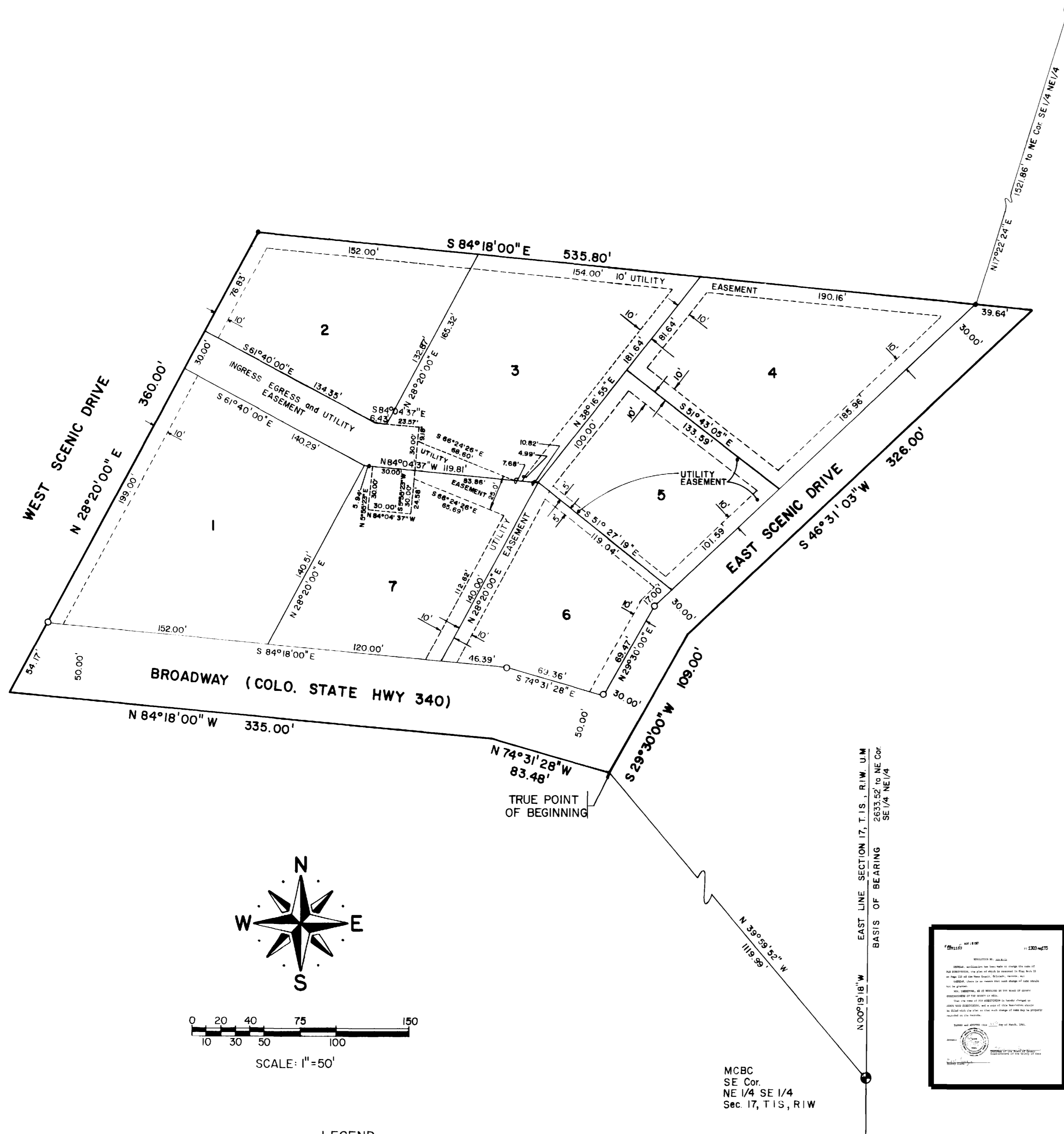


PIN SUBDIVISION

SITUATED IN THE SE 1/4 OF SECTION 17, T 1 S, R 1 W,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



- LEGEND**
- = 5/8" Pin & Cap Set In Concrete L.S. 9331
 - = Found 5/8" Pin & Cap Set In Concrete By Colorado West Surveying
 - ⊙ = Mesa County Brass Cap

PREPARED BY
COLORADO WEST SURVEYING CO.
835 Colorado Avenue, Grand Junction, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, James E. and Sandra B. Patterson, are the owners of the real property situated in the County of Mesa, State of Colorado, and being a part of the Southeast Quarter (SE₁) of Section 17, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE₁) of the Southeast Quarter (SE₁) of Section 17, Township 1 South, Range 1 West, Ute Meridian, as marked by a Mesa Co. brass cap and considering the East line of NE₁ of the SE₁ of said Section 17 to bear N 00° 19' 18" W with all other bearings contained herein relative thereto;

Thence N 39° 59' 52" W 1119.99 feet to the True Point of Beginning; thence N 74° 31' 28" W 83.48 feet; thence N 84° 18' W 335 feet; thence N 28° 20' E 360.00 feet; thence S 84° 18' E 535.8 feet; thence S 46° 31' 03" W 326.00 feet; thence S 29° 30' W 109.0 feet to the True Point of Beginning, containing 3.57 acres, except the South 50 feet measured perpendicular to the above described Southern boundary, as right-of-way for Colorado State Highway No. 340, and the East 30 feet measured perpendicular to the above described Eastern boundary as right-of-way for East Scenic Drive.

Area less exceptions equals 2.83 acres, more or less.

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

That said owner does hereby dedicate and set apart all 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 to the public utilities companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, transmission lines, 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 expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness whereof said owners, James E. and Sandra B. Patterson, have caused their names to be hereunto subscribed this 9th Day of October, A.D., 1978.

James E. Patterson
James E. Patterson

Sandra B. Patterson
Sandra B. Patterson

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 9 Day of October, A.D., 1978 by James E. Patterson and Sandra B. Patterson.

My commission expires 3-8-80. Witness my hand and seal.

See Don Ryan
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th Day of NOVEMBER, A.D., 1978 County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th Day of NOVEMBER, A.D., 1978 Board of County Commissioners of the County of Mesa, Colorado.

Ernst Snider
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 9:35 o'clock A.M., this 5 Day of January, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 110, Reception No. 1180574

Clerk and Recorder Fees \$ 10.00

Carl Sawyer
Recorder

SURVEYOR'S CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of Pin Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of the same.

William G. Ryden
William G. Ryden, Registered Land Surveyor
L.S. No. 9331

Bill Benson Date 11-13-78
Mesa County Road Department

PIN SUBDIVISION