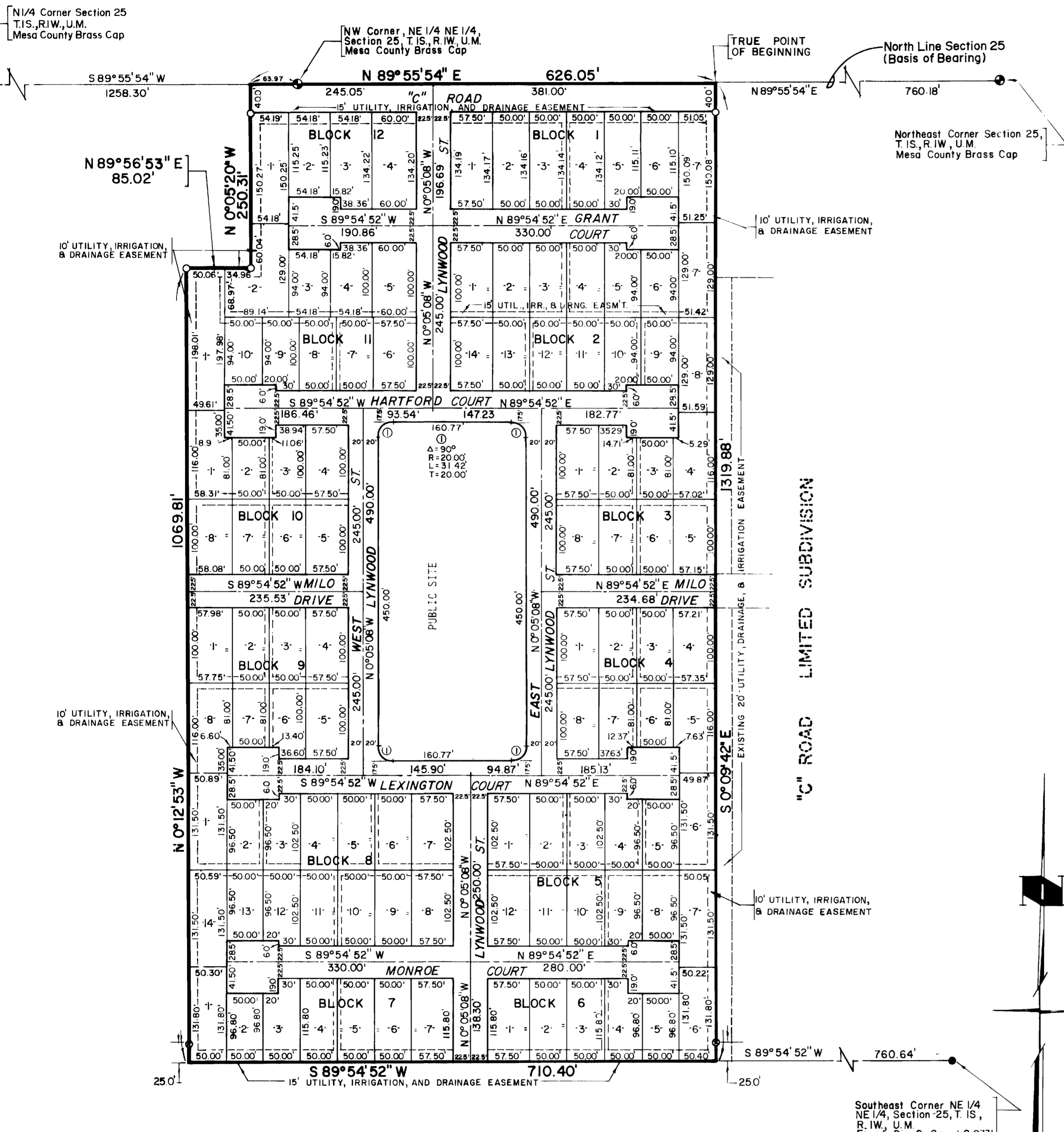


LYNWOOD SUBDIVISION

SITUATED IN THE NE 1/4 OF SECTION 25, T.1S., R.1W.,
OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF
COLORADO.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Lynwood Partnership, is the owner of the real property situated in the County of Mesa, State of Colorado, and being a part of the Northeast Quarter (NE 1/4) of Section 25, Township 1 South (T.1S.), Range 1 West (R.1W.), Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the NE corner of said Section 25, and considering the North line of said Section 25 to bear N 89° 55' 54" E with all bearings contained herein relative thereto, thence S 89° 55' 54" W along the North line of said Section 25 760.18 feet to the True point of Beginning; thence S 00° 09' 42" E 1319.88 feet to a point on the South line of the North 1/4 of the NE 1/4 of said Section 25; thence S 89° 54' 52" W along said South line 710.40 feet; thence N 00° 12' 53" W 1069.81 feet; thence N 89° 56' 53" E 85.02 feet; thence N 00° 05' 20" W 250.31 feet to a point on the North line of said Section 25; thence N 89° 55' 54" E 626.05 feet to the True Point of Beginning. Said tract of land contains 21.055 acres.

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

That said owner does hereby dedicate and set apart all streets, roads and public sites 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 owner, The Lynwood Partnership, a Limited Partnership, has caused his name to be hereunto subscribed this 11th day of September, A.D., 1978.

Jack D. Payne
Jack D. Payne
General Partner

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11 Day of September, A.D., 1978 by Jack D. Payne.

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

Joe L. Ryan
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 Day of April, A.D., 1979 County Planning Commission of the County of Mesa, Colorado.

Harry C. Galbath
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th Day of April, A.D., 1979 Board of County Commissioners of the County of Mesa, Colorado.

Maxine Akland
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS
I hereby certify that this instrument was filed in my office at 2:05 o'clock P. M., this 26 Day of APR, A.D., 1979 and is duly recorded in Plat Book No. 12, Page 152, Reception No. RECEPTION No. 1190125

Earl Arroyo
Clerk and Recorder
Fees \$ 10.00

Deputy

SURVEYOR'S CERTIFICATE

I, Douglas W. Hayes do hereby certify that the accompanying plat of Lynwood 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.

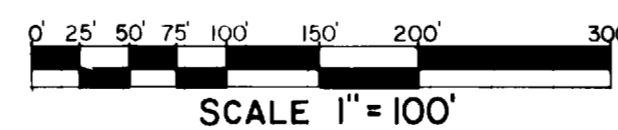
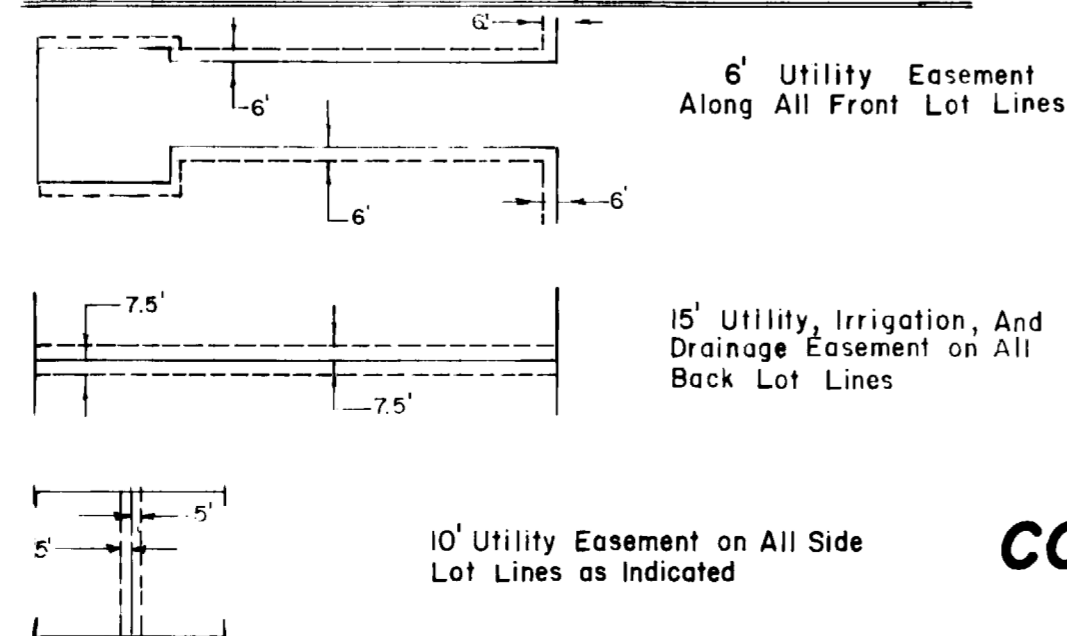
Douglas W. Hayes
Douglas W. Hayes, Registered Land Surveyor
L.S. No. 10380

Bill Beron Date 4-19-79
Mesa County Road Department

LEGEND

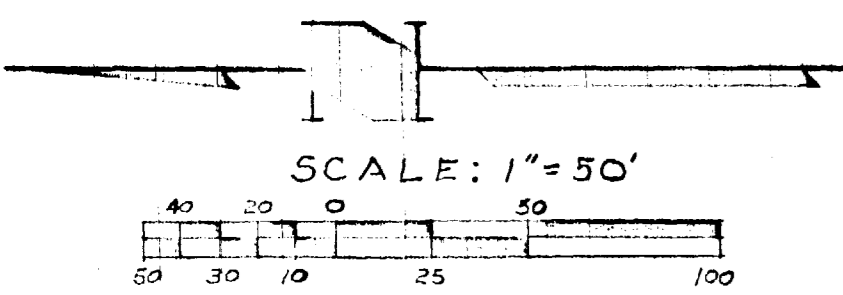
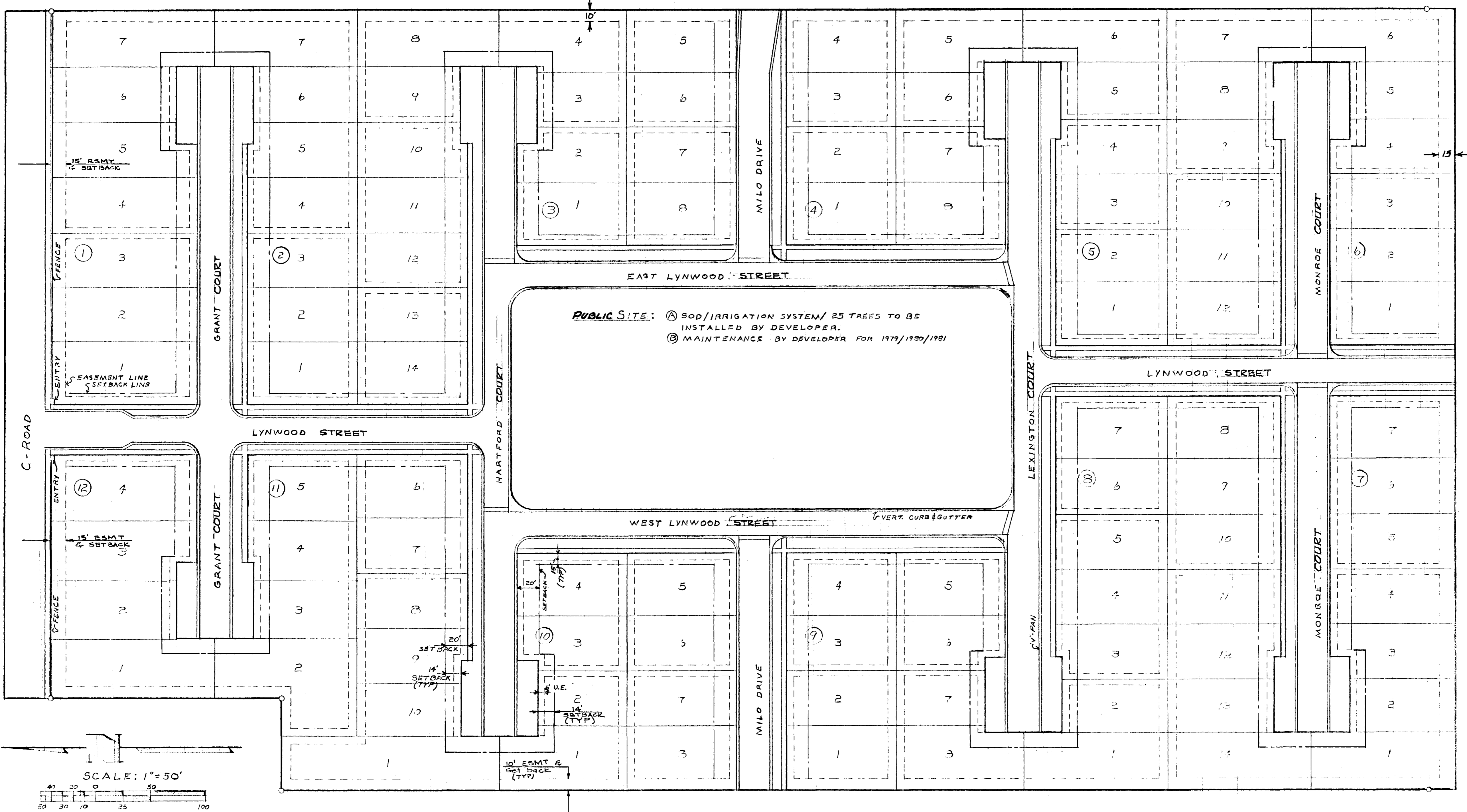
- Set No. 5 Rebar & Cap (L.S. 9331)
Set in Concrete
- ⊙ Witness Corner (L.S. 9331) Set in
Concrete

TYPICAL EASEMENTS (Except Where Noted)



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

**LYNWOOD
SUBDIVISION**



MESA COUNTY APPROVAL

LYNWOOD SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, STATE OF COLORADO, WAS ACCEPTED THIS 25th DAY OF April, 1979

MESA COUNTY
 BY Mattias Olvera 4-25-79
 CHAIRMAN, COUNTY COMMISSIONERS DATE

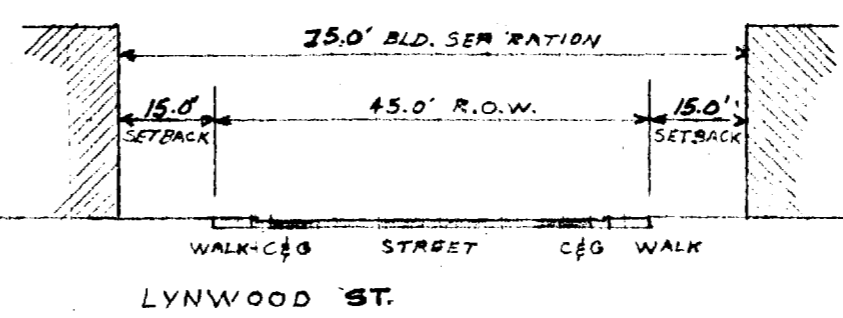
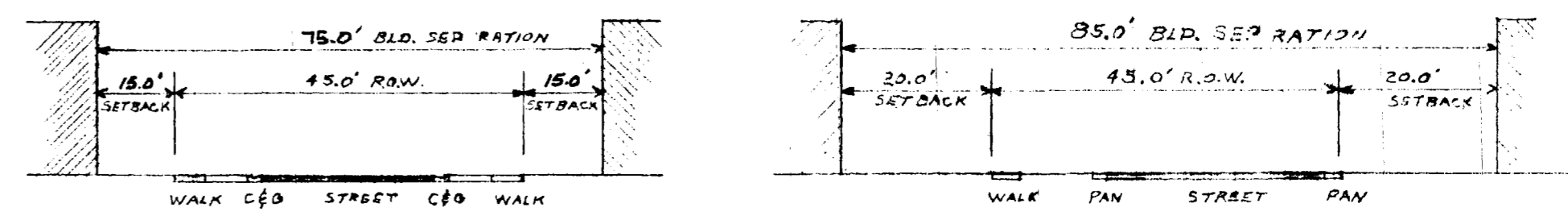
CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO
 COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:20 O'CLOCK April 26, 1979 P.M. A.D. 1979, AND IS DULY RECORDED IN PLAT BOOK PAGE RECEPTION No. 1190126

Earl Sawyer FILE 0-74
 CLERK AND RECORDER

BY DEPUTY



TYPICAL STREET SECTIONS
 SCALE: 1"=20'

LYNWOOD SUBDIVISION
 DEVELOPMENT PLAN