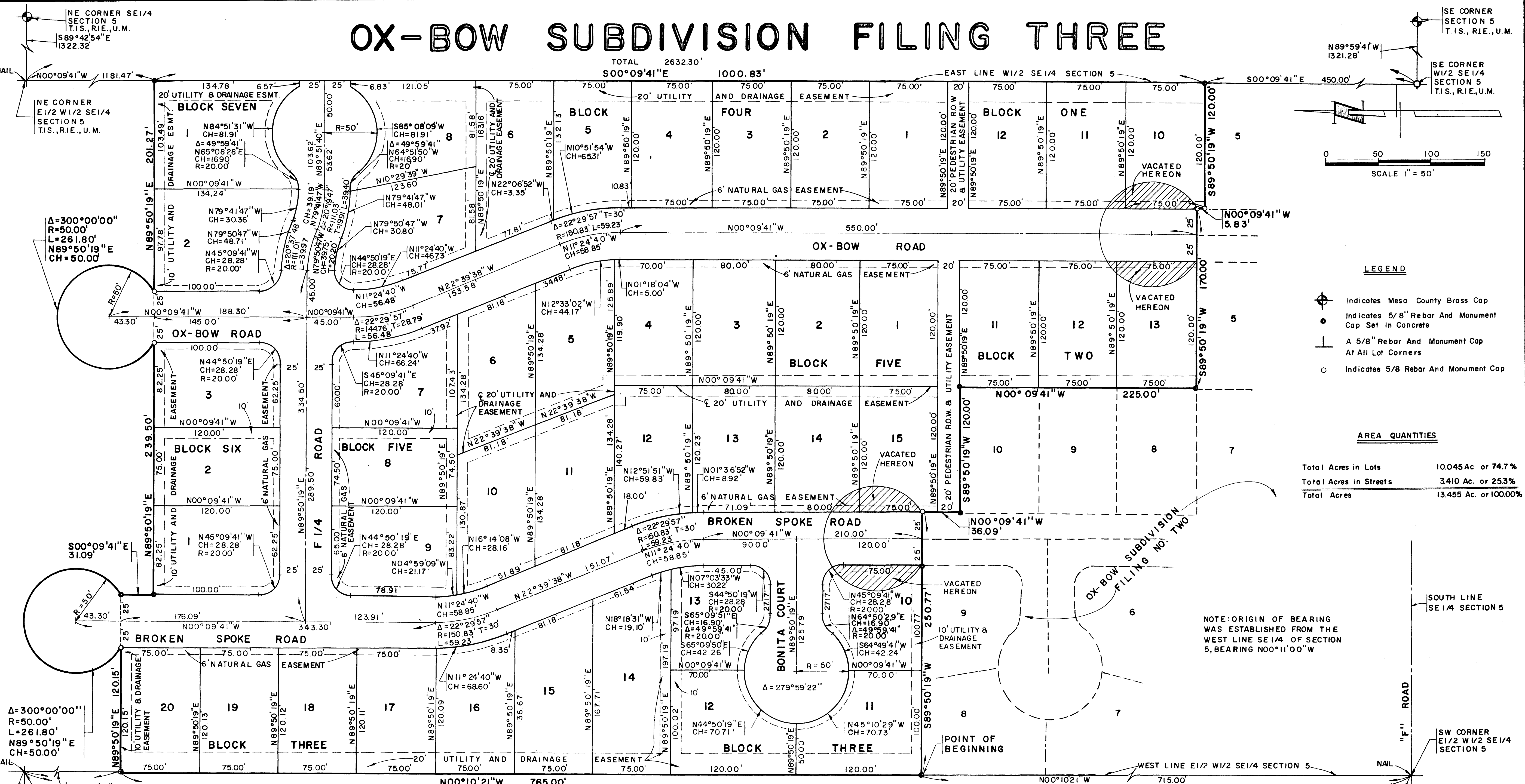


OX-BOW SUBDIVISION FILING THREE



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned 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 W 1/2 SE 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the South Quarter Corner (S 1/4 cor) of said Section 5, Thence S. 89° 50' 41" E along the South Line of the Southeast Quarter (SE 1/4) of said Section 5, a distance of 660.41 feet to the Southwest Corner (SW cor) of the E 1/2 W 1/2 SE 1/4 of said Section 5; Thence N. 00° 10' 21" W along the West line E 1/2 W 1/2 SE 1/4 of said Section 5 a distance of 715.00 feet to the TRUE POINT OF BEGINNING; Thence continuing N. 00° 10' 21" W along said West line E 1/2 W 1/2 SE 1/4 of Section 5 a distance of 765.00 feet; Thence N. 89° 50' 19" E 120.15 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 89° 50' 19" E 50.00 feet; Thence S. 00° 09' 41" E 201.27 feet; Thence N. 89° 50' 19" E 201.27 feet to a point on the East line W 1/2 SE 1/4 of Section 5; Thence S. 00° 09' 41" E along said East line W 1/2 SE 1/4 of Section 5 a distance of 1000.83 feet; Thence S. 89° 50' 19" E 120.00 feet; Thence N. 00° 09' 41" W 170.00 feet; Thence N. 00° 09' 41" W 225.00 feet; Thence S. 89° 50' 19" E 120.00 feet; Thence N. 00° 09' 41" W 36.09 feet; Thence S. 89° 50' 19" E 250.77 feet to the TRUE POINT OF BEGINNING. Containing 13.455 Acres.

That said owner has caused the said real property to be laid out and surveyed as Ox-Bow Subdivision, 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 and roads as shown on the accompanying plat to the use of the public, and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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 maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner, Ox-Bow Inc. a Colorado Corporation, John L. Fitzgerald as president, has caused his name to be hereunto subscribed this 9th day of MARCH, A.D., 1977.

John L. Fitzgerald
John L. Fitzgerald, President

STATE OF COLORADO
COUNTY OF MESA
I, the foregoing instrument was acknowledged before me this 9th day of MARCH, A.D., 1977 by John L. Fitzgerald, President of Ox-Bow Inc.
MT Commission Expires: March 28, 1978
Witness My Hand and Official Seal: Edward Hulst
Notary Public

STATE OF COLORADO
COUNTY OF MESA } ss 1134371

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:00 o'clock A.M., this 9 day of JUNE, A.D., 1977 and duly recorded in Plat Book No. 11, Page 244.

Carl Sawyer
Clerk and Recorder

Approved this 25th day of April, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Ed Van Dusen
Chairman

Approved this 10 day of May, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Howard Roland
Chairman

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of lands and public rights-of-way the vacation of fractional parts of previously dedicated/reserved Public rights-of-way, not within Public rights-of-way by this plat are hereby ordered vacated this 10 day of May, A.D., 1977 by the Board of County Commissioners of the County of Mesa, Colorado.

Howard Roland
Chairman

SURVEYOR'S CERTIFICATE

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

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Reg. No. 460

Approved for form and content only and not to the accuracy of surveys, calculations, or drafting.
Pursuant to C.R.S. 1973, 38-51-101-102 as amended.
By: *Robert P. Gerlofs*
Mesa County Surveyor Date: 6-2-77

Julio Borman
Mesa County Road Department Date: 4-26-77

OX-BOW SUBDIVISION FILING THREE
ROBERT P. GERLOFS
Engineering Consultants 425 ROOD ST. GRAND JCT., COLO. 81501, 243-8988
FEB., 1977