

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED CHARLES E. BALL IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND THAT BEING PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 21, T1S, R1W, UTE P.M. WHICH IS DESCRIBED IN BOOK 2025 PAGE 797 and 798 OF MESA COUNTY RECORDS, AS SHOWN ON THE ACCOMPANYING PLAT, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER, OF THE NE 1/4, OF THE NE 1/4, OF SAID SECTION 21; THENCE N 25°42'51" E A DISTANCE OF 374.93' TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTRY CLUB PARK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY OF COUNTRY CLUB PARK ROAD ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 139.60', A CENTRAL ANGLE OF 37°33'15", A CHORD BEARING S 8°12'38" E 89.87', A DISTANCE OF 91.50'; THENCE ALONG THE EAST RIGHT-OF-WAY OF COUNTRY CLUB PARK ROAD ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 311.50', A CENTRAL ANGLE OF 8°45'33", A CHORD BEARING S 14°56'46" W 47.57', A DISTANCE OF 47.62'; THENCE S 16°43'00" E A DISTANCE OF 32.58'; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 35.00', A CENTRAL ANGLE OF 147°54'45", A CHORD BEARING N 89°19'38" E 67.27', A DISTANCE OF 90.35'; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 261.50', A CENTRAL ANGLE OF 27°55'47", A CHORD BEARING N 27°46'15" E 126.21, A DISTANCE OF 127.47'; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 35.00', A CENTRAL ANGLE OF 23°45'17", A CHORD BEARING N 52°22'40" E 14.41', A DISTANCE OF 14.51'; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 35.00', A CENTRAL ANGLE OF 70°29'05", A CHORD BEARING S 80°30'09" E 40.39', A DISTANCE OF 43.06'; THENCE N 44°44'24" E A DISTANCE OF 25.00'; THENCE N 42°51'00" E A DISTANCE OF 88.30' TO THE SOUTHEAST CORNER OF LOT 10, COUNTRY CLUB PARK SUBDIVISION; THENCE N 58°41'00" W A DISTANCE OF 310.34' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB PARK ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 45°31'00" W A DISTANCE OF 50.00'; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 261.50', A CENTRAL ANGLE OF 10°01'16", A CHORD BEARING S 40°30'22" W 45.68', A DISTANCE OF 45.74'; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 32.30', A CENTRAL ANGLE OF 74°55'44", A CHORD BEARING S 01°58'08" E 39.29', A DISTANCE OF 42.24'; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 39°26'00" E A DISTANCE OF 75.00'; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 139.60', A CENTRAL ANGLE OF 12°26'45", A CHORD BEARING S 33°12'38" E 30.26', A DISTANCE OF 30.32' TO THE POINT OF BEGINNING.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART THAT REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS: ALL UTILITY EASEMENTS TO THE PUBLIC UTILITIES FOR THE OPERATION AND MAINTENANCE OF EXISTING OVERHEAD UTILITY LINES. ALL INGRESS AND EGRESS EASEMENTS FOR THE MUTUAL BENEFIT OF THE OWNERS OF LOT 11A AND 11B. ALL IRRIGATION EASEMENTS TO THE OWNERS OF LOT 11B AND THEIR ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, AND THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM SAID EASEMENTS.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS B & W SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT THERE ARE NO LIENHOLDERS OF RECORD.

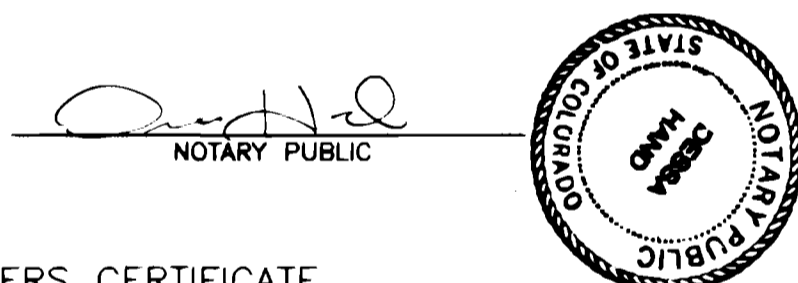
IN WITNESS WHEREOF SAID OWNER, CHARLES E. BALL HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 27th DAY OF December, A.D., 1996.

Charles E. Ball
CHARLES E. BALL

(STATE OF COLORADO)
(COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, A.D., 1996, BY CHARLES E. BALL.

MY COMMISSION EXPIRES 10-16-97
WITNESS BY HAND AND OFFICIAL SEAL



CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
(COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:37 O'CLOCK A.M., THIS 13th DAY OF January, A.D., 1997 AND IS DULY RECORDED IN PLAT BOOK NO. 15 PAGE 340, RECEPTION NO. 1784784 DRAWER NO. CC133 COVENANTS, CONDITIONS, AND RESTRICTIONS. RECORDED AT BOOK 421 PAGE 1.

FEE \$ 10.00 1st SC
Mona Lisa Clerk and Recorder
Carol Zinke Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 3rd DAY OF January, A.D., 1996, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

Chairman signature

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 2nd DAY OF January, A.D., 1997, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

Kathryn H. Bell Chairman

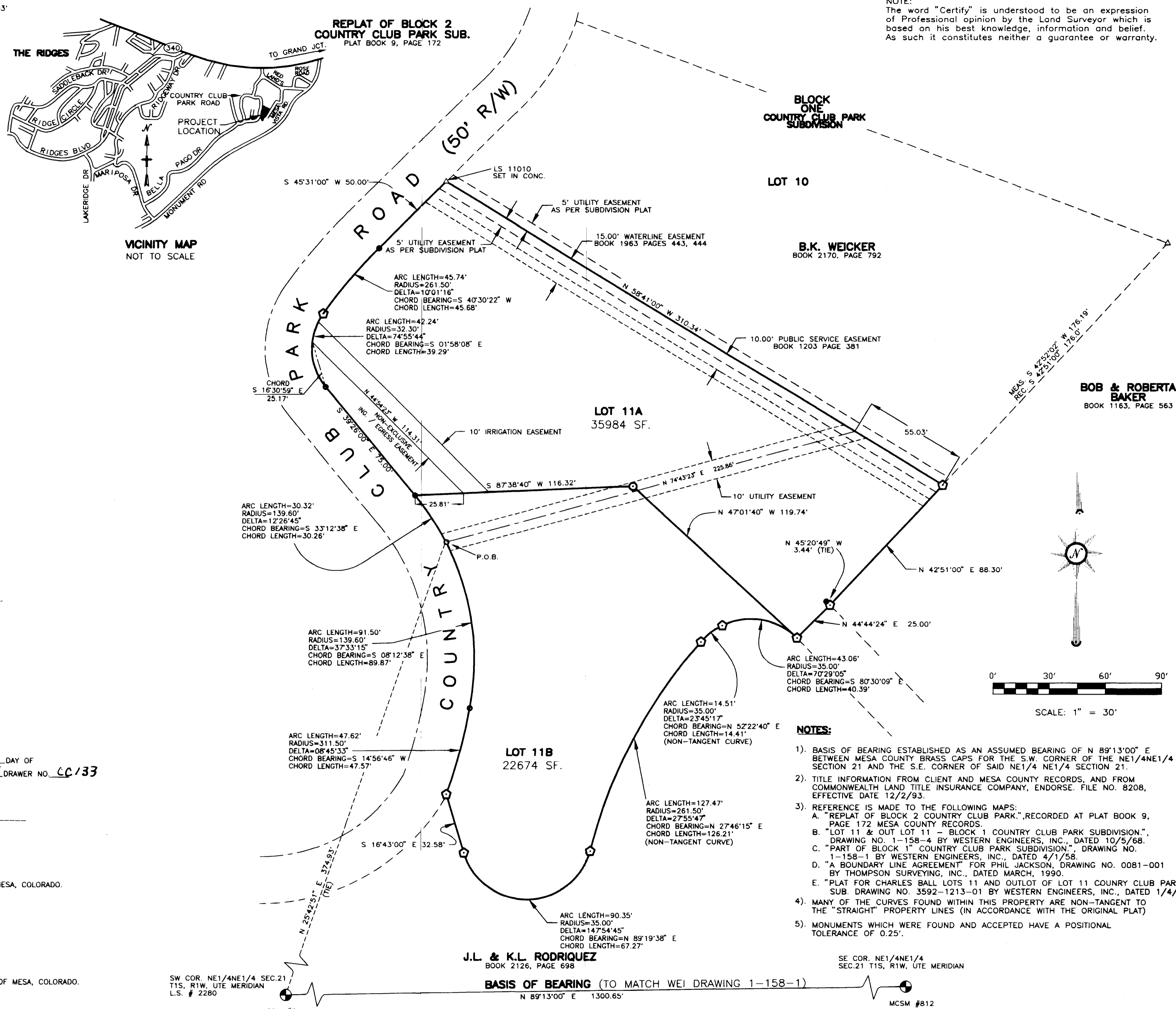
SURVEYOR'S CERTIFICATE

I, RICHARD A. MASON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF B & W SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Richard A. Mason 18469
12/27/1996
RICHARD A. MASON
COLORADO REG. NO. 18469

B & W SUBDIVISION

A REPLAT OF LOT 11 AND OUTLOT 11



VICINITY MAP
NOT TO SCALE

REPLAT OF BLOCK 2
COUNTRY CLUB PARK SUB.
PLAT BOOK 9, PAGE 172

BLOCK ONE
COUNTRY CLUB PARK
SUBDIVISION

LOT 10

B.K. WEICKER
BOOK 2170, PAGE 792

LOT 11A
35984 SF.

BOB & ROBERTA
BAKER
BOOK 1163, PAGE 563

LOT 11B
22674 SF.

J.L. & K.L. RODRIGUEZ
BOOK 2126, PAGE 698

BASIS OF BEARING (TO MATCH WEI DRAWING 1-158-1)
N 89°13'00" E 1300.65'

- NOTES:
1) BASIS OF BEARING ESTABLISHED AS AN ASSUMED BEARING OF N 89°13'00" E BETWEEN MESA COUNTY BRASS CAPS FOR THE S.W. CORNER OF THE NE 1/4 NE 1/4 SECTION 21 AND THE S.E. CORNER OF SAID NE 1/4 NE 1/4 SECTION 21.
2) TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS, AND FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, ENDORSE FILE NO. 8208, EFFECTIVE DATE 12/2/93.
3) REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "REPLAT OF BLOCK 2 COUNTRY CLUB PARK", RECORDED AT PLAT BOOK 9, PAGE 172 MESA COUNTY RECORDS.
B. "LOT 11 & OUT LOT 11 - BLOCK 1 COUNTRY CLUB PARK SUBDIVISION", DRAWING NO. 1-158-4 BY WESTERN ENGINEERS, INC., DATED 10/5/68.
C. "PART OF BLOCK 1 COUNTRY CLUB PARK SUBDIVISION", DRAWING NO. 1-158-1 BY WESTERN ENGINEERS, INC., DATED 4/1/58.
D. "A BOUNDARY LINE AGREEMENT" FOR PHIL JACKSON, DRAWING NO. 0081-001 BY THOMPSON SURVEYING, INC., DATED MARCH, 1990.
E. "PLAT FOR CHARLES BALL LOTS 11 AND OUTLOT OF LOT 11 COUNTRY CLUB PARK SUB. DRAWING NO. 3592-1213-01 BY WESTERN ENGINEERS, INC., DATED 1/4/94.
4) MANY OF THE CURVES FOUND WITHIN THIS PROPERTY ARE NON-TANGENT TO THE "STRAIGHT" PROPERTY LINES (IN ACCORDANCE WITH THE ORIGINAL PLAT)
5) MONUMENTS WHICH WERE FOUND AND ACCEPTED HAVE A POSITIONAL TOLERANCE OF 0.25'.

- LEGEND:
- MESA COUNTY SURVEY MONUMENT
- SET # 5 REBAR & ALUM. CAP L.S. 18469
- FOUND # 5 REBAR & ALUM. CAP L.S. 18469 (SET IN CONCRETE)
- FOUND # 4 REBAR, SET TAG (LS18469), SET IN CONCRETE.
- FOUND # 3 REBAR (SET IN CONCRETE).
- FOUND # 5 REBAR & PLASTIC CAP L.S. 11010

AREA SUMMARY
LOT 11A = 0.83 AC. = 61%
LOT 11B = 0.52 AC. = 39%
TOTAL = 1.35 AC. = 100%

ROLLAND ENGINEERING GRAND JUNCTION
B & W SUBDIVISION
A REPLAT OF LOT 11 AND OUTLOT 11 OF COUNTRY CLUB PARK SUBDIVISION SECTION 21, T1S, R1E, UTE P.M. MESA COUNTY, COLORADO
Designed JLG Checked RAM Sheet 1
Drawn JLG Date 11/14/96 DF 1