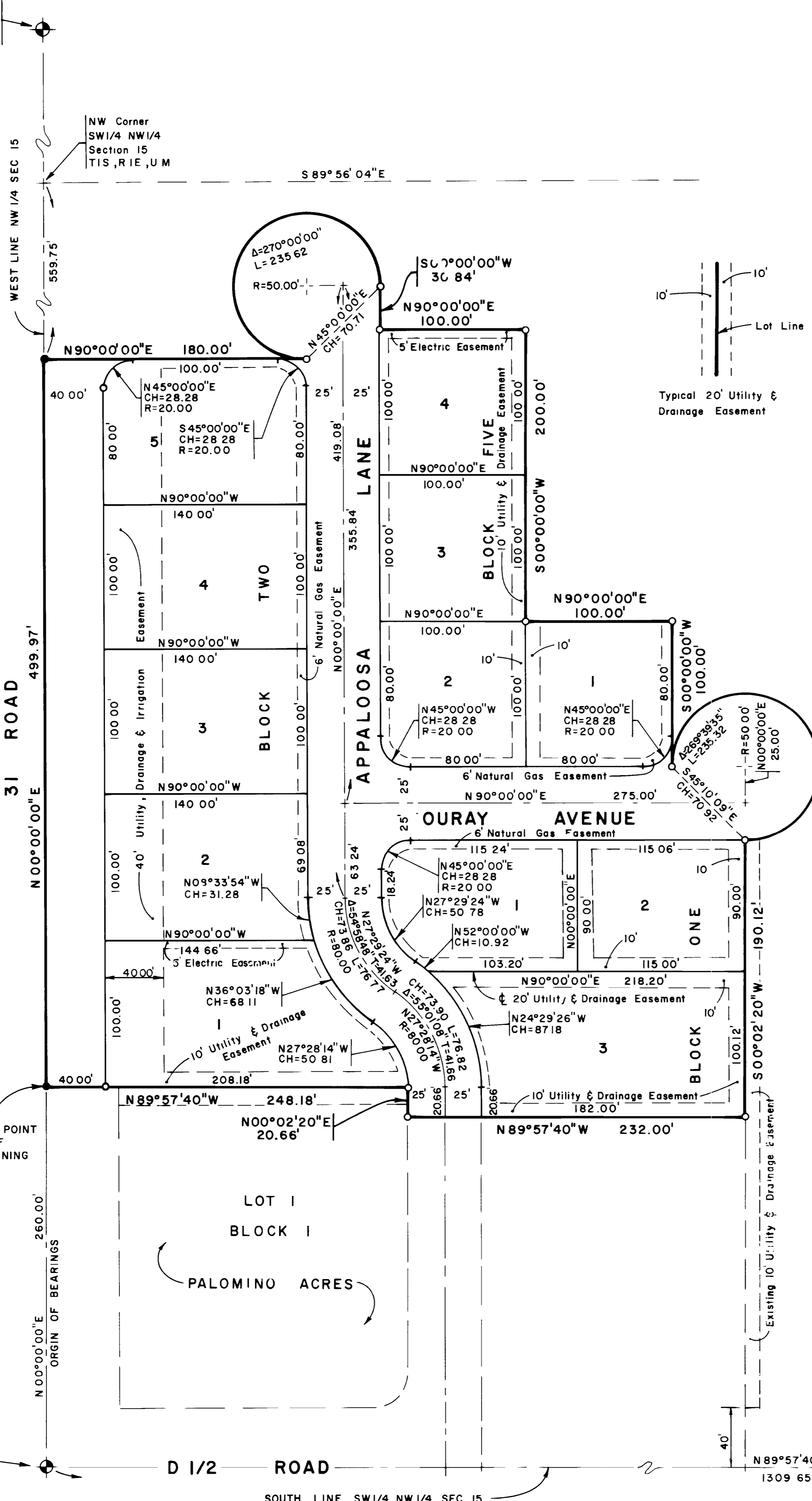


STRAWBERRY ACRES, FILING NO. ONE

NW Corner
Section 15
T1S, R1E, U1M



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 Southwest quarter (SW 1/4) Northwest quarter (NW 1/4) of Section 15, Township 1 South, Range 1 East Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southwest corner (S.W. Corner) of the Southwest Quarter (S.W. 1/4) Northwest Quarter (N.W. 1/4) of said Section 15; Thence N 00°00'00" E along the West line Northwest Quarter (N.W. 1/4) of said Section 15 a distance of 260.00 feet to the True Point of Beginning. Thence continuing along said West line Northwest Quarter (N.W. 1/4) of Section 15 a distance of 499.97 feet; Thence N 50°00'00" E 180.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N 45°00'00" E 70.71 feet; Thence S 00°00'00" W 30.84 feet; Thence N 90°00'00" E 100.00 feet; Thence S 00°00'00" W 200.00 feet; Thence N 50°00'00" E 100.00 feet; Thence S 00°00'00" W 100.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 45°10'09" W 70.92 feet; Thence S 00°02'20" W 190.12 feet; Thence N 89°57'40" W 232.00 feet to a point on the East line of Lot 1, Block 1, Palomino Acres as filed and recorded in the records of Mesa County; Thence N 00°02'20" E 20.66 feet to the Northeast Corner (N.E. Corner) of said Lot 1, Block 1, Palomino Acres; Thence N 89°57'40" W along the North line of said Lot 1, Block 1, Palomino Acres and its extension 248.18 feet to the True Point of Beginning. Containing 5.256 Acres.

That said owners have caused the said real property to be laid out and surveyed as Strawberry Acres, Filing One, 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 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, Sigrí A. Folkestad - Secretary, and Charles D. Reicks and Charlotte A. Reicks have caused their names to be hereunto subscribed this 22nd day of APRIL, A.D., 1976.
Thomas E. Folkestad
Thomas E. Folkestad, President
Sigrí A. Folkestad
Sigrí A. Folkestad, Secretary
Charles D. Reicks
Charles D. Reicks, Husband
Charlotte A. Reicks
Charlotte A. Reicks, Wife

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 22nd Day of APRIL, A.D., 1976 by Systematics Corporation, a Colorado Corporation, Thomas E. Folkestad, President, Sigrí A. Folkestad, Secretary, and Charles D. Reicks and Charlotte A. Reicks. My commission expires: NOV 20, 1978
Janita K. W.
Notary Public

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:50 o'clock P.M., this 14 day of May, A.D., 1976 and is duly recorded in Plat Book No. 11, Page 201.
Earl Sawyer
Clerk and Recorder
Royal M. Huskey
Deputy
Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 10th Day of June, A.D., 1976.
County Planning Commission of the County of Mesa, Colorado.
Cliff Anderson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 30th Day of April, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.
Malvin Allen
Chairman

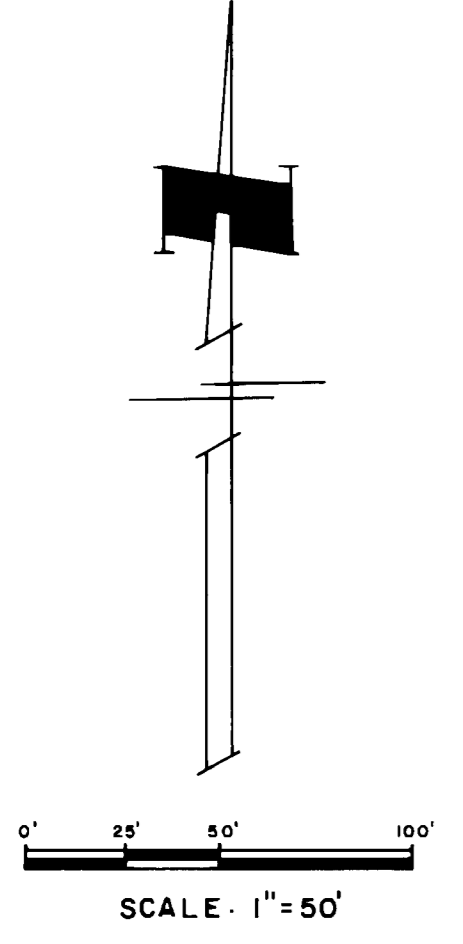
SURVEYOR'S CERTIFICATE
I, James T. Patty Jr., do hereby certify that the accompanying plat of Strawberry Acres, Filing One a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a survey of same.
James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-51-101-102, as amended.
By: *Boyan Chlad* Mesa County Surveyor Date: 5-6-76
Jack Bowman Mesa County Road Department Date: 4-29-76
R. H. Quinn Utilities Coordinating Committee Date: 4-30-76
The following signators join in the dedication shown hereon.
U.S. BANK OF GRAND JUNCTION
R. John Schroeder R. John Schroeder, Vice President
Marie M. Warner Marie M. Warner, Ast. Cashier

State of Colorado)
County of Mesa)
The foregoing instrument was acknowledged before me this 14th day of May, A.D. 1976 by R. John Schroeder, Vice President and Marie M. Warner, Ast. Cashier of the U. S. Bank of Grand Junction.
My Commission expires: 8-27-77
Mildred L. Bastes
Notary Public

SE Corner
SW 1/4 NW 1/4
Section 15
T1S, R1E, U1M

- LEGEND**
- Mesa County Brass Cap
 - Indicate 5/8" Rebar & Monument Cap Set in Concrete
 - 5/8" Rebar & Monument Cap Set at all Lot Corners



STRAWBERRY ACRES, FILING NO. ONE
ROBERT P GERLOFS
Engineering Consultants 552 MAIN ST GRAND JCT COLO 81501, PHONE 243-8966
FEB. 1976