

COUNTRY ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Richard L. Sroufe and Isabelle Sroufe, known as husband and wife, are the owners of that real property situated in the County of Mesa, State of Colorado and being in a part of the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 32, Township 1 South, Range 1 East, of the 11th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner (NW Cor.) of the Northeast Quarter (NE1/4) of said Section 32, and considering the West Line of the Northeast Quarter (NE1/4) to bear North 00°07'00" East with all other bearings contained herein relative thereto; Thence South 00°07'00" West along said West Line of the Northeast Quarter (NE1/4) of Section 32 a distance of 659.90 feet to the Northwest Corner (NW Cor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 32, and the True Point of Beginning; Thence North 89°58'01" East along the North Line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 32, and the North Line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 32 a distance of 656.31 feet to the Northeast Corner (NE Cor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 32; Thence South 89°52'35" West along the South Line of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 32; Thence South 89°53'00" West along the South Line of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 32 a distance of 626.32 feet to the Southwest Corner (SW Cor.) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 32; Thence North 00°07'00" East along said West Line of the Northeast Quarter (NE1/4) of said Section 32 a distance of 329.99 feet to the Southwest Corner (SW Cor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 32; Thence North 00°07'00" East along said West Line of the Northeast Quarter (NE1/4) of said Section 32; Thence continuing North 00°07'00" East along said West Line of the Northeast Quarter (NE1/4) of said Section 32; Thence continuing North 00°07'00" East along said West Line of the Northeast Quarter (NE1/4) of said Section 32 a distance of 659.99 feet to the True Point of Beginning.

The above described tract of land contains 14.9307 acres.

That said owners have caused the said real property to be laid out and surveyed as Country 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 and utilities forever and hereby dedicate 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 and drainage facilities, including, but not limited to, electrical lines, gas lines, telephone lines, is reserved and dedicated over and through the roads and streets within this subdivision, together with perpetual rights 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 have caused their names to be hereunto subscribed this 23 day of September, A.D., 1974.

Richard L. Sroufe Isabelle Sroufe
Richard L. Sroufe Isabelle Sroufe

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 23 day of September, A.D., 1974, by Richard L. Sroufe and Isabelle Sroufe, known as husband and wife.

My Commission Expires: May 9 1977

Witness my hand and official seal.

Fredrick Donald Fuchsmat
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 2:50 O'Clock P.M., A.D., 1974 and duly recorded in Plat Book No. 11, Page 127.

Carrie M. Hamilton
Clerk and Recorder

Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of September, A.D., 1974.

County Planning Commission of the County of Mesa, Colorado.

James A. Hill
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21st day of October, A.D., 1974

Board of County Commissioners of the County of Mesa, Colorado.

Edwin S. Haman
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Country 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 T. Patty, Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Approved for Content and Form only and not the accuracy of Surveys, Calculations or Drafting. Pursuant to C.R.S. 1963, 136-2-2 as Amended.

By: Robert C. Head
Mesa County Surveyor

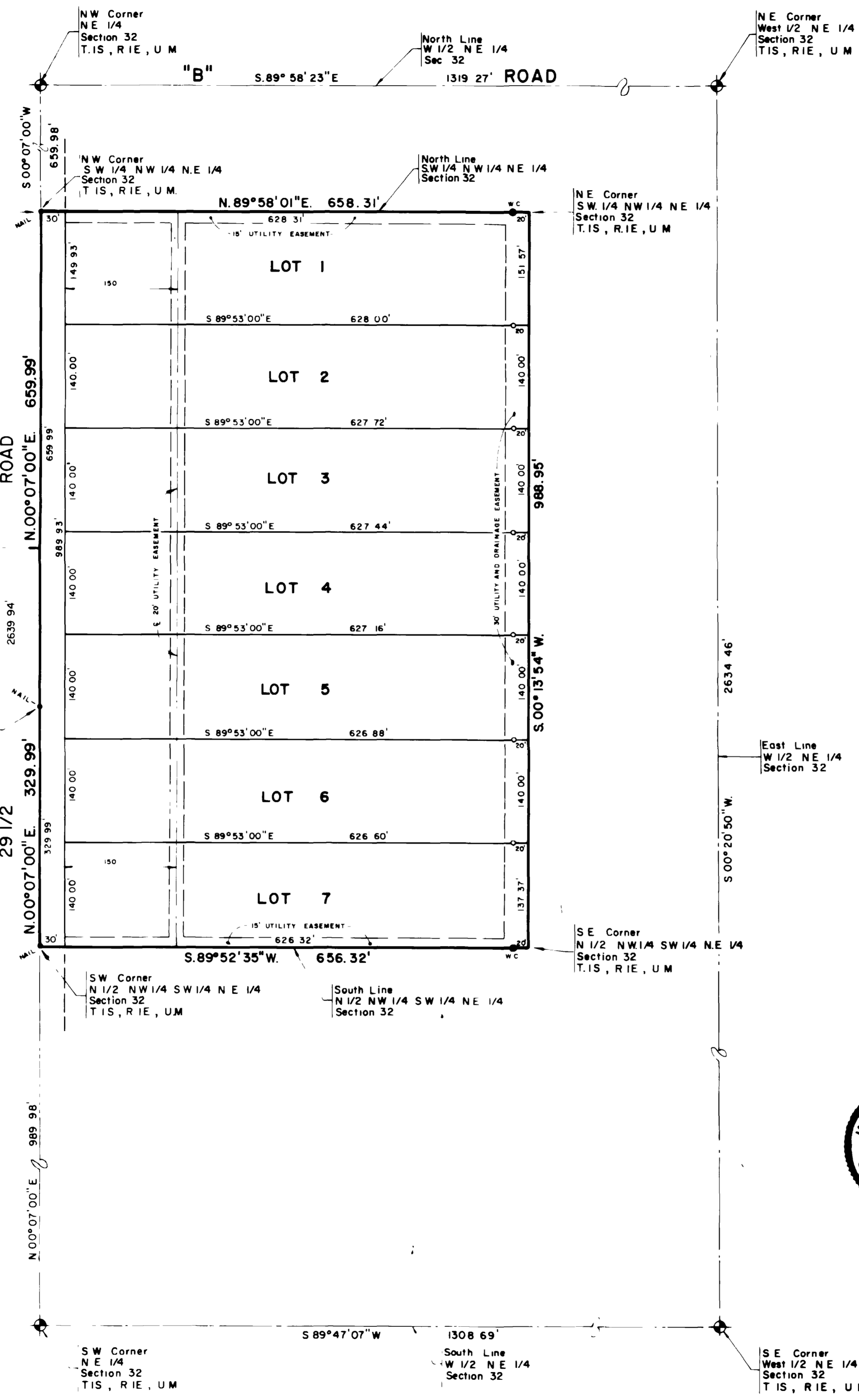
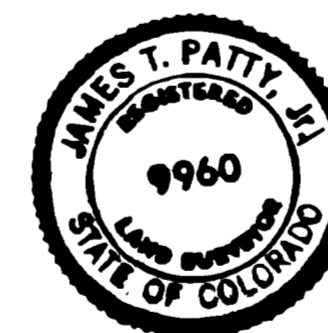
Date: 10/7/74

Jack Bowman
Mesa County Road Department

Date: 9/9/74

Priscilla J. Willett
Utilities Coordination Committee

Date: 8-29-74

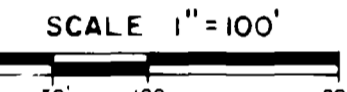


TRUE POINT OF BEGINNING



West Line
NE 1/4
Section 32
ORIGIN OF
BEARINGS

SW Corner
SW 1/4 NW 1/4 NE 1/4
Section 32
T.I.S., R.I.E., U.M.



- ◆ Indicates Mesa County Brass Cap
- ◆ Indicates 5/8" Rebar and Monument Cap Set in Concrete
- ◆ A 5/8" Rebar and Monument Cap Set At All Lot Corners
- ◆ Indicates Witness Corner

NOTE
The improvement of roads in the area to a higher standard than that existing on this date will be accomplished by the implementation of a provision in HOUSE BILL 1245, Sec. 1, Chapter 36, C.R.S. 1963, as directed by the Board of County Commissioners Mesa County Colorado, i.e. Improvement District

COUNTRY ESTATES

PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO JULY, 1974