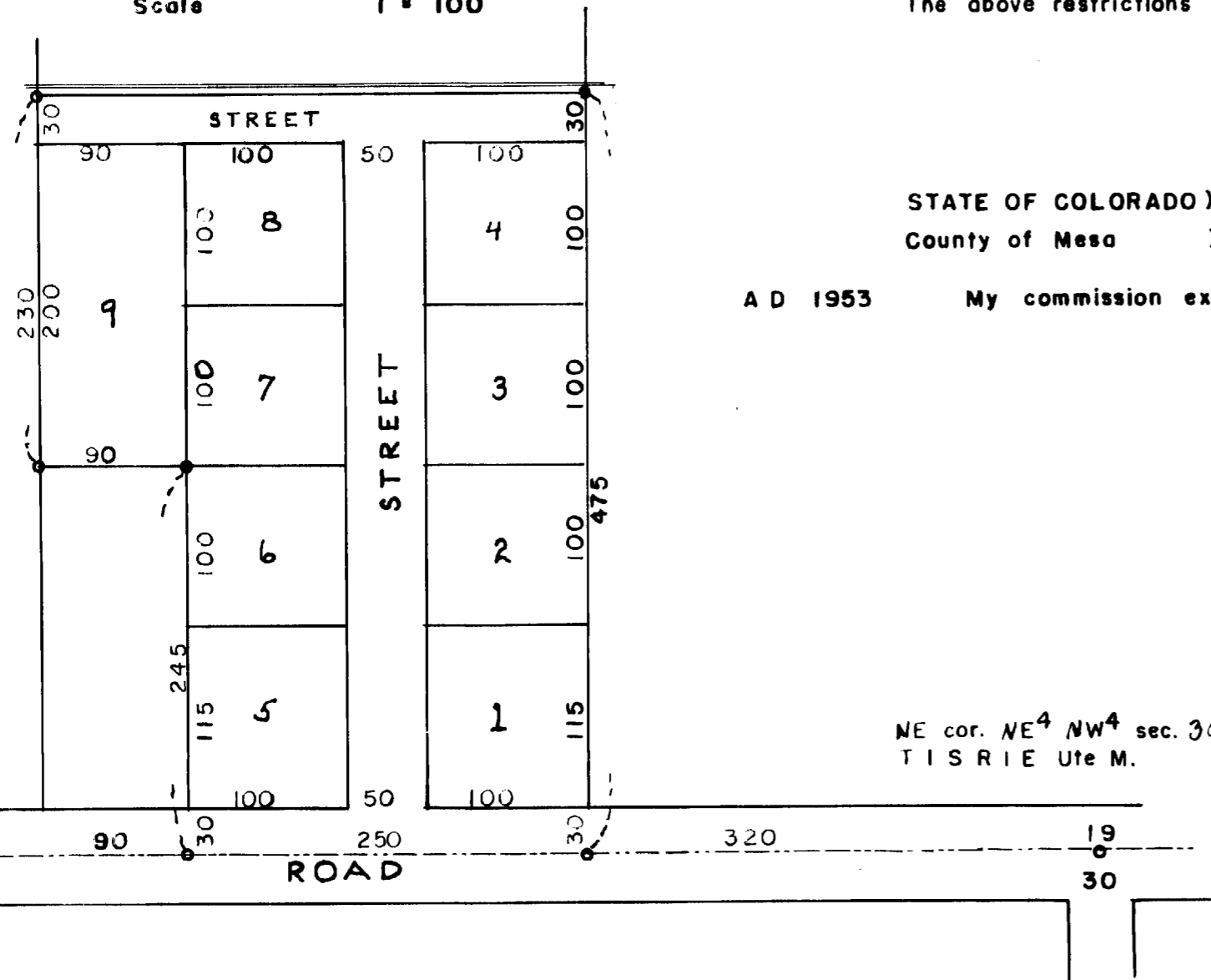
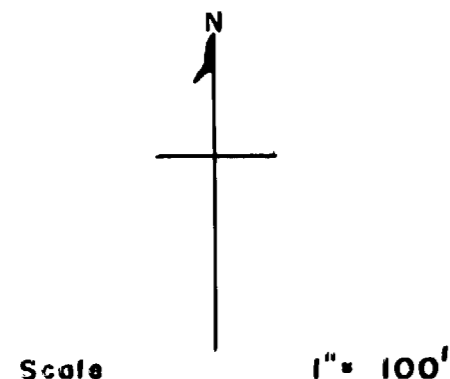


Know all men by these presents: That Carl L Rettig and Elsie M Rettig, being the owners of the following described land, beginning at a point 320 feet West of the NE corner of the NE¹/₄ NW¹/₄ section 30 T1S R1E Ute Meridian, thence West 250 feet, thence North 245 feet, thence West 90 feet, thence North 230 feet, thence East 340 feet thence South 475 feet to the point of beginning; Have caused the above described land to be layed out and platted into Broad View Sub-division, and do hereby dedicate the Streets and Roads as shown hereon to the use of the public forever.

Provided that, no store selling groceries or other commodities, no filling station selling gasoline, oil or other commodities, no junk yard or wrecking establishment, no yard for the sale of new or used cars, livestock, or other goods may be operated within this subdivision. No temporary building or structure may be erected for dwelling purposes, no private garage may be used for dwelling purposes. One dwelling consisting of not more than two units may be built upon one lot, each dwelling unit must have at least 700 square feet of floor space on the ground floor. A dwelling house must be at least 25 feet from the street line and not less than 15 feet from the side lines of the lot, an unattached garage or other outbuilding must be placed behind the rear line of the dwelling, if placed at the rear of the lot such building may be placed not less than 2 feet from the back and side line of the lot. No livestock may be kept in this subdivision.

The above restrictions shall be binding upon all present and future owners of land in this subdivision and shall run with the land



STATE OF COLORADO)
County of Mesa)

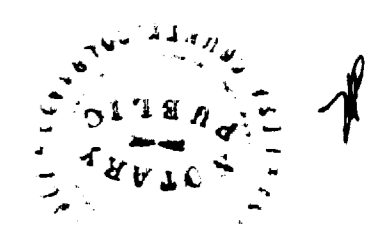
The forgoing was acknowledged before me by Carl L Rettig and Elsie M Rettig on this 28th day of April

A D 1953

My commission expires April 10, 1954.

Carl L. Rettig
Elsie M. Rettig
Floyd M. Anderson
Notary Public

MESA COUNTY COLORADO
BROADVIEW SUBDIVISION
In Lot 7 sec. 19 T1S R1E Ute M.



578595

I certify that this is a true and correct plat of survey of the above described land and the subdivision of the same.

NE cor. NE⁴ NW⁴ sec. 30
T1S R1E Ute M.

Ray L. George
County Surveyor

340 P 40