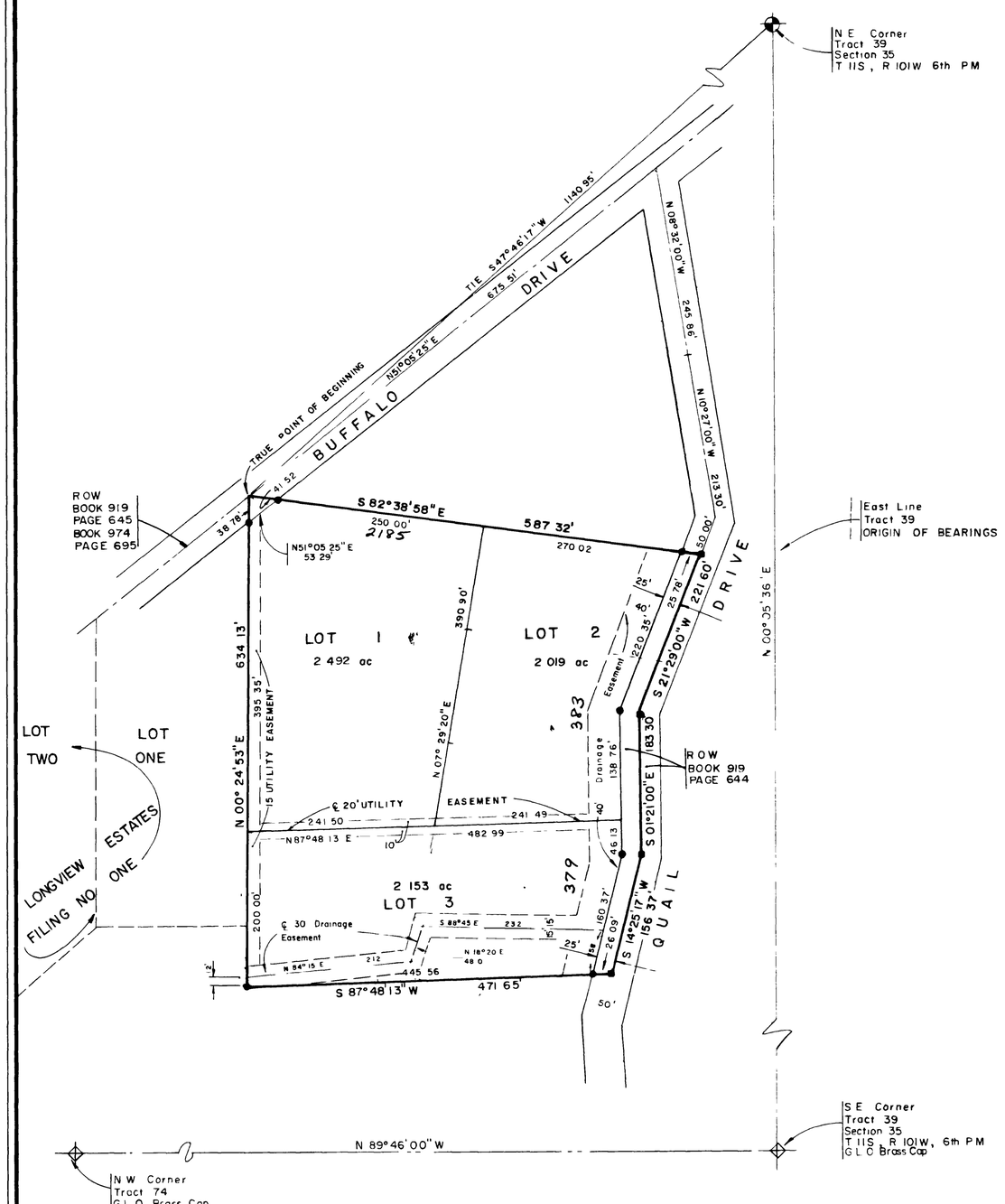
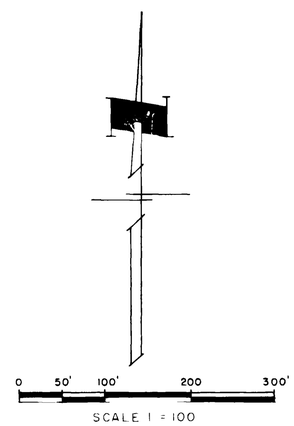
QUAIL ESTATES





AREA QUANTITIES

Total Area In Lots	6 664 or	95 13%
Total Area In Road R O W	0 341 or	4 87%
Total Area	7 005 or	100 00%

- Indicates Mesa County Brass Cap
- Indicates 5/8 Rebar and Monument Cap Set In Concrete
- A 5/8' Rebar and Monument Cap At All Lot Corners
- Indicates Pins Found 5/8" Rebar

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Edward W. Horn and Janelle G. Horn are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of Tract 39, Section 35, Township 11 South, Range 101 West of the 6th P.M. as shown on the accompanying plat, said real property being more particularly described as follows

Commencing at the Northeast Corner (NE Cor.) of said Tract 39, Section 35 and considering the east line of said Tract 39, Section 35 to bear N 00° 05' 00" E with all other bearings contained herein relative thereto, Thence S 47° 46' 17" W 1140.95 feet to the TRUE POINT OF BEGINNING, Thence S 82° 38' 58" E 587.32 feet to the centerline of Quail Drive, Thence along said centerline of Quail Drive by the following three (3) courses and distances: (1) S 21° 29' 00" W 221.60 feet, (2) S 01° 21' 00" E 183.30 feet, (3) S 14° 25' 17" W 156.37 feet; Thence S 87° 48' 13" W 471.65 feet; Thence N 00° 24' 53" E 634.13 feet to the TRUE POINT OF BEGINNING, containing 7.005 acres.

That said owners have caused the said real property to be laid out and surveyed as Quail Estates, 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 to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of August A.D., 1978.

Edward W. Horn
Edward W. Horn

Janelle G. Horn
Janelle G. Horn

STATE OF COLORADO)
ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of August A.D., 1978 by Edward W. Horn and Janelle G. Horn.

My commission expires 4-18-81
Witness my hand and official seal.

Kathy L Brooks
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF MESA)

#1174600

I hereby certify that this instrument was filed in my office at 10:56 o'clock A.M. this 24 day of October A.D., 1978, and is duly recorded in Plat Book No. 12, Page 87.

Earl Sawyer
Clerk and Recorder By _____ deputy

Fees $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of SEPTEMBER A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A Bess
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23rd day of October A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Maynard Akers
Chairman

SURVEYOR'S CERTIFICATE

I, James E. Patty Jr., hereby certify that the accompanying plat of Quail Estates, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James E. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 6060

B.N. Benson
Mesa County Planning Department

Date 9-21-78

592 B

QUAIL ESTATES

PARAGON ENGINEERING, INC.

592 A

601500

01197201.tif