

PARKWOOD ESTATES, FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Utah-Wyoming Consolidated Oil Company, a Utah Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the W 1/2 SE 1/4 of Section 16, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:
 Commencing at the NW Corner of the SE 1/4 of said Section 16; Thence S 00° 01' 25" W along the west line of said SE 1/4 of Section 16 a distance of 1319.77 feet to the NW Corner of the SW 1/4 SE 1/4 of said Section 16 and the TRUE POINT OF BEGINNING; Thence N 89° 52' 59" E along the north line of the SW 1/4 SE 1/4 of said Section 16 a distance of 470.00 feet; Thence S 00° 01' 25" W 35.92 feet; Thence S 89° 58' 35" E 110.00 feet; Thence N 00° 01' 25" E 22.16 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 89° 58' 35" E 50.00 feet; Thence S 89° 58' 35" E 105.00 feet; Thence N 00° 01' 25" E 15.00 feet; Thence S 89° 58' 35" E 100.57 feet;
 Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 89° 58' 54" E 50.00 feet; Thence S 89° 59' 13" E 105.00 feet; Thence S 00° 00' 47" W 1319.84 feet to a point on the south line of the SE 1/4 of said Section 16; Thence S 89° 53' 15" W along said south line of the SE 1/4 of Section 16 a distance of 20.00 feet; Thence N 00° 00' 47" E 379.38 feet to a point on the north right of way of the Grand Valley Irrigation Company Canal; Thence along said north right of way of the Grand Valley Irrigation Company Canal by the following two (2) courses and distances: (1) N 67° 26' 16" W 181.96 feet; (2) N 80° 22' 20" W 814.09 feet to a point on the west line of the SE 1/4 of said Section 16; Thence N 00° 01' 25" E along said west line of the SE 1/4 of Section 16 a distance of 732.52 feet to the TRUE POINT OF BEGINNING, containing 19.075 acres.

That said owner has caused the said real property to be laid out and surveyed as Parkwood Estates, Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility 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 owner has caused its name to be hereunto subscribed this 18 day of Aug. A.D., 1980.

Utah-Wyoming Consolidated Oil Company, a Utah Corporation

William Ruggieri
 William Ruggieri President

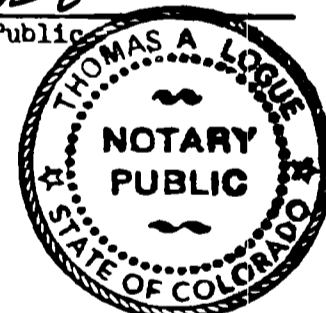
William J. Dalgliesh
 William J. Dalgliesh, Secretary

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 18 day of Aug A.D., 1980 by William Ruggieri, President and William J. Dalgliesh, Secretary of Utah-Wyoming Consolidated Oil Company, a Utah Corporation.

My commission expires: Aug 9 1981. Witness my hand and official seal.

Thomas A. Lorie
 Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M. this 13th day of February A.D., 1980, and is hereby duly recorded in Plat Book No. 12, Page 354-355 Re. # 1778118 355 1981

Earl Sawyer
 Clerk and Recorder

Marcella M. Mahoney
 Deputy

Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of August A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Lloyd Sommerville
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20 day of August A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Rick Carlson
 Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this 20 day of August A.D., 1980 by the Board of County Commissioners, County of Mesa, Colorado.

Rick Carlson
 Chairman

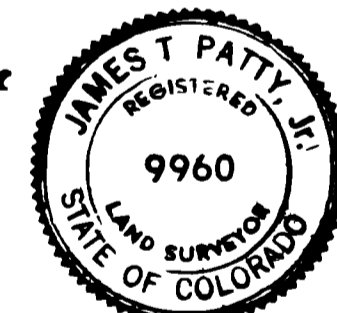
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Parkwood Estates Filing No. Two, 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 T. Patty Jr. 4/30/80
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

By: Robert A. Lerman
 Mesa County Road Department

Date: Aug 20, 1980

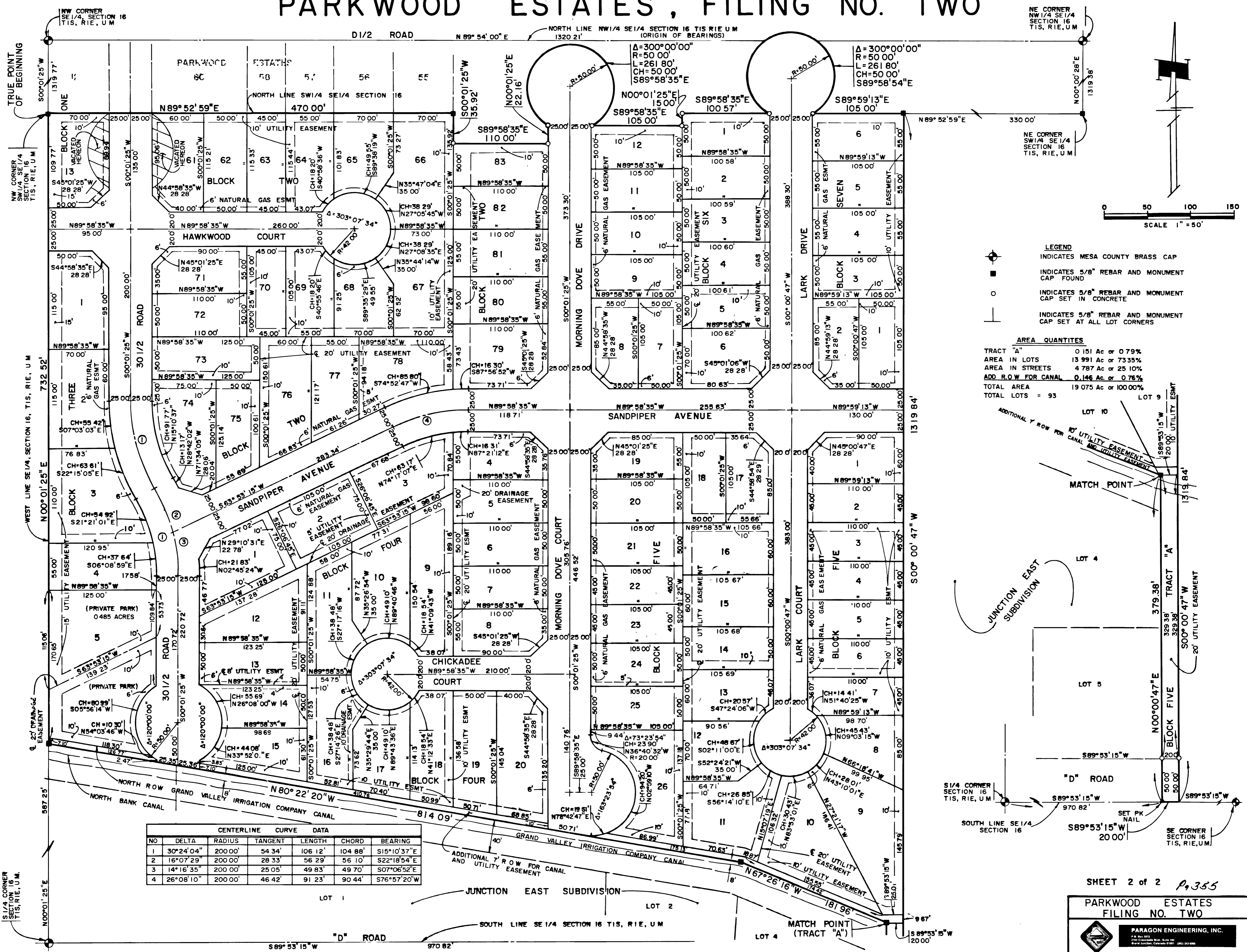


PARKWOOD ESTATES
 FILING NO TWO



PARAGON ENGINEERING, INC.
 P.O. Box 1011
 2748 Greenwood Blvd., Suite 101
 Grand Junction, Colorado 81501 (303) 513-8966

PARKWOOD ESTATES, FILING NO. TWO



CENTERLINE CURVE DATA						
NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	30°24'04"	200.00'	54.34'	106.12'	104.88'	S15°10'37"E
2	16°07'29"	200.00'	28.33'	56.29'	56.10'	S22°18'54"E
3	14°16'35"	200.00'	25.05'	49.83'	49.70'	S07°06'52"E
4	26°08'10"	200.00'	46.42'	91.23'	90.44'	S76°57'20"W

LEGEND

- INDICATES MESA COUNTY BRASS CAP
- INDICATES 5/8" REBAR AND MONUMENT CAP FOUND
- INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE
- INDICATES 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS

AREA QUANTITIES

TRACT "A" 0.151 Ac or 0.79%
 AREA IN LOTS 13.991 Ac or 73.35%
 AREA IN STREETS 4.787 Ac or 25.10%
 ADD. ROW FOR CANAL 0.146 Ac or 0.76%
 TOTAL AREA 19.075 Ac or 100.00%
 TOTAL LOTS = 93