

THE BLUFFS WEST ESTATES FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Joe Willoughby, President and Robert O. Engelke, Secretary of Bluffs West Inc., are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the Southeast Quarter (SE 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat being more particularly described as follows;

Beginning at the Southeast Corner (SE Cor) of the NE 1/4 SE 1/4 of Section 7; Thence N. 00° 00' 00" E along the East line NE 1/4 SE 1/4 of said Section 7 a distance of 298.45 feet to the TRUE POINT OF BEGINNING. Thence N. 89° 55' 00" W 37.04 feet; Thence along the arc of a curve to the right whose radius is 316.48 feet and whose long chord bears N. 62° 26' 30" W 292.02 feet; Thence along the arc of a curve to the left whose radius is 256.48 feet and whose long chord bears N. 56° 02' 00" W 184.39 feet; Thence N. 77° 06' 00" W 100.87 feet; Thence S. 00° 00' 00" W 160.47 feet; Thence S. 32° 35' 00" W 529.36 feet; Thence N. 57° 21' 00" W 88.00 feet; Thence S. 67° 27' 00" W 145.50 feet; Thence S. 28° 13' 38" W 344.00 feet; Thence S. 83° 55' 00" W 340.32 feet; Thence S. 09° 00' 00" W 101.35 feet; Thence S. 38° 56' 00" W 154.06 feet to a point on the Northerly Right-of-Way of Holland Drive and the Easterly Right-of-Way of Kansas Avenue; Thence N. 86° 08' 38" W 67.69 feet to a point on the Westerly Right-of-Way of said Kansas Avenue; Thence along said Westerly Right-of-Way of Kansas Avenue by the following four (4) courses and distance's:

S. 49° 13' 37" W 268.35 feet
S. 22° 39' 30" W 183.25 feet
S. 03° 55' 34" E 129.27 feet
S. 33° 25' 30" W 177.50 feet

to a point on the Northerly Right-of-Way of Colorado State Highway No. 340; Thence along said Northerly Right-of-Way of Colorado State Highway No. 340 along the arc of a curve to the left whose radius is 1392.00 feet and whose long chord bears N. 53° 57' 30" W 37.91 feet to a point on the Easterly Boundary of Redlands Estates Subdivision; Thence along said Easterly Boundary of Redlands Estates Subdivision by the following three (3) courses and distances:

N. 21° 53' 18" E 367.85 feet
N. 22° 20' 32" E 236.32 feet
N. 22° 16' 12" E 218.86 feet

Thence N. 82° 43' 44" W 724.40 feet; Thence N. 65° 17' 44" W 71.23 feet; Thence S. 89° 42' 16" W 51.16 feet to a point on the Easterly Right-of-Way of Foy Drive; Thence N. 00° 17' 44" E along said Easterly Right-of-Way of Foy Drive 50.00 feet to the Southwest Corner of Lot 10, Block 1 of Tiffany Park Second Addition; Thence N. 89° 42' 16" E along the South Boundary of said Tiffany Park Second Addition 520.77 feet; Thence S. 00° 46' 24" E 53.27 feet; Thence S. 82° 43' 44" E 172.90 feet; Thence along the arc of a curve to the left whose radius is 256.48 feet and whose long chord bears N. 63° 41' 32" E 283.71 feet; Thence N. 30° 06' 48" E 399.71 feet; Thence S. 77° 06' 00" E 216.00 feet; Thence N. 12° 54' 00" E 120.00 feet; Thence N. 48° 00' 00" E 209.88 feet; Thence S. 77° 06' 00" E 265.88 feet; Thence S. 31° 45' 00" E 150.00 feet; Thence S. 12° 54' 00" W 185.00 feet; Thence S. 77° 06' 00" E 100.87 feet; Thence along the arc of a curve to the right whose radius is 316.48 feet and whose long chord bears S. 56° 02' 00" E 227.52 feet; Thence along the arc of a curve to the left whose radius is 256.48 feet and whose long chord bears S. 62° 26' 30" E 236.66 feet; Thence S. 89° 55' 00" E 36.95 feet to a point on the East line NE 1/4 SE 1/4 of said Section 7; Thence S. 00° 00' 00" E along said East line NE 1/4 SE 1/4 of Section 7 a distance of 60.00 feet to the TRUE POINT OF BEGINNING. Containing 25.459 Acres.

That said owners have caused the said real property to be laid out and surveyed as Bluffs West Estates, Filing No. One a subdivision of a part of Mesa County Colorado.

That said owners do hereby dedicate and set apart all of the streets, roads and pedestrian Rights-of-Way as shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate 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, 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 improvement shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners Bluffs West Inc., Joe Willoughby, President and Robert O. Engelke, Secretary have caused their names to be hereunto subscribed this 28th day of June, A.D., 1977.

Joe Willoughby
Joe Willoughby, President
Bluffs West Inc.

Robert O. Engelke
Robert O. Engelke, Secretary
Bluffs West Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 28th day of June, A. D., 1977 by Joe Willoughby, President and Robert O. Engelke, Secretary of Bluffs West Inc.

My Commission Expires: April 19, 1979
Witness My Hand and Official Seal:

Donald B. Wanner
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

RECEPTION No. 1142978

I hereby certify that this instrument was filed in my office at 9:15 o'clock P.M., this 29 day of SEP, A. D. 1977 and is duly recorded in Plat Book No. 11, Page 301-302-303

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 30⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 29th day of JUNE, A.D., 1977. County Planning Commission of the County of Mesa Colorado.

Paul Walczak
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 29th day of JUNE, A.D., 1977. Board of County Commissioners of the County of Mesa Colorado.

Howard Roland
Chairman

SURVEYOR'S CERTIFICATE

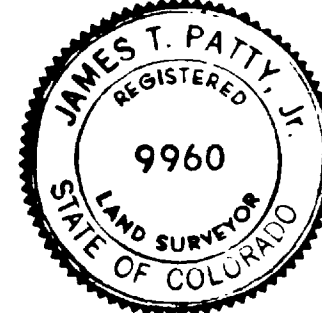
I, James T. Patty Jr., do hereby certify that the accompanying plat of Bluffs West Estates Filing No. One, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-141-102 as amended.

Mesa County Surveyor _____ Date: _____

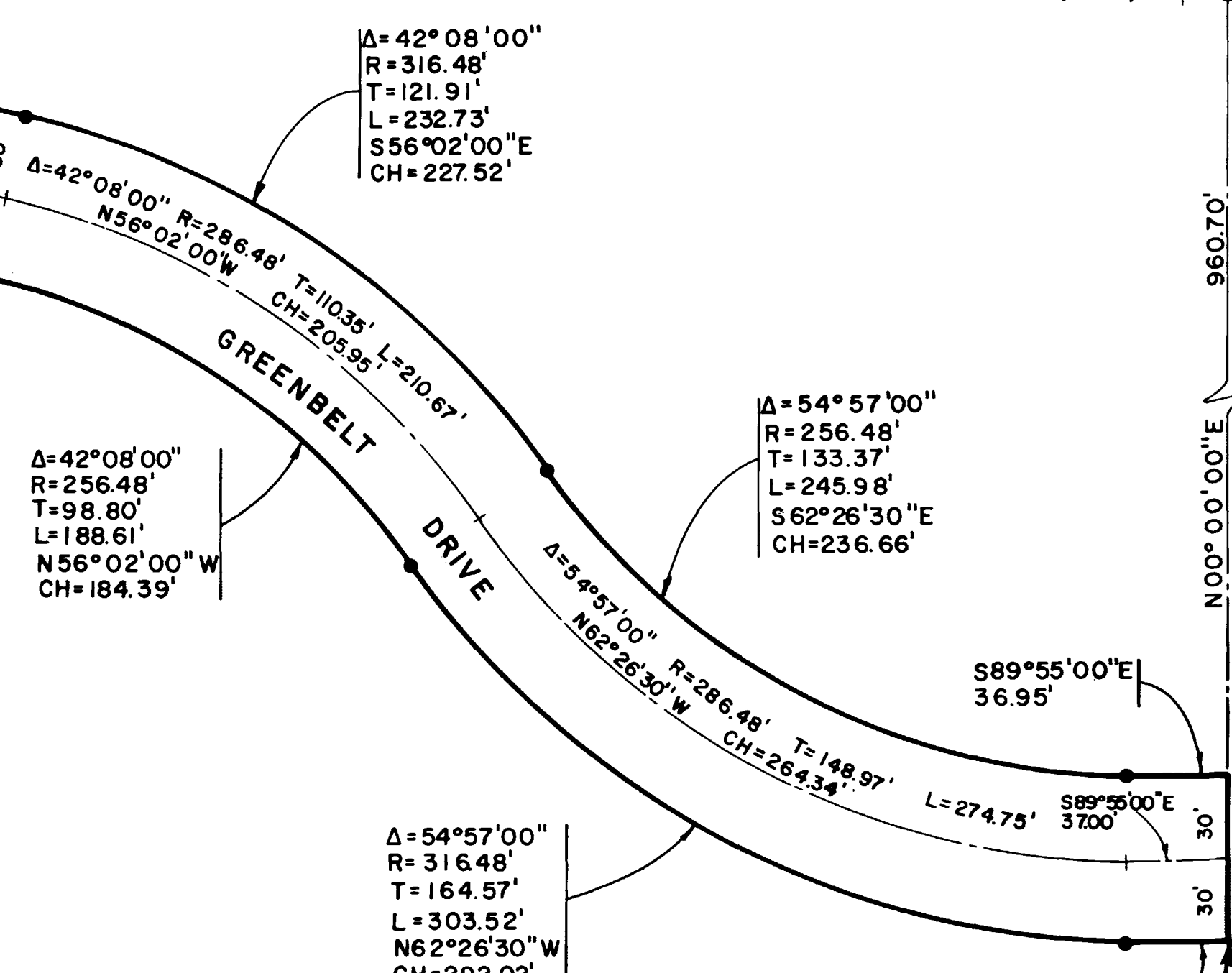
William S. Berman
Mesa County Road Department _____ Date: 8-29-77



THE BLUFFS WEST ESTATES FILING NO. ONE

BUILDING SETBACK REQUIREMENTS		
FRONT	23 ROAD, GREENBELT DRIVE	30'
FRONT	ALL OTHERS STREET	25'
SIDE		7'
REAR		10'

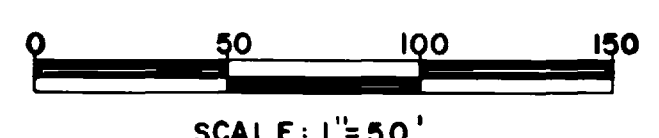
LOT 1 BLOCK THREE
2.927 AC.



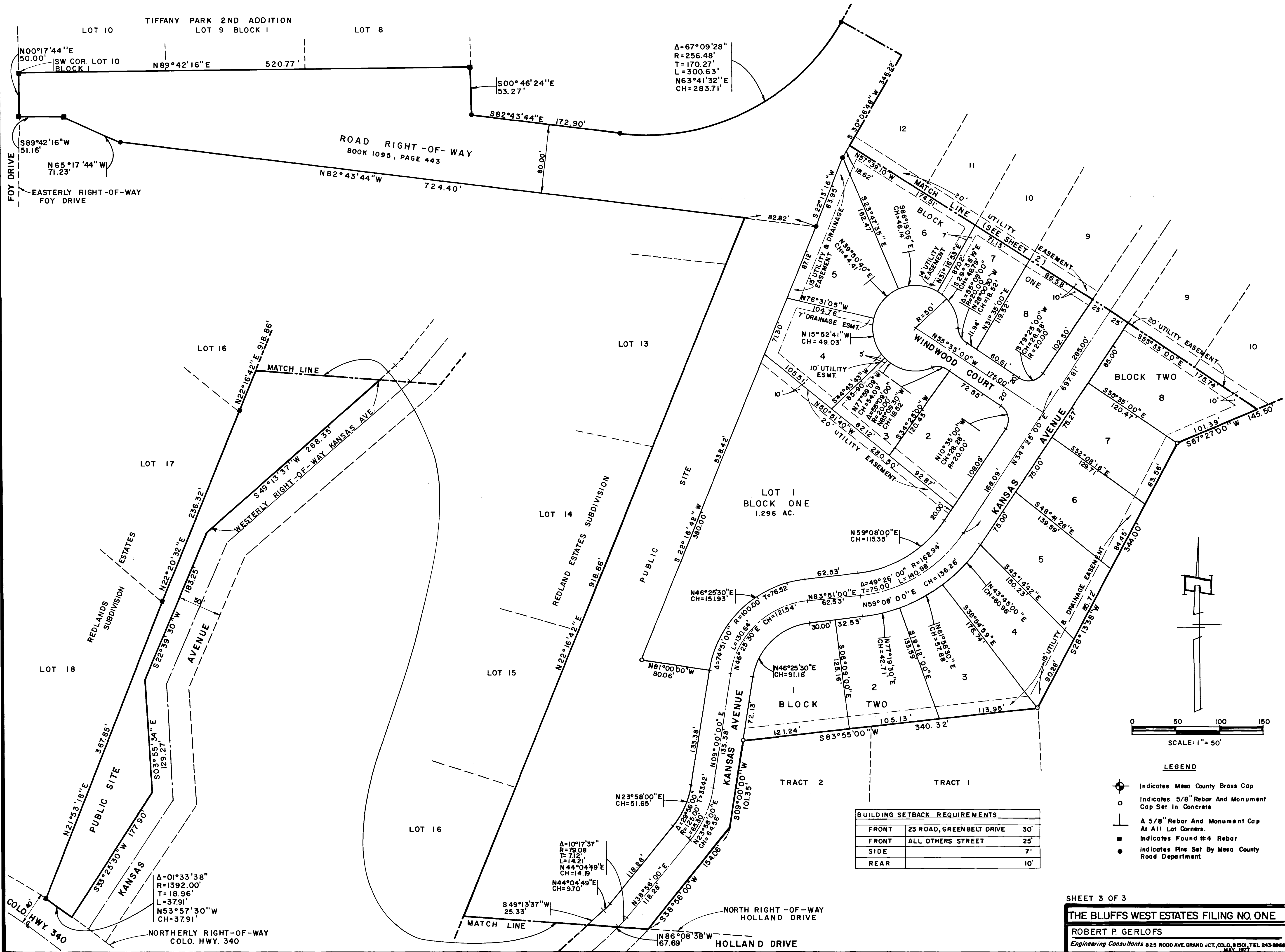
AREA QUANTITIES

Total Acres in Lots	15.229 Ac.	or	59.82%
Total Acres in Roads	2.271 Ac.	or	8.92%
Total Acres in Public Site	3.062 Ac.	or	12.03%
Total Acres in Greenbelt Drive	4.897 Ac.	or	19.23%
Total Acres	25.459 Ac.	or	100.00%

- 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.
 - Indicates Found ±4 Rebar
 - Indicates Pins Set By Mesa County Road Department.



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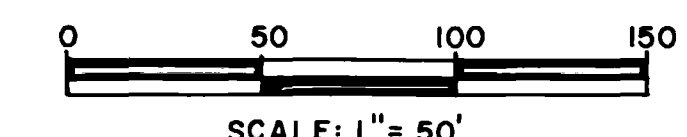


$\Delta = 67^{\circ}09'28''$
 $R = 256.48'$
 $T = 170.27'$
 $L = 300.63'$
 $N 63^{\circ}41'32'' E$
 $CH = 283.71'$

$\Delta = 01^{\circ}33'38''$
 $R = 1392.00'$
 $T = 18.96'$
 $L = 37.91'$
 $N 53^{\circ}57'30'' W$
 $CH = 37.91'$

$\Delta = 10^{\circ}17'37''$
 $R = 79.08'$
 $T = 71.2'$
 $L = 14.2'$
 $N 44^{\circ}04'49'' E$
 $CH = 14.19'$

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