containing 6.870 acres.

That said owner has caused the said real property to be laid out and surveyed as Phipps and Scott Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner 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 dedicate to the Public Utility companies those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 8 day of June A.D., 1978.

ORCHARD MESA DEVELOPMENT, INC.,
 Raymond G. Phipps, President
 Duane Scott, Asst. Secy.

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this ___ day of _____ A.D., 1978 by Raymond G. Phipps, President and Duane Scott, Asst. Secy of Orchard Mesa Development, Inc.

My Commission Expires: _____ Witness My Hand and Official Seal.

 Notary Public

CLERK AND RECORDER OF TITLE

CITY OF COLORADO)
 COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:30 P.M., this 16 day of OCT. A.D., 1978 and is duly recorded in Plat Book No. 12, Page 79. Rec # 1173745

Carl Sawyer
 Clerk & Recorder fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of JULY A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of OCTOBER A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Lindner
 Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Phipps and Scott Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado registration No. 9060

by: Bill Benson
 Mesa County Road Department Date July 12, 1978

PHIPPS AND SCOTT SUBDIVISION

PARAGON ENGINEERING, INC.
 1100 East Avenue
 Mesa, Colorado 80429