

VALLE VISTA, FILING NO. ONE

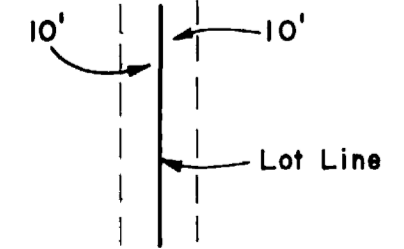
Curve Data

Bearing	Curve No.	Delta	Radius	Tan	Length	Chord
N79°44'00"W	①	67°28'00"	102.50	68.44	120.70	113.84
S82°16'00"W	②	31°28'00"	235.00	66.20	129.06	127.44

Area Quantities

Total Acres = 7.138
Acres in Open Space = 1.785 = 25%
Acres in Lots = 3.454
Acres in Streets = 1.899

- LEGEND**
- Mesa County Brass Cap
 - Street Centerline Curve
 - Found Highway R.O.W. Monument
 - Indicates 5/8" Rebar & Monument Cap
 - 5/8" Rebar & Monument Cap Set at all Lot Corners



NOTE: A Six foot (6') Natural Gas Easement Parallel & Adjacent to all Road Right-of-Ways

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being in a part of the North Half of the S.E. 1/4 of Section 34, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 34; Thence S. 60°42'45" W., 619.83 feet to the true point of beginning said point being on the Northwesterly right-of-way of State Highway No. 146; Thence S. 43°52'15" W. along said Northwesterly right-of-way a distance of 927.79 feet; Thence North 46°00'00"W., 589.53 feet to a point on the Southerly right-of-way of the Orchard Mesa Canal No. 2; Thence along said Southerly right-of-way by the following five courses and distances, N. 46°25'45" E., 144.00 feet; S. 79°17'45" E., 194.87 feet; N. 66°31'30" E., 431.36 feet; N. 79°35'15" E., 154.07 feet; S. 89°07'45" E., 224.09 feet to the true point of beginning. The above described property contains 7.138 acres.

That said owners have caused the said real property to be laid out and surveyed as Valle Vista, Filing No. One 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 those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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, 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 William H. Buttolph and Aerial A. Buttolph have caused their names to be hereunto subscribed this 8th day of January, A.D., 1976.

William H. Buttolph
 William H. Buttolph

Aerial A. Buttolph
 Aerial A. Buttolph

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of January, A.D., 1976, by William H. Buttolph and Aerial A. Buttolph.

My commission expires: May 28, 1978
 Witness my hand and official seal. *[Signature]* Notary Public

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO)
) ss II 1111 215
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:10 o'clock P.M., June 24, A.D., 1976 and duly recorded in Plat Book No. 11 Page 212.

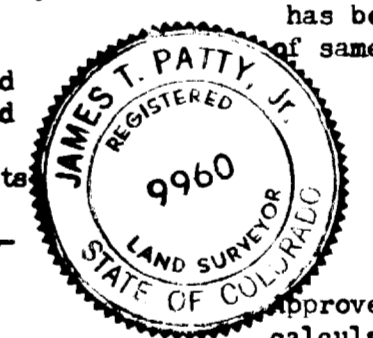
Earl Hansen Clerk and Recorder *Thelma M. Mackay* Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 18th day of June, A.D., 1976, County Planning Commission of the County of Mesa, Colorado.
[Signature]
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 22nd day of June, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.
[Signature]
 Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat Valle Vista, Filing No. One a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of same.
James T. Patty Jr.
 James T. Patty Jr.
 Registered Land Surveyor
 Colo. Reg. No. 9960



Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1-73, 38-51-101-102 as amended.

By: *[Signature]* Date: 6/23/76
 Mesa County Surveyor
[Signature] Date: 6-22-76
 Mesa County Road Department
[Signature] Date: 6-21-76
 Utilities Coordinating Committee

VALLE VISTA, FILING NO. I
ROBERT P. GERLOFS
 Engineering Consultants 582 MAIN ST. GRAND JCT. COLO. 81501, PHONE 243-9968