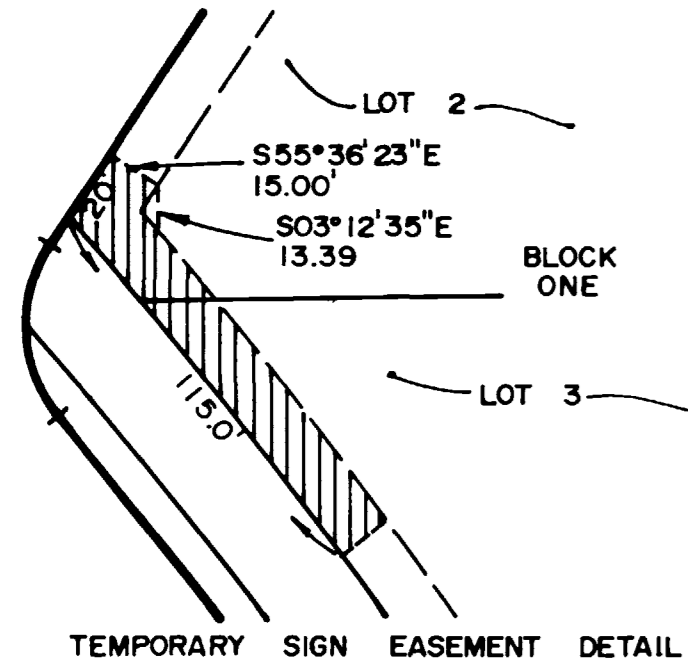


CREEKSIDE, FILING NO. ONE



NOTE:
 TEMPORARY SIGN EASEMENT TO BE ABANDONED UPON CONVEYANCE OF ALL LOTS WITHIN CREEKSIDE SUBDIVISION BY DECLARANTS AS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CREEKSIDE AS RECORDED BOOK 1231 PAGE 139 MESA COUNTY AS AMENDED IN BOOK _____ PAGE _____ MESA COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Creekside, Ltd., a Colorado Limited Partnership,

is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/2 SW 1/4 Section 14 and the N 1/2 NW 1/4 Section 23, all in T.11S., R.101 W. of the 6th Principal Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the north quarter corner (N 1/4 Cor.) of said Section 23; Thence N 80° 09' 24" W 764.65 feet to the TRUE POINT OF BEGINNING; Thence S 00° 00' 00" W 89.82 feet; Thence S 14° 20' 10" E 61.85 feet; Thence S 00° 00' 00" W 130.00 feet; Thence S 90° 00' 00" W 22.50 feet; Thence S 00° 00' 00" W 60.00 feet; Thence S 90° 00' 00" W 75.58 feet; Thence S 19° 18' 08" W 11.09 feet; Thence S 00° 00' 00" W 79.54 feet; Thence S 90° 00' 00" W 224.17 feet; Thence S 00° 00' 00" W 90.00 feet; Thence S 90° 00' 00" W 73.00 feet; Thence S 00° 00' 00" W 70.00 feet; Thence S 90° 00' 00" W 127.00 feet; Thence N 00° 00' 00" E 58.91 feet; Thence S 90° 00' 00" W 40.00 feet; Thence S 56° 36' 00" W 79.77 feet to a point on the northeasterly right of way of Colorado Highway 340; Thence along the arc of a curve to the left whose radius is 1186.00 feet and whose long chord bears N 36° 14' 09" W 145.36 feet; Thence along the arc of a curve to the right whose radius is 35.00 feet and whose long chord bears N 03° 40' 23" W 43.16 feet; Thence N 34° 23' 37" E 134.16 feet; Thence along the arc of a curve to the right whose radius is 470.00 feet and whose long chord bears N 53° 26' 49" E 306.86 feet; Thence N 72° 30' 00" E 402.53 feet to the TRUE POINT OF BEGINNING, containing 5.665 acres.

That said owner has caused the said real property to be laid out and surveyed as Creekside Filing No. One, 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 to the Public Utilities those portions of said real property which are labeled as utility 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. That said owner does hereby dedicate and set apart all the common area as designated on the accompanying plat for the exclusive use, ownership and maintenance of the members of the Creekside at Monument Village Homeowners Association, Inc.

IN WITNESS WHEREOF, said owner has caused these names to be hereunto subscribed this 7th day of

DECEMBER A.D., 1979.
 Creekside, Ltd., a Colorado Limited Partnership
 By: Monument Village Development Company, a Colorado Limited Partnership, General Partner

David G. Behrhorst
 David G. Behrhorst, President
 Destination Properties, Inc.
 General Partner of Monument Village Development Company

Dennis L. Granum
 Dennis L. Granum, President
 Monument Land Development Co., Inc.
 General Partner of Monument Village Development Company

Carolyn L. Behrhorst
 Carolyn L. Behrhorst, Asst. Secretary
 Destination Properties, Inc.
 General Partner of Monument Village Development Company

Joyce L. Robins
 Joyce L. Robins, Secretary
 Monument Land Development Co., Inc.
 General Partner of Monument Village Development Company

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of DECEMBER A.D., 1979 by David G. Behrhorst, President and Carolyn L. Behrhorst, Asst. Secretary of Destination Properties Inc., and Dennis L. Granum, President and Joyce L. Robins, Secretary of Monument Land Development Co., Inc.,
 My commission expires: 9-14-82
 Witness my hand and official seal.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss # 1211176
 I hereby certify that this instrument was filed in my office at 9:55 o'clock A.M., this 20th day of December A.D., 1979 and is duly recorded in Plat Book No. 1A, Page 225.
Earl Sawyer
 Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of NOVEMBER A.D., 1978 County Planning Commission of the County of Mesa, Colorado.
Mary A. Buss
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th day of December A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.
Margie Albers
 Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Creekside Filing No. One, 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. 9960



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
- Found Colorado Highway Dept. R.O.W. Marker
- ⊙ Found 5/8" Rebar And Cap (Luke 14115)

CURVE	DELTA	RADIUS	BEARING	CHORD	TANG.	LENGTH
A	42° 42' 30"	45.00'	N21° 21' 15" W	32.77'	17.59'	33.54'
B	72° 30' 00"	50.00'	S53° 45' 00" E	59.13'	36.66'	63.27'
C	90° 00' 00"	40.00'	N45° 00' 00" E	56.57'	40.00'	62.83'

AREA QUANTITIES

Total Acres In Lots	4.441 Ac	or 78.39%
Total Acres In Roads	1.051 Ac	or 18.55%
Total Acres In Common Area	0.069 Ac	or 1.23%
Total Acres In Tract "A"	0.104 Ac	or 1.83%
Total Acres	5.665 Ac	or 100.00%
Total Number Of Lots	28	

PRINCIPLE BUILDING SETBACKS

FRONT YARD	20'
REAR YARD	15'
SIDE YARD	31'

* PRINCIPLE BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 11'

