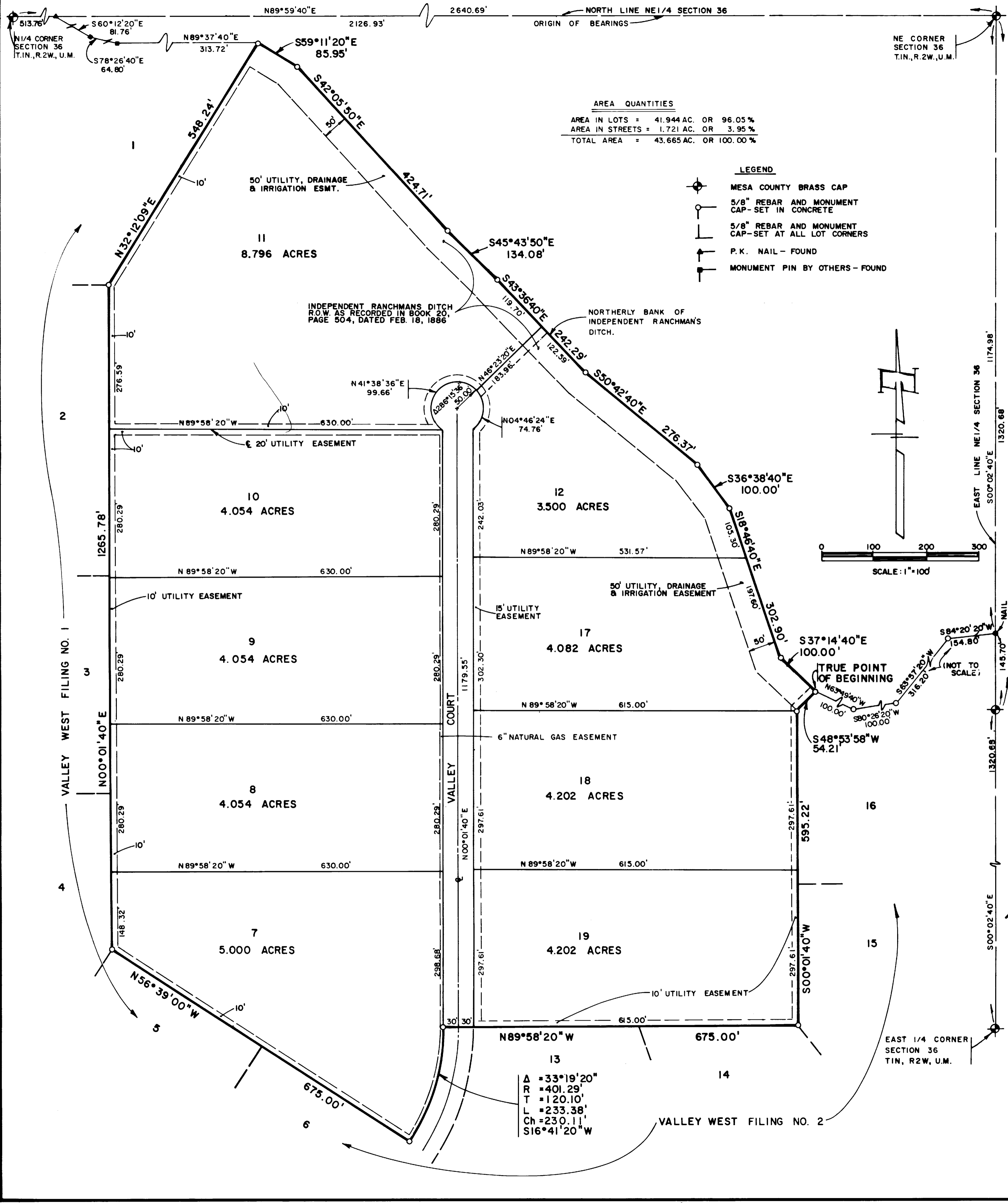


VALLEY WEST FILING NO. 3



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, and James E. Fry are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 of Section 36, T.1 N., R.2 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows: Commencing at the NE Corner of said Section 36; Thence S 00°02'40" E along the east line of the NE 1/4 of said Section 36 a distance of 1174.98 feet to a point on the northerly bank of the Independent Ranchman's Ditch; Thence along said northerly bank of the Independent Ranchman's Ditch by the following four (4) courses and distances: (1) S 82° 20' 20" W 154.80 feet; (2) S 63° 57' 20" W 316.20 feet; (3) S 80° 26' 20" W 100.00 feet; (4) N 63° 45' 40" W 100.00 feet to the TRUE POINT OF BEGINNING; Thence S 48° 53' 58" W 54.21 feet; Thence S 00° 01' 40" W 595.22 feet; Thence N 25° 58' 20" W 675.00 feet; Thence along the arc of a curve to the right whose radius is 401.29 feet and whose long chord bears S 16° 41' 20" W 230.11 feet; Thence N 56° 39' 00" W 675.00 feet; Thence N 00° 01' 40" E 1265.73 feet; Thence N 32° 12' 09" E 548.24 feet to a point on the northerly bank of the Independent Ranchman's Ditch; Thence along said northerly bank of the Independent Ranchman's Ditch by the following eight (8) courses and distances: (1) S 50° 11' 20" E 85.05 feet; (2) S 42° 05' 50" E 424.71 feet; (3) S 45° 43' 50" E 134.08 feet; (4) S 43° 31' 40" E 242.26 feet; (5) S 50° 42' 40" E 276.37 feet; (6) S 36° 38' 40" E 100.00 feet; (7) S 18° 46' 40" E 302.90 feet; (8) S 37° 14' 40" E 100.00 feet to the TRUE POINT OF BEGINNING, containing 43.665 acres.

That said owner has caused the said real property to be laid out and surveyed as Valley West Filing No. 3, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat to the Public Utilities 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, maintenance and replacement of such lines. Said 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 12th day of November A.D., 1980.

C.B.W. Builders, Inc.
 William E. Foster, President
 Warren E. Gardner, Secretary
 James E. Fry, Secretary
 James E. Fry

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 12th day of November A.D., 1980 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc., and James E. Fry.
 Witness my hand and official seal. My commission expires: 6-21-82
 Doyle A. Boring, Notary Public

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss 1246286

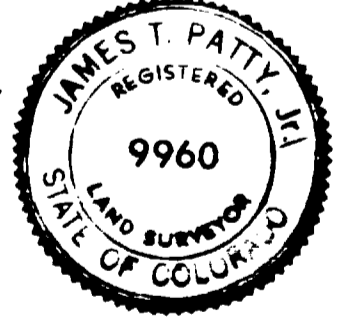
I hereby certify that this instrument was filed in my office at 9:45 o'clock A.M. this 21st day of January A.D., 1981, and is duly recorded in Plat Book No. 12, Page 247.
 Paul Sawyer, Clerk and Recorder
 Deputy
 Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 12th day of January A.D., 1981. County Planning Commission of the County of Mesa, Colorado.
 Lloyd Sammesville, Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 12 day of January A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.
 Dick Peterson, Chairman

SURVEYORS CERTIFICATE
 I, James T. Patty Jr., do hereby certify that the accompanying plat of Valley West Filing No. 3, 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., Registered Land Surveyor, Colorado Registration No. 9960

Utilities Coordinating Committee:
 Thomas C. Caldwell, Chairman
 Date: 12. Jan. 1981



VALLEY WEST FILING #3