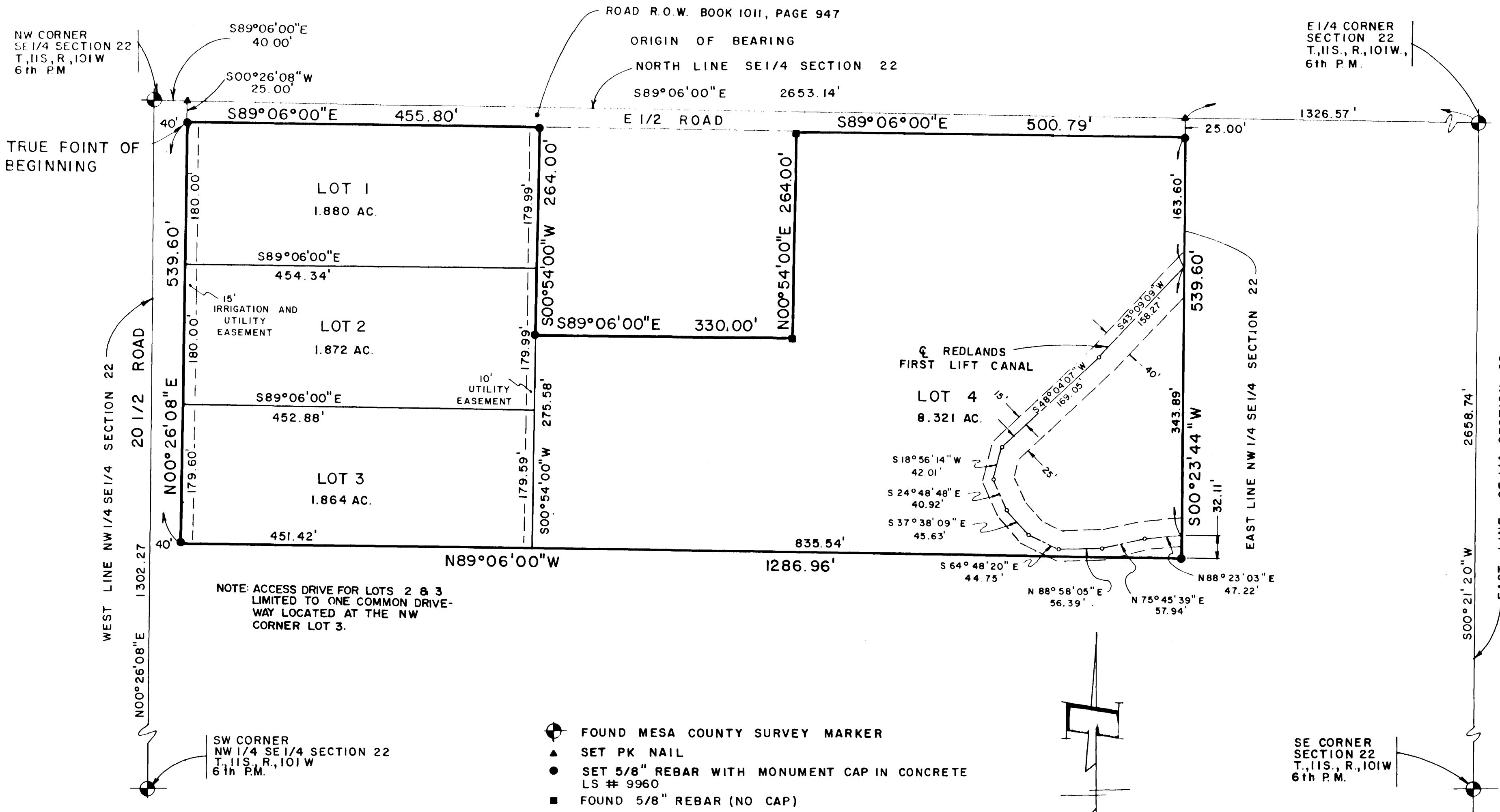


# THE OVERLOOK



**DEFINITION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Margaret L. Cowan is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the N 1/2 NW 1/4 SE 1/4 Section 22 Township 11 South, Range 101 West of the 6th Principal Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NW Corner SE 1/4 of said Section 22; Thence S 89°06'00" E along the North line of 1/4 of said Section 22 a distance of 40.00 feet; Thence S 00°26'08" W 25.00 feet to the TRUE POINT OF BEGINNING; Thence S 89°06'00" E 455.80 feet; Thence S 00°54'00" W 264.00 feet; Thence S 89°06'00" E 370.00 feet; Thence N 00°54'00" W 264.00 feet; Thence S 89°06'00" E 500.79 feet to a point on the East line NW 1/4 SE 1/4 of said Section 22; Thence S 00°23'44" W along said East line NW 1/4 SE 1/4 of Section 22 a distance of 539.60 feet; Thence N 89°06'00" W 1286.96 feet; Thence N 00°26'08" E 539.60 feet to the TRUE POINT OF BEGINNING, Containing 19.937 Acres.

That said owner has caused the said real property to be laid out and surveyed as The Overlook a subdivision of a part of Mesa County, Colorado.

That said owner does 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.

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 her name to be hereunto subscribed this 17th day of January, A.D., 1982.

Margaret L. Cowan

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 17th day of January, A.D., 1982 by Margaret L. Cowan.

My Commission Expires: June 14, 1985 Witness My Hand and Official Seal.

Catherine G. Cole  
 Notary Public

**CLERK AND RECORDER CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA ) ss # 1281246

I hereby certify that this instrument was filed in my office at 9:14 o'clock A.M., this 27th day of January, A.D., 1982, and is duly recorded in Plat Book No. 13, Page 5.

Earl Sawyer Clerk and Recorder By Thayer M. Tinsley Deputy Fee \$ 16.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 14th day of JANUARY, A.D., 1982. County Planning Commission of the County of Mesa, Colorado.

John Whiting  
 Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 25 day of JAN, A.D., 1982. Board of County Commissioners of the County of Mesa, Colorado.

J. P. White  
 Chairman

**SURVEYOR CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Overlook 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. B-26-B1  
 James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960

Utilities Coordinating Committee

Chairman \_\_\_\_\_ Date \_\_\_\_\_

**THE OVERLOOK**