

STRAWBERRY ACRES, FILING NO. FOUR

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 a part of the SW 1/4 NW 1/4 of Section 15, T.1S, R.1E, U. M. as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Southeast Corner (SE Cor) of the SW 1/4 NW 1/4 of said Section 15; Thence N. 89° 57' 40" W along the South line SW 1/4 NW 1/4 of said Section 15 a distance of 50.00 feet; Thence N. 00° 02' 46" W 250.00 feet; Thence N. 89° 57' 40" W 200.00 feet; Thence N. 00° 02' 48" W 12.83 feet; Thence N. 89° 57' 40" W 190.61 feet; Thence S. 86° 47' 56" W 29.87 feet; Thence N. 00° 00' 00" E 106.56 feet; Thence N. 90° 00' 00" W 100.00 feet; Thence N. 45° 00' 00" W 20.71 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 67° 30' 00" W 92.34 feet; Thence N. 90° 00' 00" W 50.00 feet; Thence N. 00° 00' 00" W 812.00 feet; Thence N. 90° 00' 00" W 19.30 feet; Thence N. 00° 00' 00" E 89.94 feet to a point on the North Line SW 1/4 NW 1/4 of said Section 15; Thence S. 89° 56' 04" E along said North line SW 1/4 NW 1/4 of said Section 15 a distance of 747.88 feet to the Northeast Corner (NE Cor) SW 1/4 NW 1/4 of said Section 15; Thence S. 00° 02' 46" E along the East line SW 1/4 NW 1/4 of said Section 15 a distance of 1315.11 feet to the POINT OF BEGINNING. Containing 17.404 Acres.

That said owners have caused the said real property to be laid out and surveyed as Strawberry Acres, Filing No. Four, 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 and public utilities 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 Systematics Corporation, A Colorado Corporation, Thomas E. Folkestad, President, Sigri A. Folkestad, Secretary, and Charles D. Reicks and Charlotte A. Reicks have caused their names to be hereunto subscribed this 15th day of August, A.D., 1977.

Thomas E. Folkestad
Thomas E. Folkestad, President

Charles D. Reicks
Charles D. Reicks

Sigri A. Folkestad
Sigri A. Folkestad, Secretary

Charlotte A. Reicks
Charlotte A. Reicks

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of August, A.D., 1977 by Systematics Corporation, A Colorado Corporation, Thomas E. Folkestad, President, Sigri A. Folkestad, Secretary, and Charles D. Reicks and Charlotte A. Reicks.

My Commission Expires: May 28, 1978
Witness My Hand and Official Seal.

Sharon Gerlofs
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) 1141711

I hereby certify that this instrument was filed in my office at 9:00 o'clock A.M. this 13 day of Sep, A.D., 1977 and is duly recorded in Plat Book No. 11, Page 295 + 296

Earl Sawyer Deputy Clerk and Recorder Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of August, A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

R. W. ...
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

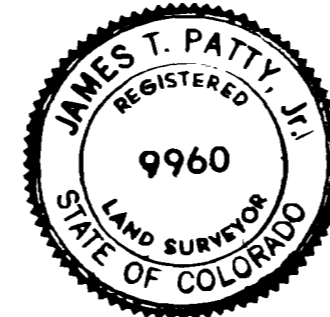
Approved this 31st day of August, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Howard ...
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Strawberry Acres, Filing No. Four, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.

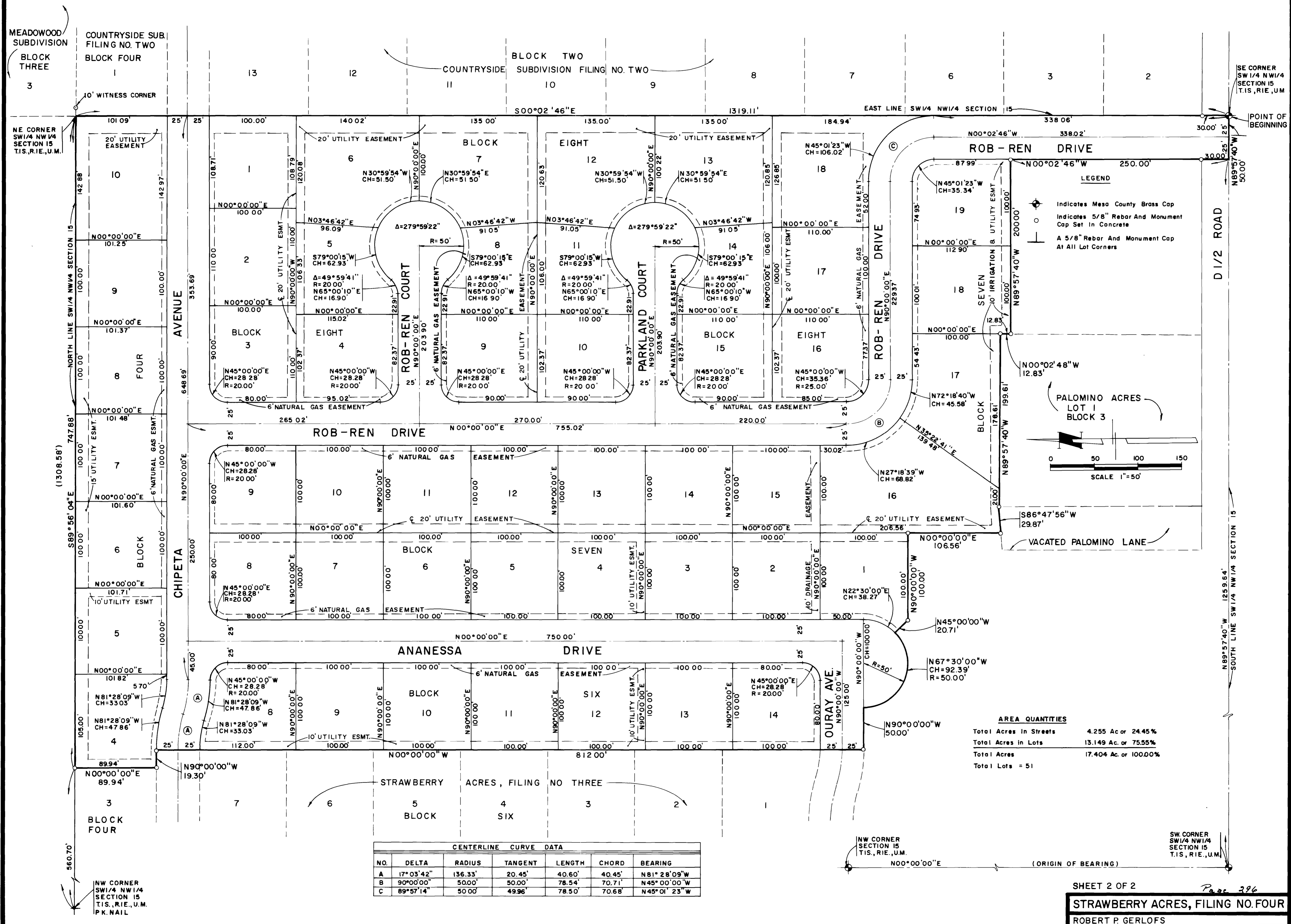
James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



William S. Benson
Mesa County Road Department

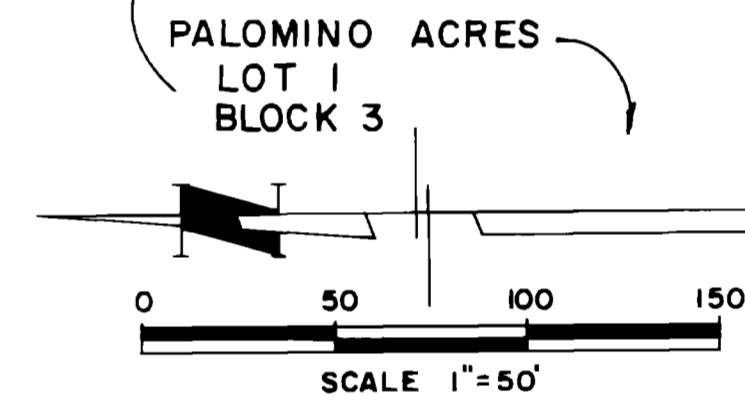
Date: 8-29-77

STRAWBERRY ACRES, FILING NO. FOUR



LEGEND

- 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



AREA QUANTITIES

Total Acres in Streets	4.255 Ac or 24.45%
Total Acres in Lots	13.149 Ac. or 75.55%
Total Acres	17.404 Ac. or 100.00%
Total Lots	= 51

CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	17° 03' 42"	136.33'	20.45'	40.60'	40.45'	N81° 28' 09" W
B	90° 00' 00"	50.00'	50.00'	78.54'	70.71'	N45° 01' 23" W
C	89° 57' 14"	50.00'	49.96'	78.50'	70.68'	N45° 01' 23" W