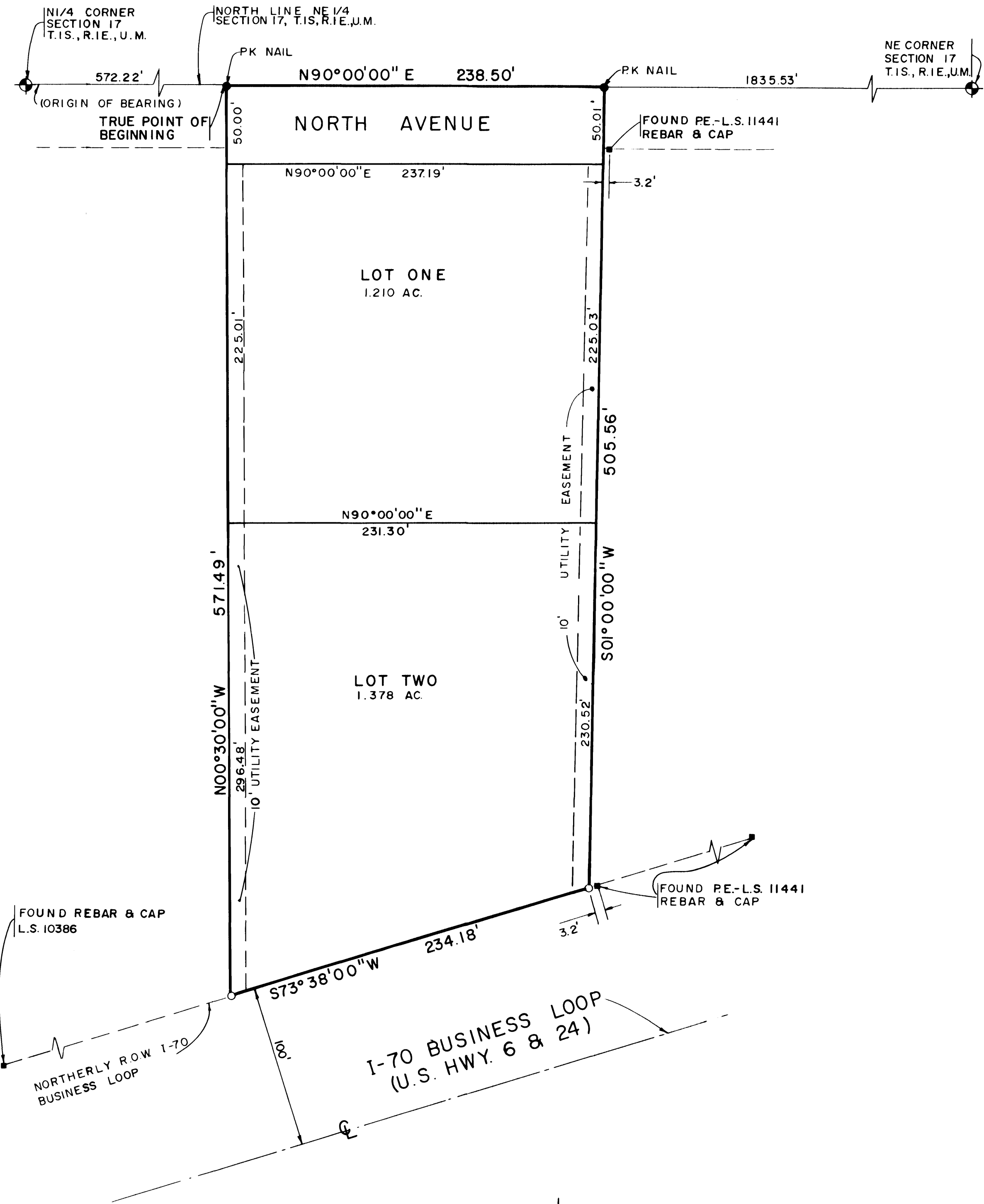


DUO SUBDIVISION



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 P.K. Nail

AREA QUANTITIES

Total Acres In Lots	2.588 Ac. or 90.46%
Total Acres In Streets	0.273 Ac. or 9.54%
Total Acres	2.861 Ac. or 100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned James R. Land and Jon F. Abrahamson are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 NE 1/4 Section 17, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the North Quarter Corner (N 1/4 Cor.) of said Section 17; Thence N 90° 00' 00" E along the north line of the NE 1/4 of said Section 17 a distance of 572.22 feet to the TRUE POINT OF BEGINNING; Thence continuing N 90° 00' 00" E along said north line NE 1/4 of Section 17 a distance of 238.50 feet; Thence S 01° 00' 00" W 505.56 feet to a point on the northerly right-of-way of I-70 Business Loop (U.S. Highway 6 & 24); Thence S 73° 38' 00" W along said northerly right-of-way of I-70 Business Loop a distance of 234.18 feet; Thence N 00° 30' 00" W 571.49 feet to the TRUE POINT OF BEGINNING, containing 2.861 acres.

That said owners have caused the said real property to be laid out and surveyed as Duo Subdivision, 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 to the Public Utilities those portions of said real property which are labeled as utility, irrigation 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 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 owners have caused their names to be hereunto subscribed this 20th day of JUNE A.D., 1978.

James R. Land
James R. Land

Jon F. Abrahamson
Jon F. Abrahamson

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20th day of JUNE A.D., 1978 by James R. Land and Jon F. Abrahamson.

My Commission Expires: Aug. 9th 1981
Witness My Hand and Official Seal.

Thomas A. Spivey
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1172212

I hereby certify that this instrument was filed in my office at 9:55 o'clock A.M., this 27 day of September A.D., 1978 and is duly recorded in Plat Book 12, Page 74.

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of JULY A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of JULY A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Duo Subdivision, a subdivision of a part 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

By: GBD Benson
Mesa County Road Department

Date 7-5-78

DUO SUBDIVISION