

HAAS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED LEO W. HAAS AND BEULAH M. HAAS ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE MESA COUNTY, STATE OF COLORADO AND BEING A PART OF THE S 1/2 SW 1/4 SECTION 8, AND PART OF THE NW 2 NW 1/4 SEC. 17, T.1S., R.1W., UTE PM. AS SHOWN ON THE ACCOMPANYING PLAT SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SW COR. SAID SEC. 8 BEARS WEST 986.00 FEET AND NORTH 95.00 FEET, THENCE EAST 659.95 FEET TO THE WEST LINE OF A 50 FOOT PUBLIC ROAD (WEST LINE BEING 30 FEET FROM CENTERLINE) RECORDED IN BOOK NO. 855, PG. 108 O MESA COUNTY CLERKS OFFICE, THENCE ALONG SAID WEST LINE N 3° 09' E 376.09 FEET, THENCE S 86° 14' W 682.62 FEET, THENCE S 0° 07' E 330.70 FEET TO THE POINT OF BEGINNING CONTAINING 5.452 ACRES MORE OR LESS. ALL BEARINGS HEREON RELATIVE TO EAST BETWEEN FOUND SURVEY MONUMENTS ON SOUTH BOUNDARY SEC. 8, T.1S., R.1W., UTE PM.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HAAS SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, COLO.

THAT SAID OWNERS DO HEREBY DEDICATE ALL ROADS AS SHOWN ON ACCOMPANYING PLAT TO THE USE OF THE PUBLIC AND UTILITY EASEMENTS AS SHOWN ON ACCOMPANYING PLAT ARE DEDICATED TO ALL UTILITY COMPANIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES AND TELEPHONE LINES. THE SAID EASEMENTS PROVIDE THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, AND THE PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE OF SUCH LINES. THE SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. THE SAID UTILITY EASEMENTS ARE TO BE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENT SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNERS LEO W. HAAS AND BEULAH M. HAAS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 9th DAY OF November 1979 AD.

Leo W. Haas
LEO W. HAAS

Beulah M. Haas
BEULAH M. HAAS

STATE OF COLORADO)
)SS
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November 1979 AD.

MY COMMISSION EXPIRES: 2-2-80
WITNESS MY HAND AND OFFICIAL SEAL

Bonnie J. Hayes
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA) # 122579

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:08 O'CLOCK P.M., THIS 3rd DAY OF June 1980 A.D. Book 12 Page 266

Earl Sawyer By Harold M. Huskey FEES \$ 10.00
CLERK AND RECORDER DEPUTY

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 18th DAY OF APRIL 1980 A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA COLORADO.

Lloyd Semmel
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 22 DAY OF APRIL 1980 A.D. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA COLORADO.

John Adams
CHAIRMAN

COUNTY ROAD DEPARTMENT

APPROVED THIS 26th DAY OF March 1980 A.D. COUNTY ROAD DEPARTMENT OF THE COUNTY OF MESA, COLORADO.

Robert H. Brown
COUNTY ROAD SUPERVISOR

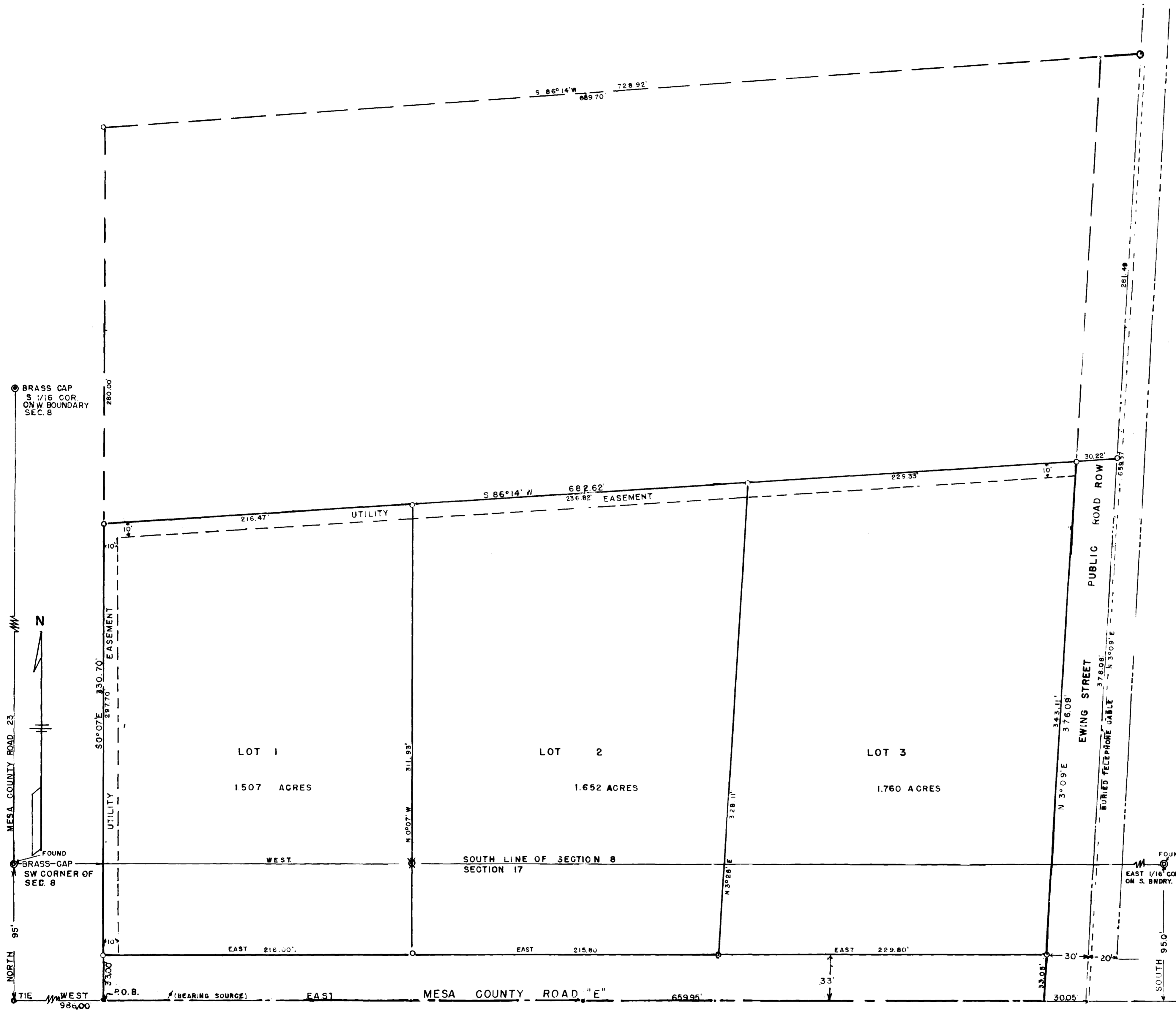
SURVEYORS CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THIS 5 DAY OF November 1979 A.D.

Harold R. Cope
HAROLD R. COPE
REGISTERED LAND SURVEYOR
NO. 11221

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

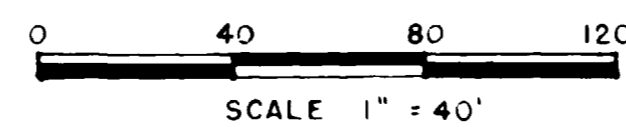


LEGEND

- MESA COUNTY SURVEY LAND MONUMENT BRASS CAP
- 5/8" X 20" REBAR WITH CAP IN CONCRETE
- ⊙ 5/8" REBAR FOUND IN PLACE, RECOGNIZE W 1/16 COR. ON S. BOUNDARY SEC. 8
- ⊙ SPIKE IN ROAD PAVEMENT
- ⊙ ALL BEARINGS HEREON BEING RELATIVE TO EAST BETWEEN FOUND SURVEY MONUMENTS ON THE SOUTHERLY BOUNDARY OF SAID SEC. 8.

AREA QUANTITIES

TOTAL NUMBER OF LOTS 3
TOTAL AREA IN LOTS 4.951 ACRES
TOTAL AREA IN CO. ROAD 0.501 ACRES
TOTAL 5.452 ACRES



HAAS SUBDIVISION

COPE SURVEYING COMPANY
1625 N 17TH ST, GRAND JUNCTION, COLO., 11/