

THE BLUFFS WEST ESTATES FILING NO. THREE

DEDICATION

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 N $\frac{1}{2}$ SE $\frac{1}{4}$ 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 E $\frac{1}{4}$ Corner of said Section 7; Thence S 00°00'00" W along the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7 a distance of 960.70 feet; Thence N 89°55'00" W 36.95 feet; Thence along the arc of a curve to the right whose radius is 256.48 feet and whose long chord bears N 62°26'30" W 236.66 feet; Thence along the arc of a curve to the left whose radius is 316.48 feet and whose long chord bears N 56°02'00" W 227.52 feet; Thence N 77°06'00" W 100.87 feet; Thence N 12°54'00" E 185.00 feet; Thence N 31°45'00" W 150.00 feet; Thence N 77°06'00" W 265.88 feet; Thence S 48°00'00" W 209.88 feet; Thence S 12°54'00" W 120.00 feet; Thence N 77°06'00" W 216.00 feet; Thence S 30°06'48" W 38.11 feet; Thence N 09°14'25" W 276.10 feet; Thence N 85°13'27" E 143.44 feet; Thence N 89°23'00" E 309.48 feet; Thence N 00°03'00" E 289.37 feet; Thence S 89°57'00" E 834.69 feet to the POINT OF BEGINNING; Containing 14.824 Acres.

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

That said owner does hereby dedicate and set apart all of the streets, roads and parkways 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.

The foregoing dedication to be subject, however, to the provisions of that certain memorandum of Agreement dated **NOVEMBER 25, 1981**, 1981, recorded in Book **1334**, at Page **658**, of the Mesa County Clerk and Recorder's records pertaining to that portion of the real property described above designated on the accompanying plat as "Redlands Parkway and Roadway Slope and Fill Easement".

Reserving to the undersigned, or assigns, an easement over and across Tract B and SE Corner of Lot 21, Block 6, as shown on the accompanying plat for the construction, use and maintenance of signs or other advertising materials, so long as the sign and other advertising materials do not unreasonably interfere with the Roadway Slope and Fill Easement.

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 November A.D., 1981.

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: Wiley D. Snodgrass
Wiley D. Snodgrass, Asst. Secretary

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of November A.D., 1981 by David G. Behrhorst, President and Wiley D. Snodgrass, Asst. Secretary 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: July 13, 1984

Betty Jane Watson
Notary Public

RATIFICATION OF PLAT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned ratifies and acknowledges the plat and dedication of Bluffs West Estates Filing No. Three and do in all respects ratify, approve and confirm.

Dates this 30th day of November A.D., 1981
Bluffs West, Inc., a Colorado Corporation:

Joe Willoughby
Joe Willoughby, President
Bluffs West, Inc.

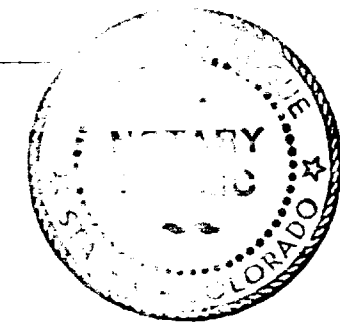
Robert O. Engelke
Robert O. Engelke, Secretary
Bluffs West, Inc.

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of November A.D., 1981 by Joe Willoughby, President, and Robert O. Engelke, Secretary of Bluffs West, Inc.

My Commission Expires Aug. 23 1985
Witness My Hand and Official Seal.

Thomas A. Fogie
Notary Public
2784 Crossroads Blvd., Grand Jet. CO



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:55 o'clock A.M., this 9 day of December A.D., 1981, and is duly recorded in Plat Book No. 12, Page 463-464

Earl Sawyer
Clerk and Recorder

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3rd day of December A.D., 1981, County Planning Commission of the County of Mesa, Colorado.

Wiley D. Snodgrass
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

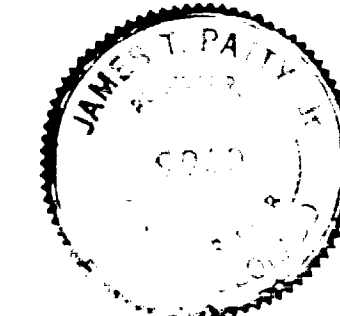
Approved this 7th day of December A.D., 1981, Board of County Commissioners of the County of Mesa Colorado.

Maryanne Alberd
Chairman

SURVEYORS CERTIFICATE

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

James T. Patty Jr. 11/13/81
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



UTILITIES COORDINATING COMMITTEE

By: Tom Galert Date: 12/3/81
Chairman

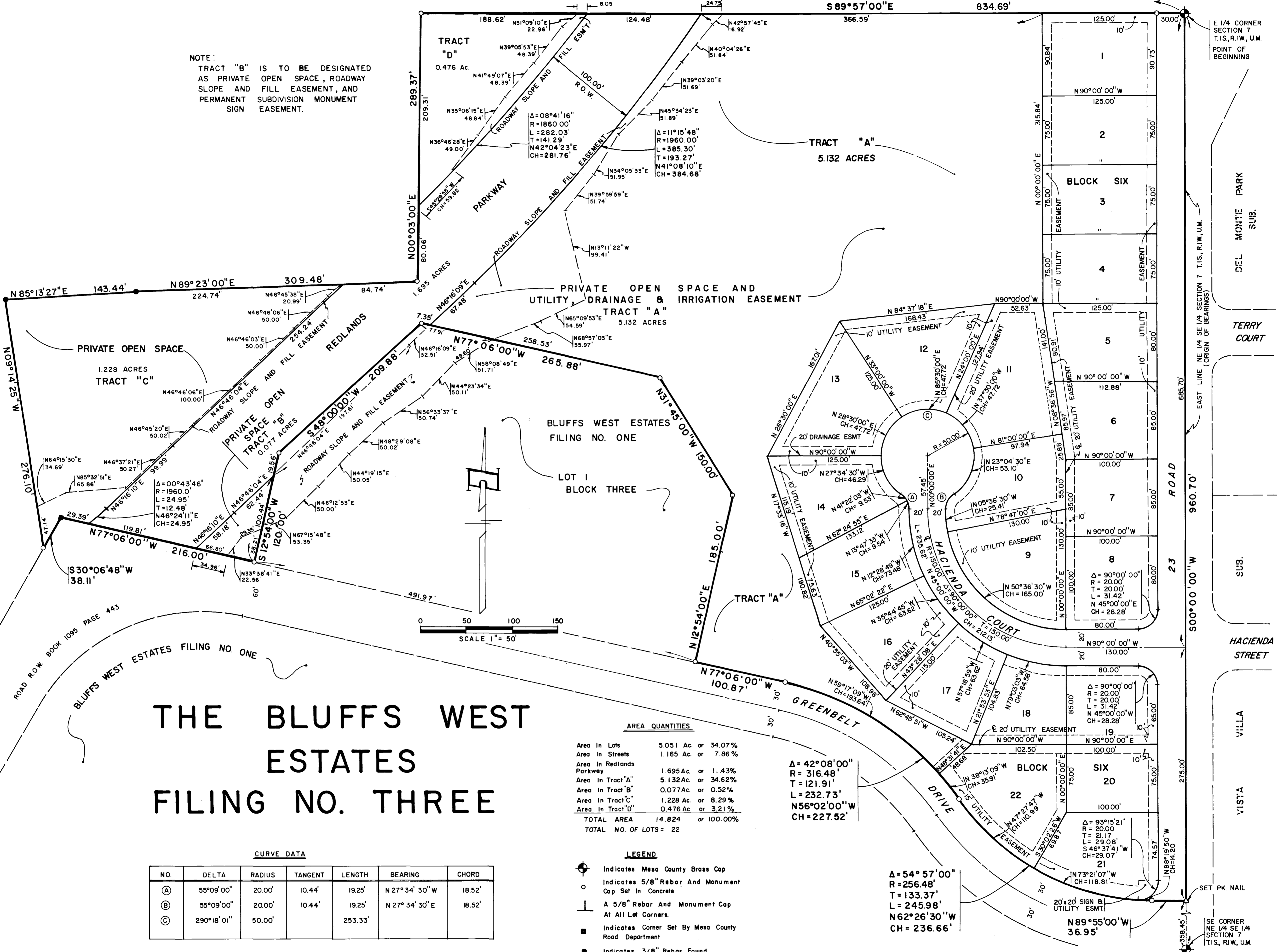
SHEET 1 OF 2

THE BLUFFS WEST ESTATES
FILING NO. THREE



PARAGON ENGINEERING INC.

NOTE:
TRACT "B" IS TO BE DESIGNATED AS PRIVATE OPEN SPACE, ROADWAY SLOPE AND FILL EASEMENT, AND PERMANENT SUBDIVISION MONUMENT SIGN EASEMENT.



THE BLUFFS WEST ESTATES FILING NO. THREE

AREA QUANTITIES

Area In Lots	5.051 Ac. or 34.07%
Area In Streets	1.165 Ac. or 7.86%
Area In Redlands	
Area In Parkway	1.695 Ac. or 1.43%
Area In Tract "A"	5.132 Ac. or 34.62%
Area In Tract "B"	0.077 Ac. or 0.52%
Area In Tract "C"	1.228 Ac. or 8.29%
Area In Tract "D"	0.476 Ac. or 3.21%
TOTAL AREA	14.824 or 100.00%
TOTAL NO. OF LOTS =	22

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
(A)	55°09'00"	20.00'	10.44'	19.25'	N 27°34'30"W	18.52'
(B)	55°09'00"	20.00'	10.44'	19.25'	N 27°34'30"E	18.52'
(C)	290°18'01"	50.00'		253.33'		

- 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 Corner Set By Mesa County Road Department
 - Indicates 3/8" Rebar Found

Δ = 42°08'00"
R = 316.48'
T = 121.91'
L = 232.73'
N56°02'00"W
CH = 227.52'

Δ = 54°57'00"
R = 256.48'
T = 133.37'
L = 245.98'
N62°26'30"W
CH = 236.66'