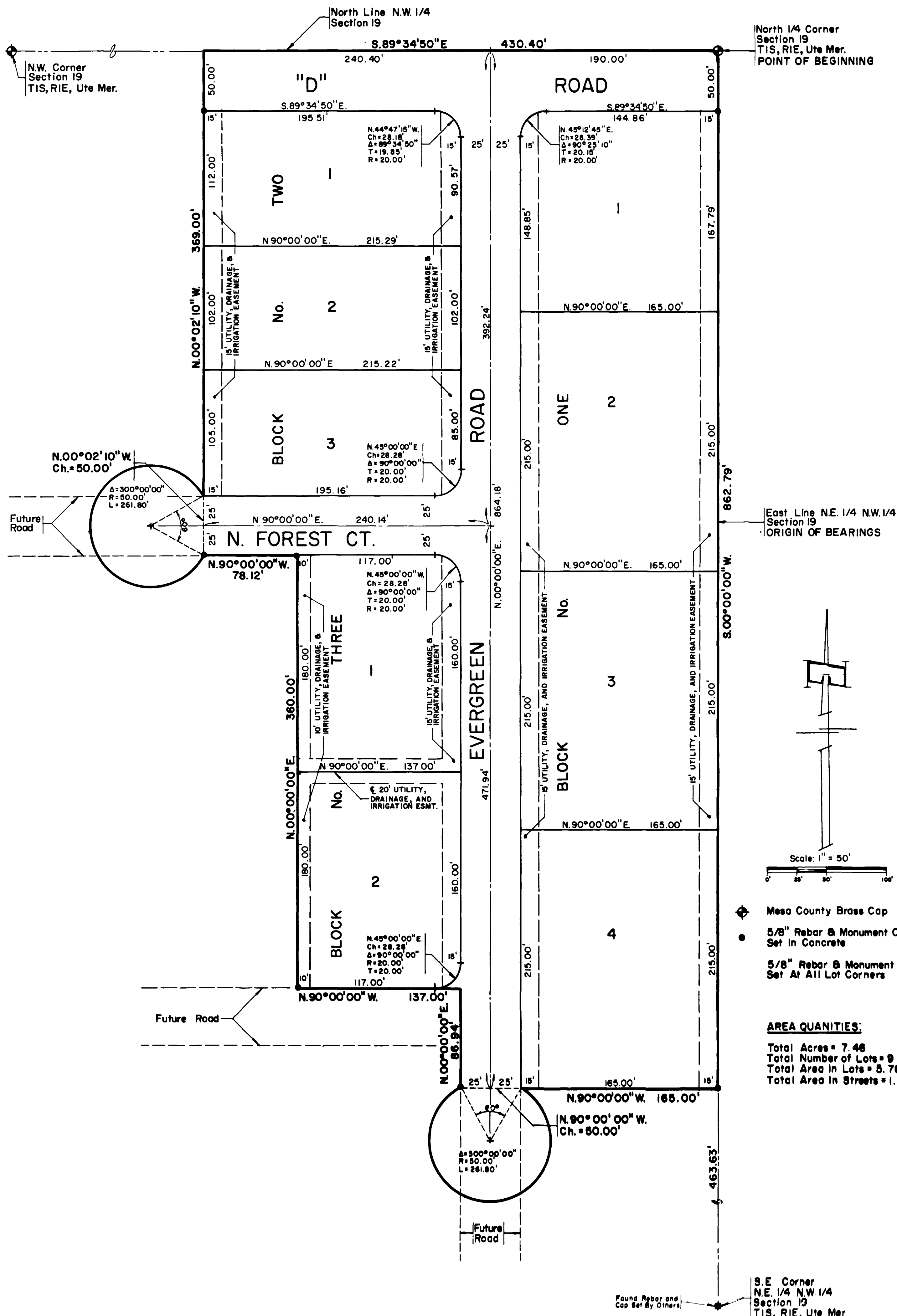


PINE ESTATES FILING No. ONE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED EDWARD J. LAUCK, ROY L. HERMAN, AND JUNE A. LAUCK ARE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN A PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, SAID TRACT BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER (N1/4COR.) OF SAID SECTION 19 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 19 TO BEAR SOUTH 00° 00' 00" WEST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00° 00' 00" WEST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 19 A DISTANCE OF 862.79 FEET;

THENCE NORTH 90° 00' 00" WEST, 165.00 FEET;

THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 261.8 FEET (THE CORD OF WHICH BEARS NORTH 90° 00' 00" WEST, 50.00 FEET);

THENCE NORTH 00° 00' 00" EAST, 86.94 FEET;

THENCE NORTH 90° 00' 00" WEST, 137.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 360.00 FEET;

THENCE NORTH 90° 00' 00" WEST, 78.12 FEET;

THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT 261.8 FEET (THE CORD OF WHICH BEARS NORTH 00° 02' 10" WEST, 50.00 FEET);

THENCE NORTH 00° 02' 10" WEST, 369.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 19;

THENCE SOUTH 89° 34' 50" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 19 A DISTANCE OF 430.4 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7.46 ACRES.

THAT THE SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND SURVEYED AS PINE ESTATES, FILING NUMBER ONE, A SUBDIVISION OF A PART OF THE COUNTY OF MESA.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AND HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES; STORM AND SANITARY SEWER MAINS; WATER MAINS; GAS PIPELINES; AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS IRRIGATION EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION DITCHES, FLUMES AND CONDUITS.

THAT ALL EXPENSE OF INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING AND FOR STREET GRAVELING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER - NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID OWNERS, EDWARD J. LAUCK, ROY L. HERMAN, AND JUNE A. LAUCK, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 24th DAY OF August, A.D., 1973.

Edward J. Lauck
EDWARD J. LAUCK

Roy L. Herman
ROY L. HERMAN

June A. Lauck
JUNE A. LAUCK

STATE OF COLORADO)
COUNTY OF MESA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, A.D., 1973, BY EDWARD J. LAUCK AND ROY L. HERMAN, AND JUNE A. LAUCK

MY COMMISSION EXPIRES: June 19, 1974

WITNESS MY HAND AND OFFICIAL SEAL.

Shirley D. Bandy
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

1057552

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:25 O'CLOCK A.M. NOV 20, A.D., 1973 AND IS DULY RECORDED IN PLAT BOOK 11, PAGE 88, RECEPTION NO. 1057552

Ann M. Johnston
CLERK AND RECORDER

DEPUTY

FEES \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 27 DAY OF August, A.D., 1973, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

James E. Suffer
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 27 DAY OF August, A.D., 1973, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

James E. Suffer
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, JAMES T. PATTY, JR., DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF PINE ESTATES FILING NUMBER 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 REG. NO. 8860

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING. PURSUANT TO C.R.S. 1963, 136-2-2 AS AMENDED.

BY: *Robert C. Head* DATE 8/29/73
MESA COUNTY SURVEYOR

W. J. ... DATE 9/20/73
UTILITIES COORDINATING COMMITTEE

... DATE 8/27/73
MESA COUNTY BOARD DEPT.

MODERN SAVINGS AND LOAN ASSOC.
F. M. Anderson
EXECUTIVE VICE PRESIDENT

BUILDING RESTRICTIONS AND RESTRICTIVE COVENANTS WITH RESPECT TO PINE ESTATES IS RECORDED IN BOOK 100 PAGE 333

PINE ESTATES
FILING No. ONE

PREPARED BY
James T. Patty Jr.
REGISTERED LAND SURVEYOR
COLORADO REG. NO. 8860