

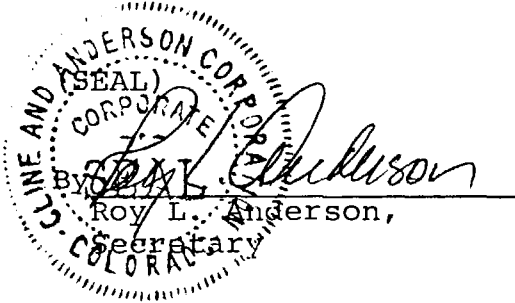
STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 11:10 O'CLOCK AM FEB 18 1977
RECEPTION NO. 11259.11 EARL SAWYER, RECORDER

RATIFICATION

The undersigned, Cline and Anderson Corporation, a Colorado corporation, does hereby ratify and confirm the Plat of Countryside Subdivision Filing No. One, Mesa County, Colorado filed as instrument No. 1124275 of the records of Mesa County Colorado; and the dedication of all streets, roads and utility easements as shown thereon as fully as though it had executed the original of said Plat and Dedication, and said corporation does further confirm that the correct perimeter description of said subdivision is as follows:

That part of the SE¼ of the NW¼ of Section 15, Township 1 South, Range 1 East of the Ute Meridian as follows: Commencing at the SW Corner of the SE¼ NW¼ of said Section 15; thence South 89°57' 40" East along the South line of the SE¼ NW¼ of said Section 15, a distance of 92.48 feet to the True Point of Beginning; thence North 00°02'46" West 372 feet; thence North 44°03'25" East 79.19 feet; thence along the arc of a curve to the right whose radius is 24.97 feet and whose long chord bears North 22°59'40" West 19.47 feet; thence North 00°02'46" West 100 feet; thence North 89°57'14" East 90.00 feet; thence North 00°02'46" West 125.00 feet; thence North 89°57'14" East 90.00 feet; thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears North 44°57'14" East 70.71 feet; thence North 00°02'46" West 30.66 feet; thence North 89°57'14" East 89.90 feet; thence South 00°02'46" East 452.00 feet; thence North 89°57'40" West 132.45 feet; thence South 00°02'46" East 301 feet to a point on the South line of the SE¼ NW¼ of said Section 15; thence North 89°57'40" West along the said South line of the SE¼ NW¼ of Section 15 a distance of 234.97 feet to the True Point of Beginning.

Executed at Grand Junction, Colorado, this 18th day of February, 1977.



CLINE AND ANDERSON CORPORATION,
a Colorado corporation

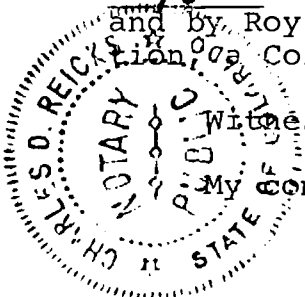
By Dwight E. Cline
Dwight E. Cline, President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of February, 1977, by Dwight E. Cline as President and by Roy L. Anderson as Secretary of Cline and Anderson Corporation, a Colorado corporation.

Witness my hand and official seal.

My Commission expires: Feb. 18, 1980



Charles H. Reicks
Notary Public

COUNTRYSIDE SUBDIVISION FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 NW 1/4 Section 15, T.1S, R.1E Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southwest Corner of the SE 1/4 NW 1/4 of said Section 15; Thence S. 89°57'40" E along the South Line SE 1/4 NW 1/4 of said Section 15 a distance of 92.48 feet to the True Point of Beginning; Thence N. 00°02'46" W 372.00 feet; Thence N. 44°03'25" E 79.19 feet; Thence along the arc of a curve to the right whose radius is 24.97 feet and whose long chord bears N. 22°59'40" W 19.47 feet; Thence N. 00°02'46" W 100.00 feet; Thence N. 89°57'14" E 90.00 feet; Thence N. 00°02'46" W 125.00 feet; Thence N. 89°57'14" E 90.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 44°57'14" E 70.71 feet; Thence N. 00°02'46" W 30.66 feet; Thence N. 89°57'14" E 89.90 feet; Thence S. 00°02'46" E 452.00 feet; Thence N. 89°57'14" W 132.45 feet; Thence S. 00°02'46" E 301.00 feet to a point on the South Line SE 1/4 NW 1/4 of said Section 15; Thence N. 89°57'40" W along said South Line SE 1/4 NW 1/4 of Section 15 a distance of 234.97 feet to the True Point of Beginning. Containing 4.552 Acres.

That said owners have caused the said real property to be laid out and surveyed as Countryside Subdivision, Filing No. One, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public 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, 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. All easements are dedicated to 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 Roy L. Anderson and Dwight E. Cline have caused their names to be hereunto subscribed this 10th day of JAN., A.D., 1978.

Roy L. Anderson
Roy L. Anderson

Dwight E. Cline
Dwight E. Cline

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11th day of JAN., A.D., 1978 by Roy L. Anderson and Dwight E. Cline.

My Commission Expires: May 28, 1978
Witness my hand and official seal.

Sharon Gerlofs
Notary Public

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss IF 1124275

I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M., this 20 day of January, A.D., 1978 and is duly recorded in Plat Book No. 11, Page 241.

Carl Sawyer
Clerk and Recorder

Deputy

Fees * 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20 day of January, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Richard L. ...
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of JANUARY, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Harold Roland
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Countryside Subdivision, Filing No. One, a subdivision 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

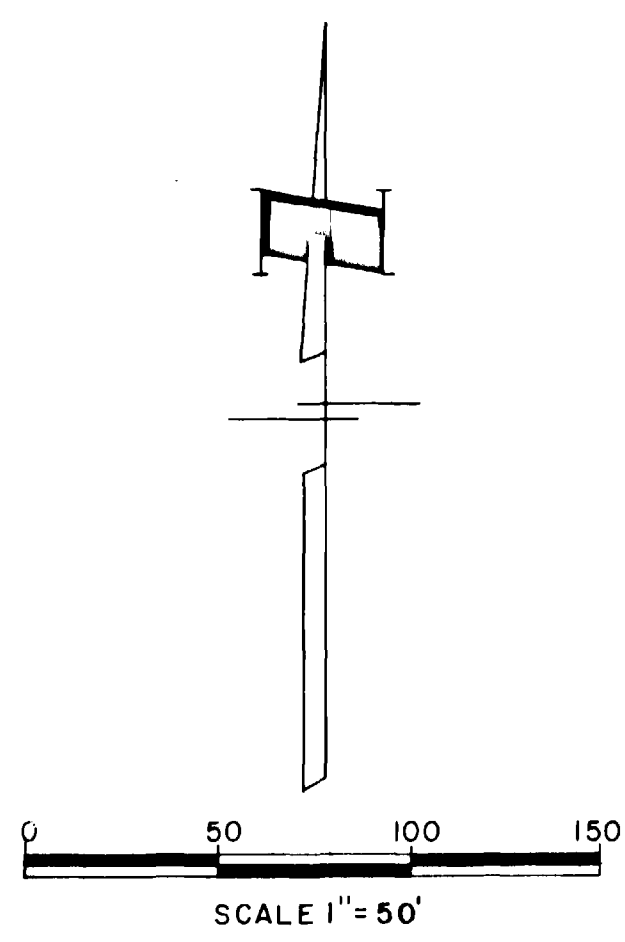
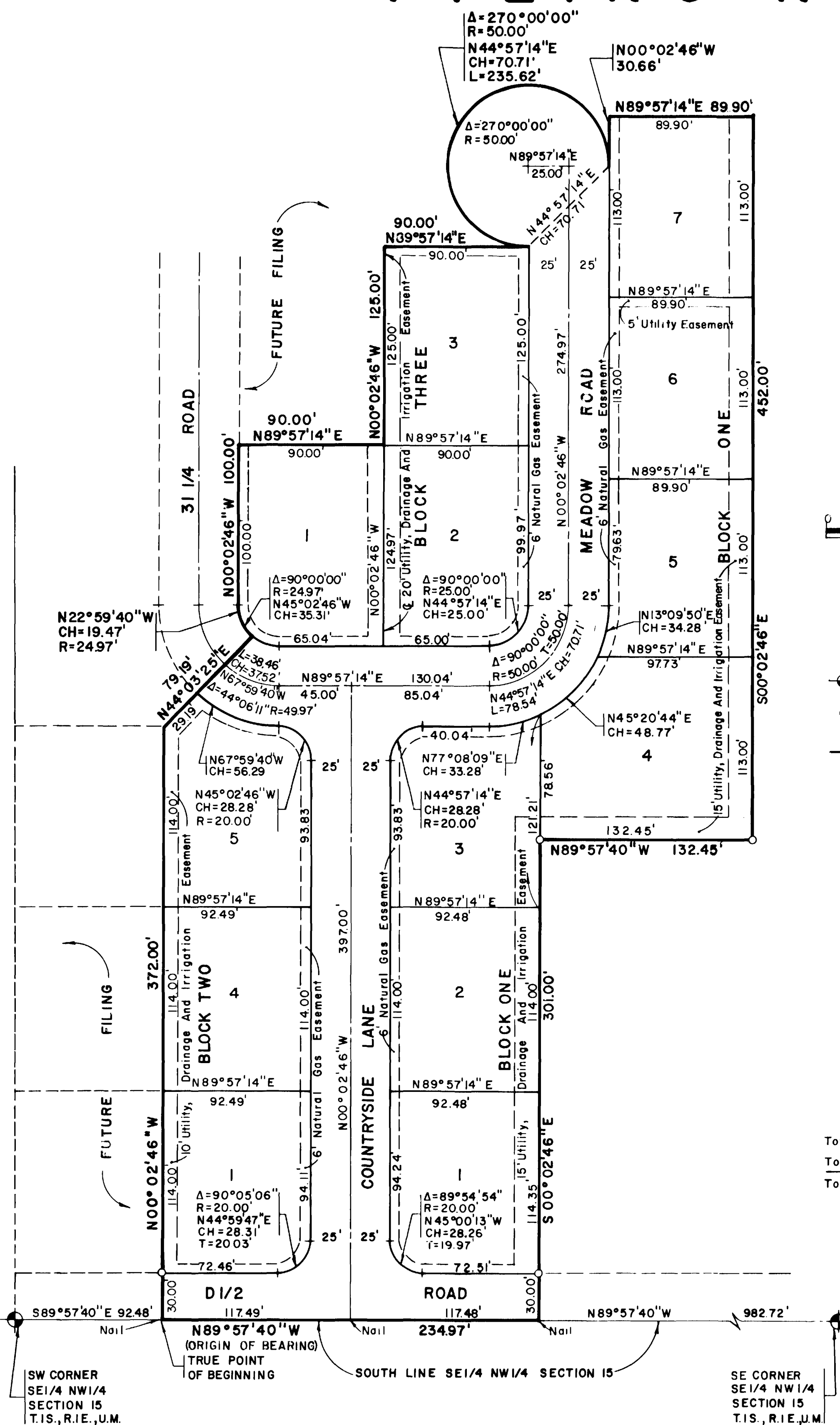
Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C. R. S. 1973, 38-51-101-102, as amended.

Roy C. Head
Mesa County Surveyor

Date: 1-19-1977

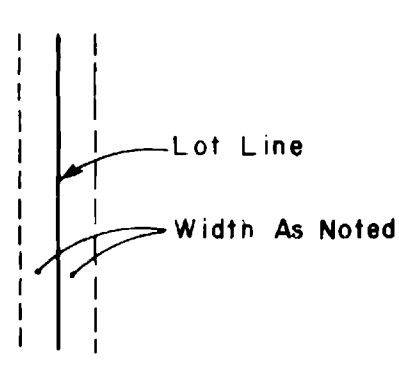
Jack D. ...
Mesa County Road Department

Date: 1/17/77



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.



Typical Utility, Drainage And Irrigation Easements

AREA QUANTITIES	
Total Acres in Lots	3.254 Ac. or 71.5%
Total Acres in Streets	1.298 Ac. or 28.5%
Total Acres	4.552 Ac. or 100.00%

NOTE:
Building Permit To Be Granted For Lot One, Block 3
Upon Dedication and Construction Of 3 1/4 Road.
Adjoining Said Lot. (As Required By Mesa County Planning Staff)

COUNTRYSIDE SUBDIVISION FILING NO. ONE
ROBERT P. GERLOFS
Engineering Consultants 818 MAIN ST. GRAND JCT., COLO. 81501, PHONE 243-8998
OCT. 1976