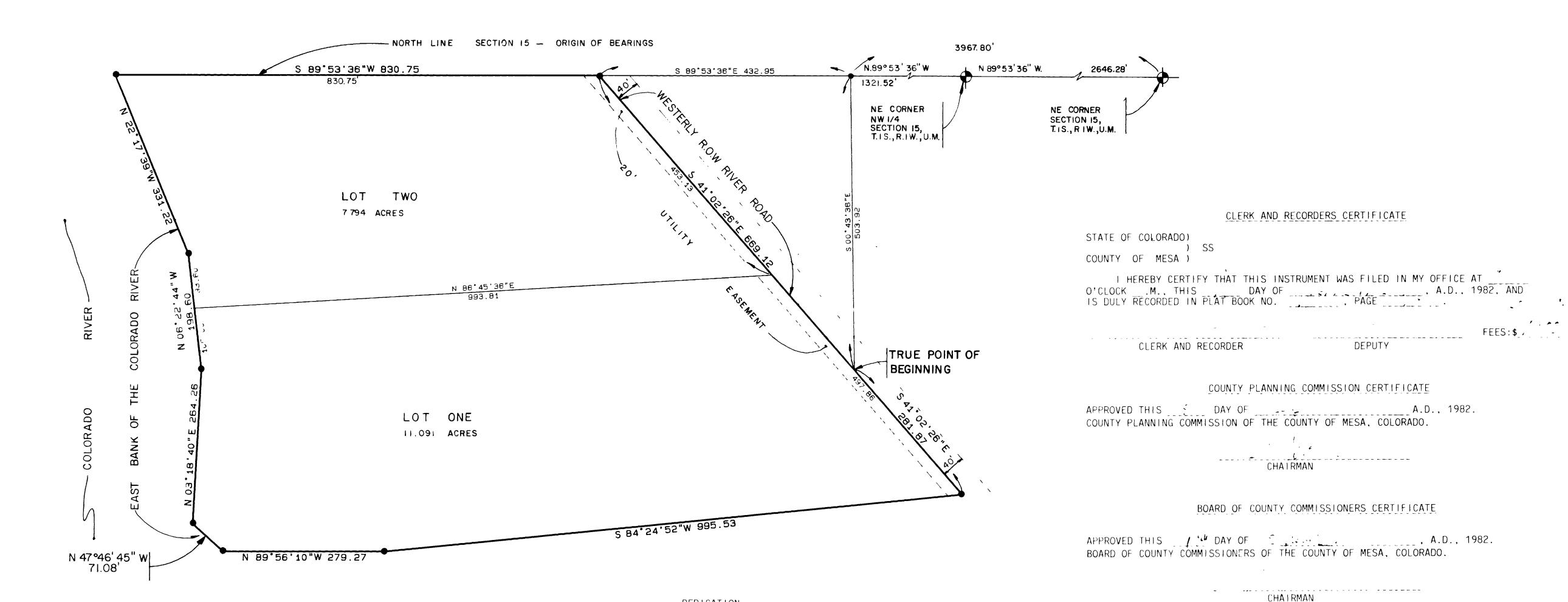
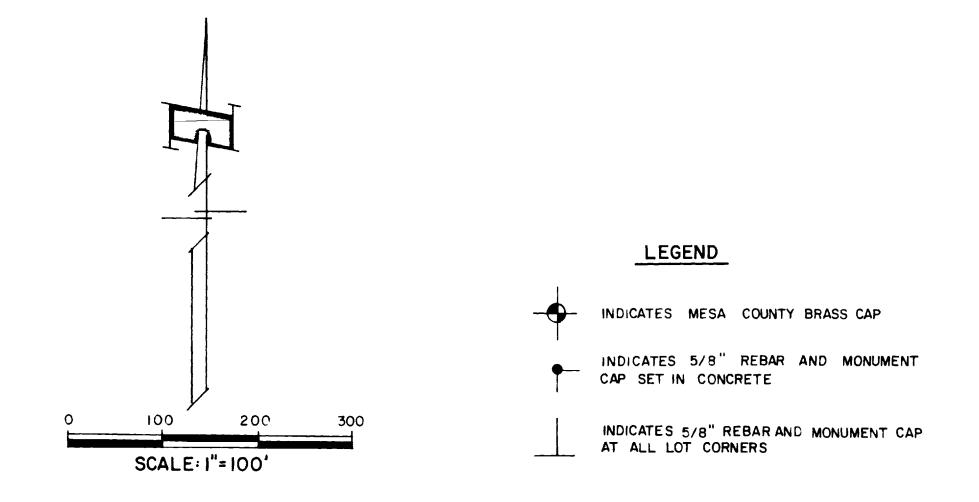
## WICKES SUBDIVISION





TOTAL AREA 18.885 ACRES TOTAL NUMBER LOTS = 2

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

THAT THE UNDERSIGNED WICKES LUMBER. A DIVISION OF THE WICKES CORPORATION. IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA. STATE OF COLORADO. AND FIRE A STATE OF COLORADO. OF THE NW 1/4 OF SECTION 15. T. 1 S., R. 1 W. OF THE UTE MERIDIAN AS SHOWN 1. . A SHANN ING PLAT, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FILE.

LINE OF SAID SECTION 15 A DISTANCE OF 3967.80 FEET; THENCE 5 JULY 3136" E 503.92 LEET TO THE TRUE POINT OF BEGINNING: THENCE S 41°02'26" E 281.87 FEET, THENCE S 84°24'52" W 995 53 FEET. THENCE N 89°56'10" W 279.27 FEET TO A POINT ON THE EAST BANK OF THE COLUMBUO KIVEN, THENCE ALONG SAID EAST BANK OF THE COLORADO RIVER BY THE FOLLOWING FOR (4) COURSES AND DIS ANCES S 89°53'36" E ALONG SAID NORTH LINE OF SECTION 15 A DISTANCE OF MED 75 FEET, THENCE S 41°02'26" E 669.12 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 18 885 ACRES

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AT MICKEY SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY. COLORADO

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART A. O' THE STREETS AND ROADS AS THOUGH ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. AND THE PUBLIC FOREVER. ACCOMPANYING PLAT AS PERPETUAL EASEMEN'S FOR THE PASTA . . AND MATNICIAN . TRRIGATION AND DRAINAGE FACILITIES. THE STATE STATES AND THE LINES: TOGETHER WITH THE RIGHT TO TRIM INTERIOR NOT THEES AND THE TO LINES. TELLIPOR A RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE of THE LINES TO THE CONTRACT OF THE CONTRA SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE BUYER OR SELLER, NOT BY THE COUNTY OF MESA

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO HE HEREINTO SUBSCRIBED THE 23-4 DAY OF , A レ , 1982

WICKES LUMBER. A DIVISION OF THE WICKES CORPORATION

Stev alentine

CAROL A MCKAV

PHIN HAT U

G. G. VALENTINE STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO )

My Primingion Explan de

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23-4 DAY OF CYLLY.

A.D., 1982, BY G. G. VALENTINE, ASSISTANT CONTROLER OF WICKES LUMBER, A DIVISION OF WICKES CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 28, 1986

ADDRESS: 1010 decond ave, San Diego, CA

## SURVEYORS CERTIFICATE

II. JAMES I. PATTY, JR., DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WICKES SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY

> REGISTERED LAND SURVEYOR COLORADO REGISTRATION NO. 9960

THE A SHEET NOTICE SOLUTIAND LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN HIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.