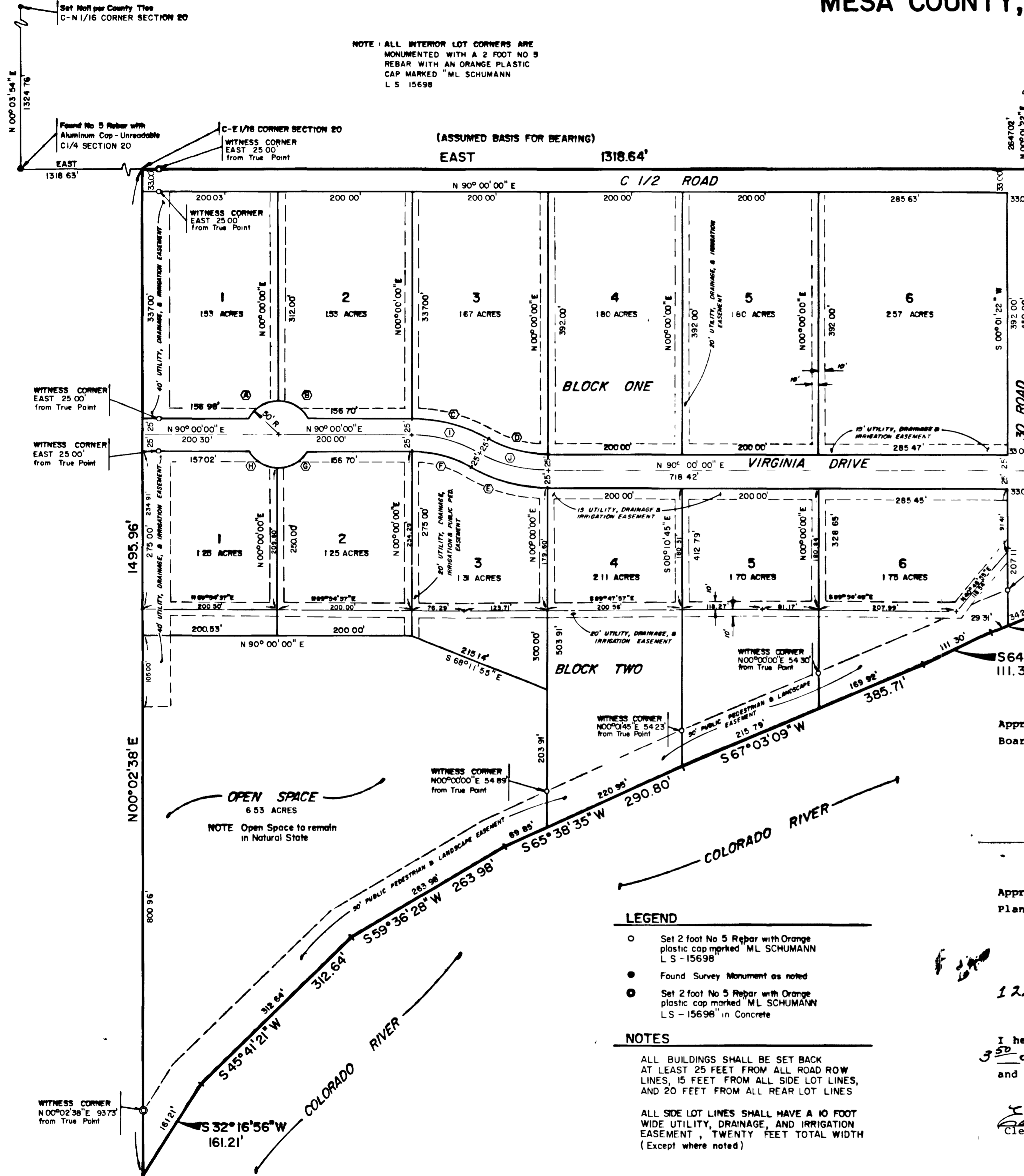


VIRGINIA ACRES SUBDIVISION

SITUATED IN LOT 3, SECTION 20, T.1S., R.1E., UTE MERIDIAN,
MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property located in Lot 3 of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado, which lies east of the line which is midway between the east and the west lines of Lot 3; described more completely as follows:

Beginning at the east quarter corner of Section 20, then along the ten following courses:

- 1) S00°01'22"W 673.15 feet; along the east line of Section 20; then along the north bank of the Colorado River the following seven courses:
- 2) S74°48'54"W 63.51 feet;
- 3) S67°03'09"W 111.30 feet;
- 4) S67°38'35"W 290.80 feet;
- 5) S65°36'28"W 263.98 feet;
- 6) S45°41'21"W 312.64 feet;
- 7) S32°16'56"W 161.21 feet;
- 8) N00°02'38"E 1495.96 feet along the line midway between the east and west lines of Lot 3;
- 9) EAST 1318.64 feet along the North line of Lot 3, to the beginning.

The area of the parcel, as described, is 29.84 acres. The basis for bearings is assumed EAST 2637.27 feet along the survey monument line from the center quarter corner (a No. 5 rebar with an aluminum cap - markings illegible) to the east quarter corner (a No. 5 rebar) of Section 20.

That said Owners have caused the said real property to be laid out and surveyed as VIRGINIA ACRES SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said Owners dedicate and set apart all of the streets, avenues, roads, open spaces, and public pedestrian easements as shown on this plat to the use of the PUBLIC forever, and dedicate to the UTILITIES those portions of real property which are labeled as utility, drainage, and irrigation easements on this plat, as 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; together with the 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 expenses for street paving or improvements shall be financed 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 6th day of JUNE A.D., 1980.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of July, A.D., 1980.
Board of County Commissioners of the County of Mesa, Colorado.

COUNTY PLANNING COMMISSION CERTIFICATE

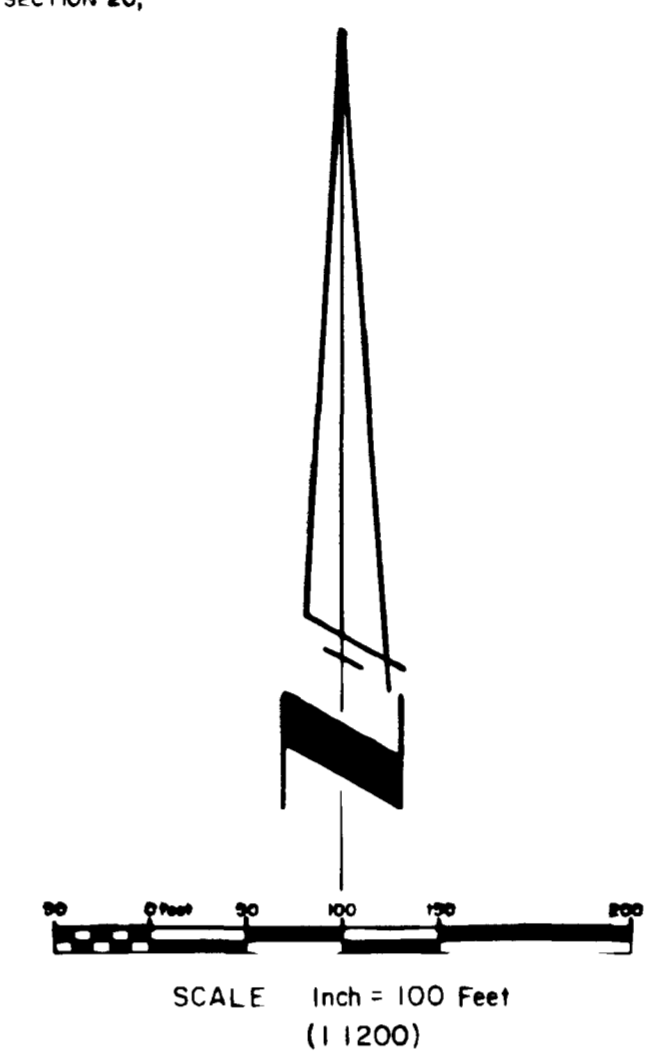
Approved this 9th day of July, A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:50 o'clock P.M., this 10th day of July, A.D., 1980 and duly recorded in Plat Book No. 12, Page 280.

SURVEYOR'S CERTIFICATE

I, Maurice L. Schumann, certify that this plat of VIRGINIA ACRES SUBDIVISION, a subdivision of a part of Mesa County, has been prepared under my direction and accurately represents a field survey of same.



LAND USE BREAKDOWN

AREA (Ac.)	USE	%
20.27	12 RESIDENTIAL LOTS	67.9
6.53	OPEN SPACE	21.9
3.04	STREETS	10.2
29.84	TOTAL	100.0

CURVE TABLE

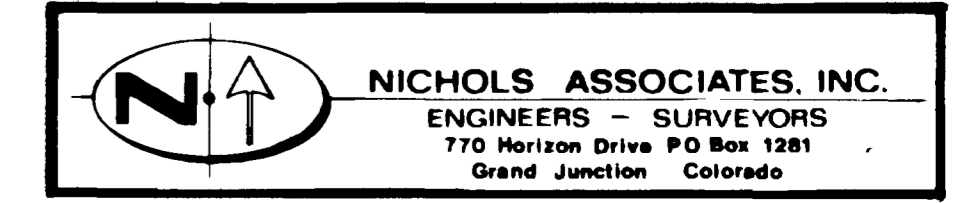
Curve	Radius	Central Angle	Length	Tangent	Long Chord	Bearing	Distance
A	50.00	60 00 00	52.36	28.87	N 60 00 00 E		50.00
B	50.00	60 00 00	52.36	28.87	S 60 00 00 E		50.00
C	220.57	30 45 10	118.39	60.66	S 74 37 29 E		116.97
D	170.56	30 45 10	91.55	46.90	S 74 37 20 E		90.45
E	220.56	30 45 10	118.38	60.66	N 74 37 27 W		116.97
F	170.57	30 45 10	91.55	46.91	N 74 37 24 W		90.46
G	50.00	60 00 00	52.36	28.87	S 60 00 00 W		50.00
H	50.00	60 00 00	52.36	28.87	N 60 00 00 W		50.00
I	195.57	30 45 10	104.97	53.78	S 74 37 26 E		103.71
J	195.56	30 45 10	104.97	53.78	S 74 37 25 E		103.71

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Maurice L. Schumann
Maurice L. Schumann
Colorado LS 15698

VIRGINIA ACRES SUBDIVISION
MESA COUNTY, COLORADO



7-8-80
Date



Daniel F. Jordan
Notary Public

My Commission Expires 5-14-85

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 6th day of JUNE A.D., 1980 by Dale Dean and Virginia Dean.
Witness my hand and official seal.

By: Dale Dean
Dale Dean
Virginia Dean
Virginia Dean

Rick Estrom
Chairman

Robert J. Schumann
Chairman

Earl Sawyer Clerk and Recorder Patricia Sloan Deputy \$10.00 Fee