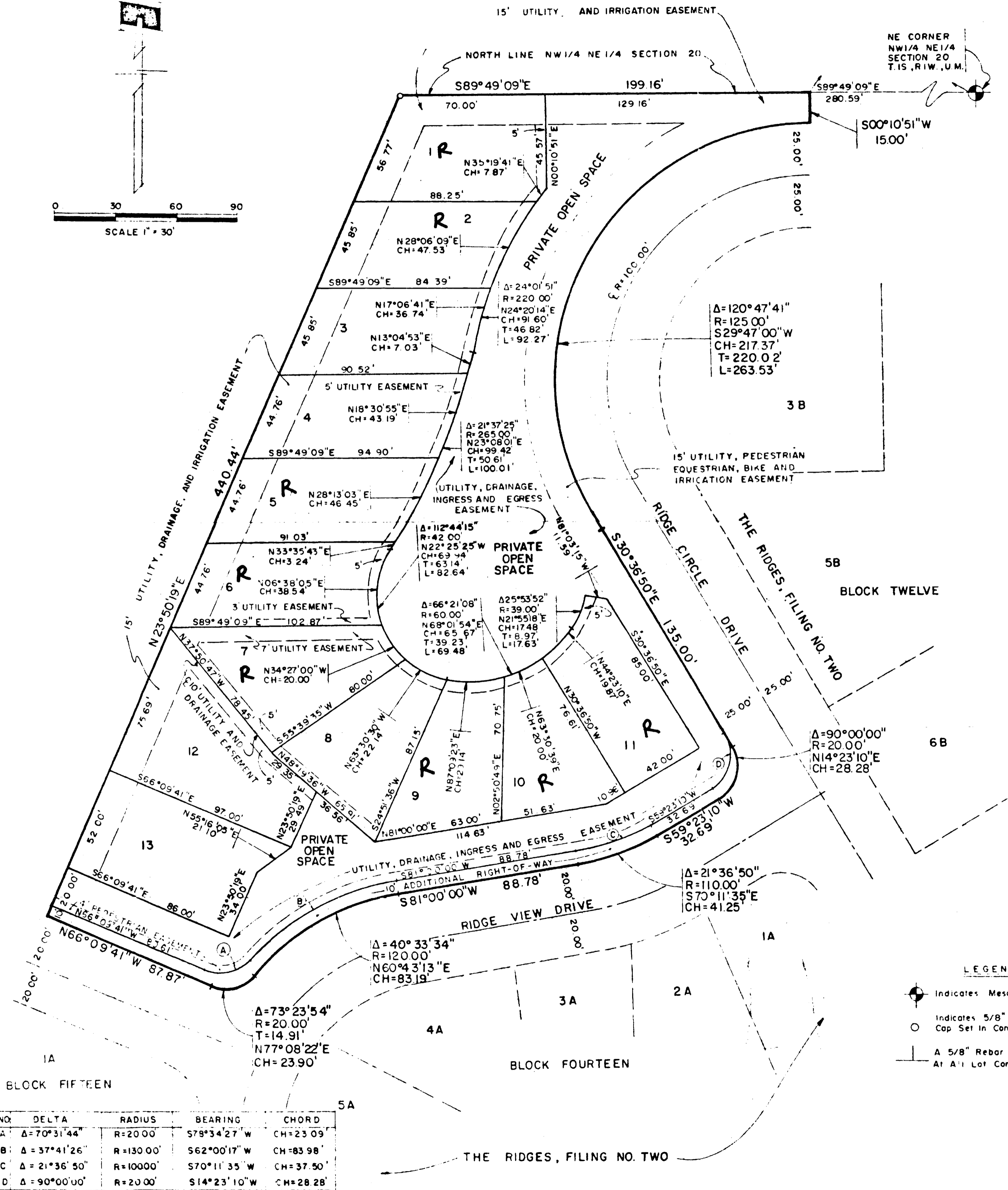
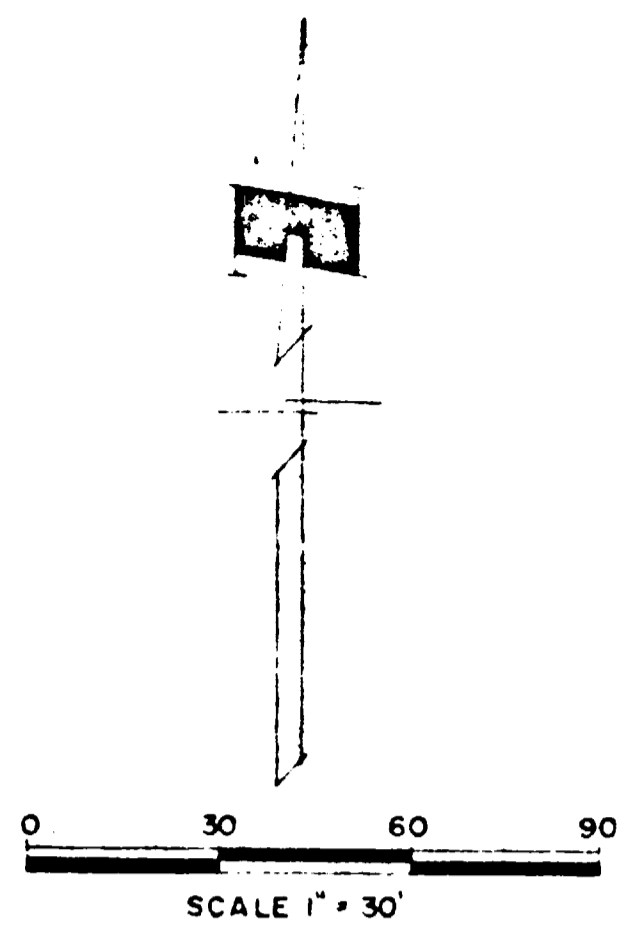


THE CLUSTER

A REPLAT OF LOT ONE, BLOCK THIRTEEN OF: THE RIDGES, FILING NO. TWO



NE CORNER
NW1/4 NE1/4
SECTION 20
T.15. R.1W. U.M.

RECITATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Aryl L. Aldred is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Lot One, block Thirteen of The Ridges, Filing No. Two.

That said owner has caused the said real property to be laid out and surveyed as The Cluster, A Replat of Lot One, Block Thirteen of The Ridges, Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate to the public all streets as shown on the accompanying plat forever. That said owner does hereby dedicate to the public utilities those portions of said real property which are labeled as utility, irrigation 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, install, repair and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. That said owner's 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, the owner has hereunto subscribed this 14 day of October, A.D., 1978.

Aryl L. Aldred
Aryl L. Aldred

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 14 day of October, 1978 by Aryl L. Aldred.

My commission expires _____
Witness my hand and official seal.

Notary Public

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____ P.M., this 14 day of October, 1978 and is duly recorded in Plat Book No. _____, Page _____.

Clerk and Recorder

Deputy

Fees \$ _____

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of OCTOBER, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Bess
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14 day of October, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Marjorie Albens
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of The Cluster, A Replat of Lot One, Block Thirteen of The Ridges, Filing No. Two, 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

AREA QUANTITIES

Total Acres in Lots	1.139 Ac	or 63.1%
Total Acres in Open Space	0.667 Ac	or 36.9%
Total Acres	1.806 Ac	or 100.00%

NO.	DELTA	RADIUS	BEARING	CHORD
A	Δ=70°31'44"	R=20.00'	S78°34'27" W	CH=23.09'
B	Δ=37°41'26"	R=130.00'	S62°00'17" W	CH=83.98'
C	Δ=21°36'50"	R=1000.00'	S70°11'35" W	CH=37.50'
D	Δ=90°00'00"	R=20.00'	S14°23'10" W	CH=28.28'

THE CLUSTER
A REPLAT OF LOT ONE,
BLOCK THIRTEEN OF:
THE RIDGES, FILING NO. TWO