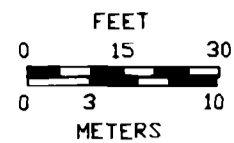
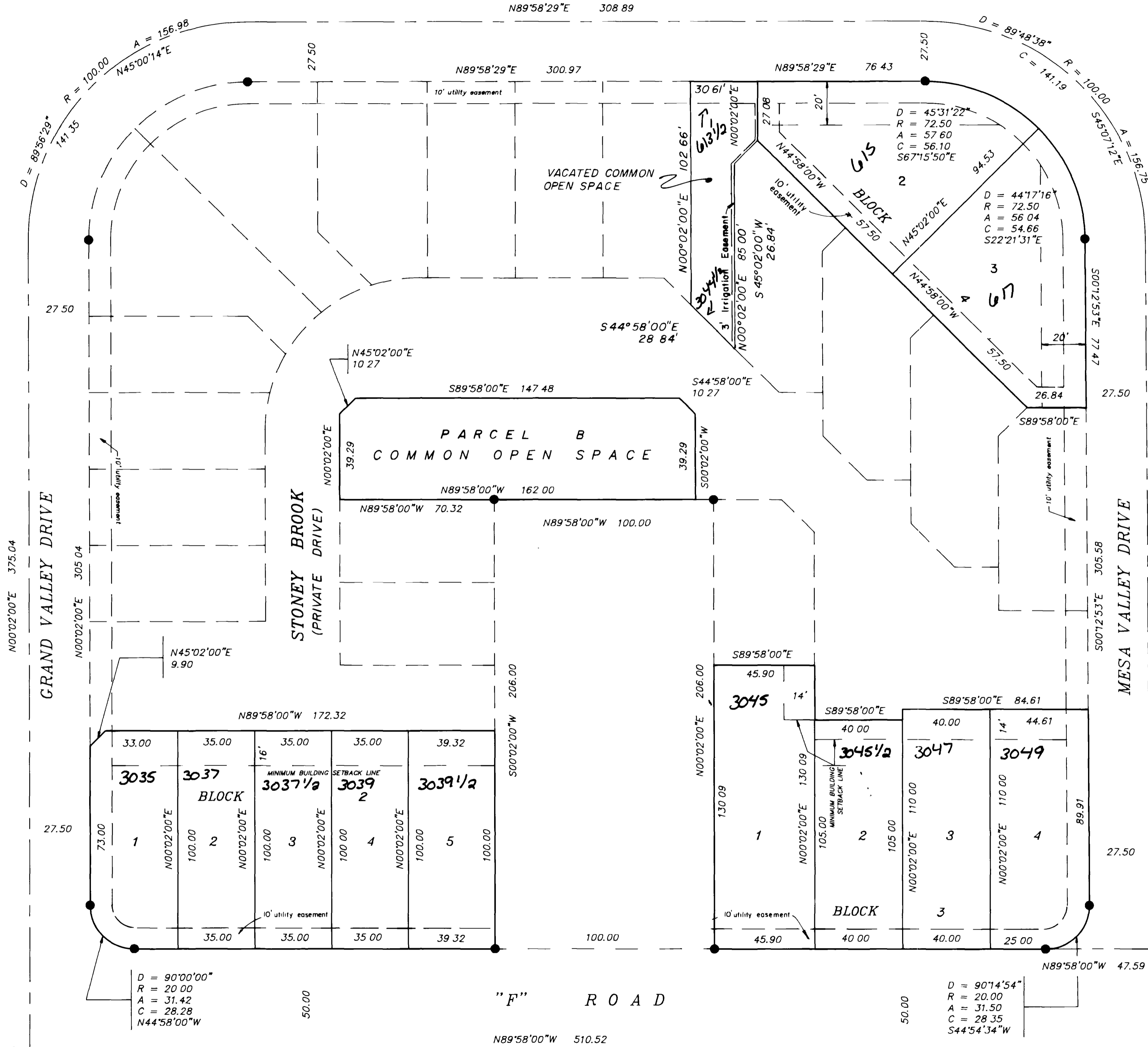


SCALE: 1"IN = 30'FT



MINIMUM SETBACK REQUIREMENTS	
FRONT SIDE	AS NOTED
REAR	0 FEET OR EASEMENT WIDTH
	0 FEET OR EASEMENT WIDTH

REPLAT OF: PARCELS B,C, & D
 LOTS 12,13,14, 18-21, 23-24, 27-31, BLOCK ONE OF THE
 REPLAT OF TRACT "D"
 MESA VALLEY ESTATES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, PROS INTERNATIONAL INC is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 13 at Page 203 and 204 of the Mesa County Clerk and Records Office, and being situated in the SE1/4 SW1/4 Section 4, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Parcels "B", "C" and "D" and Lots 12, 13, 14, and Lots 18 thru 21, 23, 24, and 27 thru 31, Block One of the Replat of Tract D of Mesa Valley Estates, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as REPLAT OF PARCELS "B", "C" and "D" and Lots 12, 13, 14, and Lots 18 thru 21, 23, 24, and 27 thru 31, Block One of the REPLAT OF TRACT D of MESA VALLEY ESTATES, Mesa County, Colorado, a subdivision of a part of Mesa County, State of Colorado

That said owner does hereby dedicate PARCEL B to the MESA VALLEY TRACT D HOMEOWNERS ASSOCIATION for their perpetual use and maintenance, 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this Twenty Fourth (24) day of May A.D., 1992

Richard J. Panyard President
 PROS INTERNATIONAL INC, A COLORADO CORPORATION
 Richard J. Panyard, President

Jack Northhart Secretary
 Jack Northhart
 Secretary

STATE OF COLORADO } S.S.
 COUNTY OF BOULDER }

The foregoing instrument was acknowledged before me this 24th day of MAY A.D., 1992, by RICHARD J. PANYARD, president, and JACK NORTHART, secretary of PROS INTERNATIONAL INC

COMMISSION EXPIRES: 11/01
 DAT: _____

My commission expires _____

Albert A. Davis / *MRS. CONNER*
 Notary Public
 Address: P.O. Box 17134, Boulder, CO 80521

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
 COUNTY OF MESA }

Reception # 1547906
 I hereby certify that this instrument was filed in my office at 3:06 o'clock P.M. this 1st day of August A.D., 1992 and is duly recorded in Plat Book No. 13, Page 481 Shaver J70

Quincy French, Chief Deputy Co. Clerk
 fee \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26 day of JUNE A.D., 1992, County Planning Commission of the County of Mesa, Colorado

[Signature]
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 11 day of August A.D., 1992 Board of County Commissioner's of the County of Mesa, Colorado

[Signature]
 Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF PARCELS "B", "C" and "D" and Lots 12, 13, 14, and Lots 18 thru 21, 23, 24, and 27 thru 31, Block One of the REPLAT OF TRACT D of MESA VALLEY ESTATES, Mesa County, Colorado, a subdivision of a part of Mesa County, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

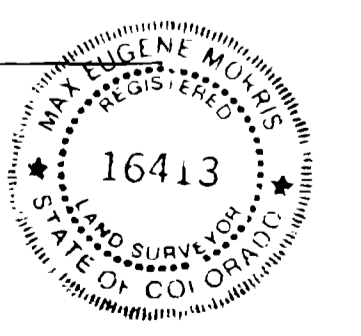
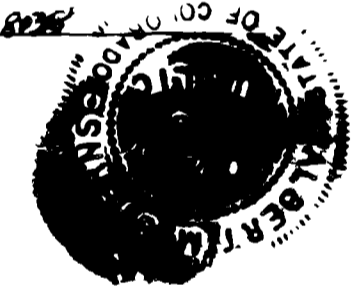
Max E. Morris
 Max E. Morris, Q.E.D. Surveying Systems Inc
 Registered Professional Land Surveyor L.S. 16413

6/4/92 Date

UTILITIES COORDINATING COMMITTEE

Approved this 12th day of JULY 1992

Richard D. Miller
 Chairman



SW CORNER SE 1/4, SW 1/4 SECTION 4 T.1S, R.1E, UTE MERIDIAN

BENCH MARK MANHOLE RIM ELEV 4709.94

N89°58'00"W 1320.92

SOUTH LINE SE1/4 SW1/4 SECTION 4 ORIGIN OF BEARINGS

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR IN CONC
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY BRASS CAP
 - └ NO 5 RE-BAR FOUND OR SET FOR ALL LOT CORNERS

S1/4 CORNER SECTION 4 T.1S, R.1E, UTE MERIDIAN

REPLAT OF PARCELS B,C, & D
 LOTS 12,13,14, 18-21, 23-24, 27-31, BLOCK ONE OF THE
 REPLAT OF TRACT "D"
 MESA VALLEY ESTATES