

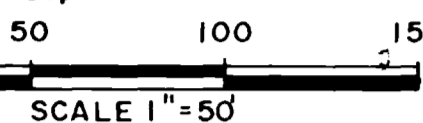
BLUFFS WEST ESTATES FILING NO. TWO

AREA QUANTITIES

Total Acres In Lots	10.38 Ac. or 63.27%
Total Acres In Streets	2.17 Ac. or 13.25%
Total Acres In Private Open Space	3.85 Ac. or 23.48%
Total Acres	16.40 Ac. or 100.00%
Total Numbers Of Lots	42 Lots

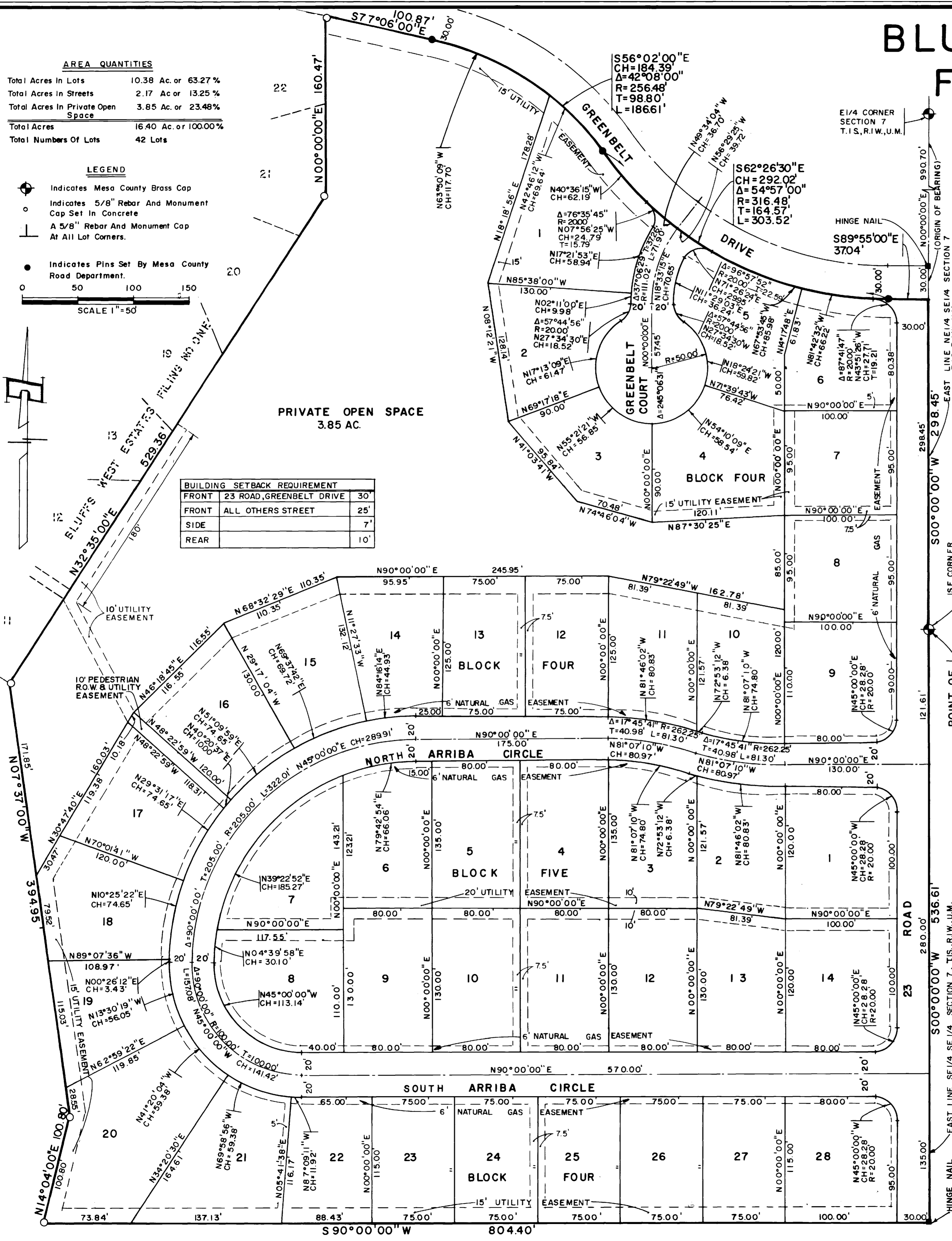
LEGEND

- 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 Pins Set By Mesa County Road Department.



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

PRIVATE OPEN SPACE
3.85 AC.



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned The Bluffs, 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 E 1/2 SE 1/4 Section 7, 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:
Beginning at the Southeast Corner (SE Cor.) NE 1/4 SE 1/4 of said Section 7; Thence S 00° 00' 00" W along the East line SE 1/4 SE 1/4 of said Section 7 a distance of 536.61 feet; Thence S 90° 00' 00" W 804.40 feet; Thence N 14° 04' 00" E 100.80 feet; Thence N 07° 37' 00" W 394.95 feet; Thence N 32° 35' 00" E 529.36 feet; Thence N 00° 00' 00" E 160.47 feet; Thence S 77° 06' 00" E 100.87 feet; Thence along the arc of a curve to the right whose radius is 256.48 feet and whose long chord bears S 56° 02' 00" E 184.39 feet; Thence along the arc of a curve to the left whose radius is 316.48 feet and whose long chord bears S 62° 26' 30" E 292.02 feet; Thence S 89° 55' 00" E 37.04 feet to a point on the East line NE 1/4 SE 1/4 of said Section 7; Thence S 00° 00' 00" W along said East line NE 1/4 SE 1/4 of Section 7 a distance of 298.45 feet to the point of beginning, containing 16.40 acres.

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

That said owner does hereby dedicate and set apart all of the streets, roads and pedestrian right-of way 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

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 17th day of July A.D., 1978.

The Bluffs, Ltd., a Colorado limited partnership

By Destination Properties, Inc., a California Corporation, as managing general partner.

By David G. Behrhorst
David G. Behrhorst, President

By Carolyn L. Behrhorst
Carolyn L. Behrhorst, Asst. Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17th day of July A.D., 1978 by David G. Behrhorst, President and Carolyn L. Behrhorst, Asst. Secy of Destination Properties, Inc., a California corporation as managing general partner of The Bluffs Ltd., a Colorado limited partnership.

Witness My Hand and Official Seal.

My commission expires: Aug 9th 1981

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 9:40'clock A.M., this 9 day of July A.D., 1978, and is duly recorded in Plat Book No. 12, Page 178.

Earl Sawyer
Clerk and Recorder

Approved this 17th day of August A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Approved this 30th day of August A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Approved this 30th day of August A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

1, James T. Patty Jr., do hereby certify that the accompanying plat of Bluffs West Estates 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.

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

By Bill Gammorn
Mesa County Road Department

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned ratifies and acknowledges the plat and dedication of Bluffs West Estates Filing No. Two and do in all respects ratify, approve and confirm.

Dated this 17th day of July A.D., 1978
Bluffs West, Inc., a Colorado Corporation:

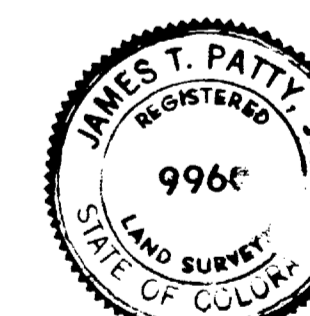
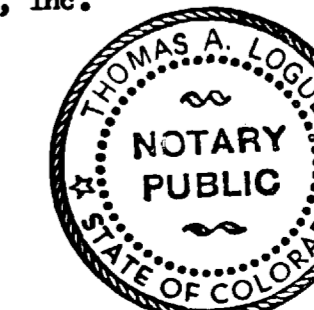
By Joe Willoughby
Joe Willoughby, President
Bluffs West, Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17th day of July A.D., 1978 by Joe Willoughby, Pres., and Robert O. Engelke, Secretary of Bluffs West, Inc.

My commission expires Aug 9th 1981
Witness my hand and official seal.

By Thomas A. Logie
Thomas A. Logie
Notary Public



BLUFFS WEST ESTATES FILING NO. TWO