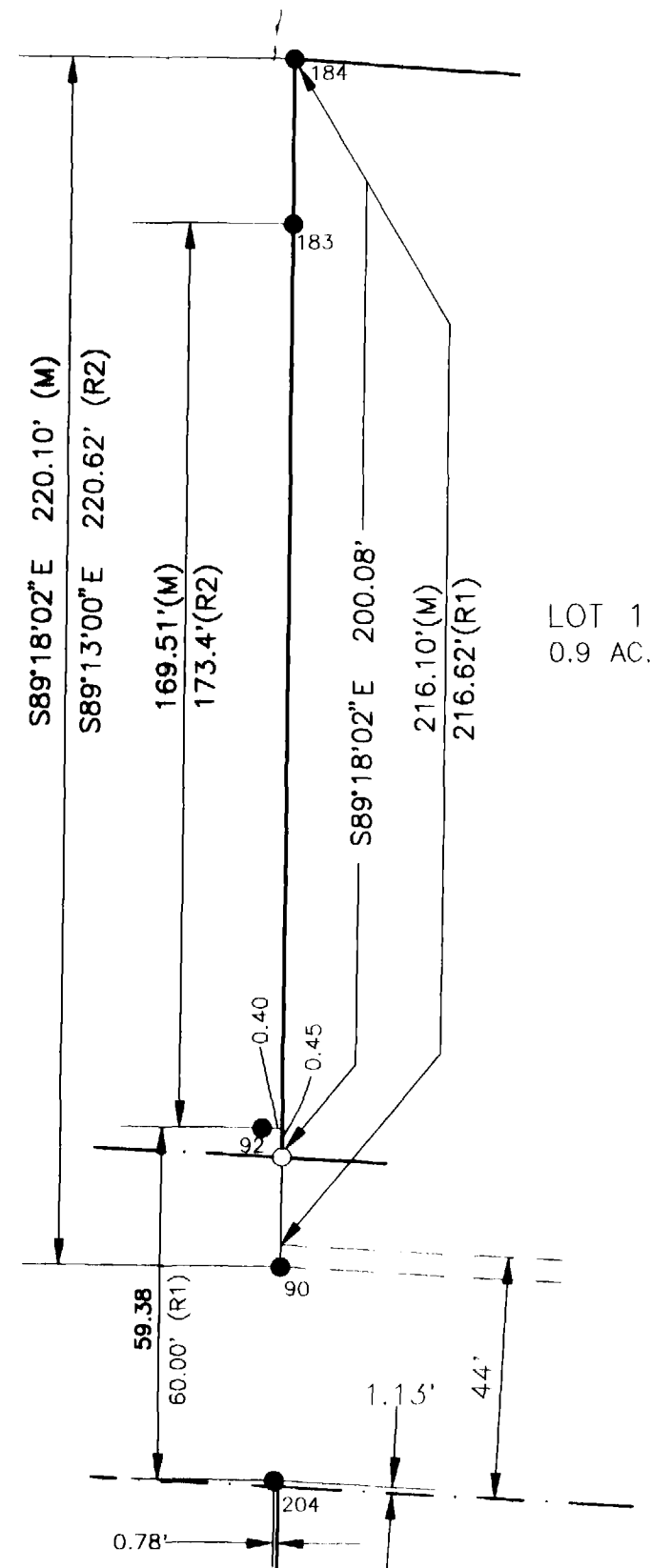


PEONY SUBDIVISION

A Subdivision of Lot 2, Peony Minor Subdivision



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ben Kilgore and Cheryl Duree-Kilgore are the owners of that real property situated in the Peony Minor Subdivision, County of Mesa, State of Colorado as recorded in book 1992, page 227 of the Mesa County Records, and being part of the Southwest 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Lot 2, Peony Minor Subdivision

That said owners have caused the said real property to be laid out and surveyed as Peony Subdivision, a replat of Peony Minor Subdivision.

That said owners do hereby dedicate and set apart all rights-of-way as shown on the accompanying plat to Mesa County for the use of the public forever and dedicate all multi-purpose easements as shown on the accompanying plat to the Public Utilities for the installation and maintenance of utilities, including but not limited to water, gas, electric, and telephone lines; together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for road or driveway improvements shall be furnished 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 1 day of June, A.D. 1995

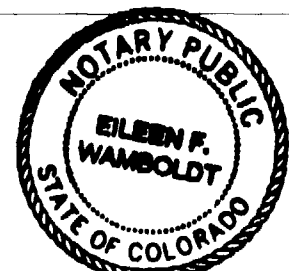
Ben Kilgore Cheryl Duree-Kilgore
Elizabeth Arcieri by Robert J. Arcieri as Attorney in Fact

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 1st day of June, A.D. 1995

Witness my hand and official seal. E. J. Wamboldt
Notary Public

My commission expires: 11/29/95



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:20 o'clock P.M. on this 12th day of July, A.D. 1995 and was recorded as reception number 1723110 in Plat Book 14 on Page 367 DRAWER BB40
Monika Todd Carol Zinke
Mesa County Clerk and Recorder Deputy
FEE: \$10.00 \$1.00 SC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of June, 1995, A.D. 1995
Board of County Commissioners of the County of Mesa, Colorado.
Lillian B. Donora
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of June, A.D. 1995
County Planning Commission of the County of Mesa, Colorado.
Hue E. Ward
Chairman

SURVEYORS CERTIFICATE

I, Terry Nichols, do hereby certify that the survey as represented by this plat was done by me, or under my direction supervision, responsibility and checking, and that the survey and plat are correct to the best of my knowledge and belief.
Terry Nichols
Colorado L.S. 12991
30 Oct 95 Date

LEGEND

- - SET #5 REBAR (L.S. 12093)
- - FOUND SURVEY MONUMENT
- Monument ID No. see SURVEY MONUMENT TABLE

REFERENCES

- R1 PLAT OF PEONY MINOR SUB. PLAT BOOK 14 PAGE 144
- R2 PANORAMA SUB FILING No. 7 PLAT BOOK 10 PAGE 34
- R3 BROADWAY SUBDIVISION PLAT BOOK 11 PAGE 123

AREA SUMMARY

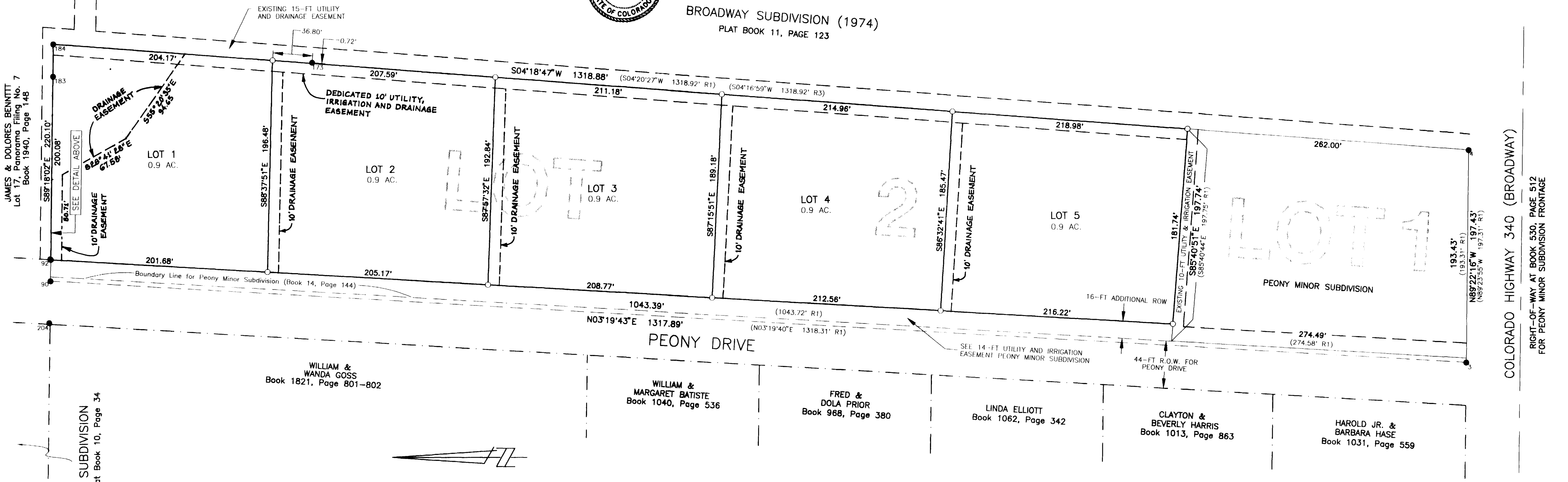
Lot	Acres
1	0.9
2	0.9
3	0.9
4	0.9
5	0.9
TOTAL	4.5

SURVEY MONUMENT TABLE

ID No	Description
3,4,184	No 5 REBAR (L.S. 18469)
173	No 5 REBAR (L.S. 5837)
204,90	No 5 REBAR (NO CAP)
183	No 4 REBAR SET IN CONCRETE (NO CAP)
92	No 4 REBAR (NO CAP)

NOTES

- Lots shall be connected to the sewer system within 90 days from the date that the Panorama Improvements District relinquishes control to the regional system.
- Site-specific soils investigations shall precede any new construction to determine the proper design of structural foundations.



JAMES & DOLORES BENNETT
Lot 17, Panorama Filing No. 7
Book 1940, Page 148

PANORAMA SUBDIVISION
(FILING NO. 1) Plat Book 10, Page 34

WILLIAM & WANDA GOSS
Book 1821, Page 801-802

WILLIAM & MARGARET BATISTE
Book 1040, Page 536

FRED & DOLA PRIOR
Book 968, Page 380

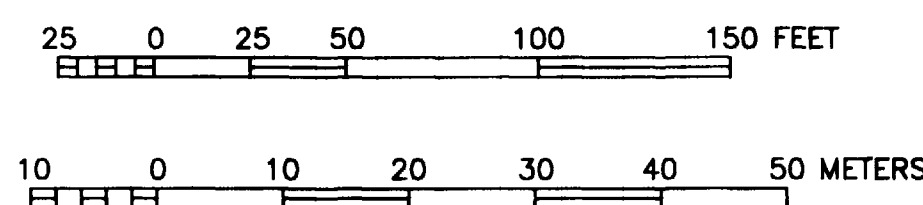
LINDA ELLIOTT
Book 1062, Page 342

CLAYTON & BEVERLY HARRIS
Book 1013, Page 863

HAROLD JR. & BARBARA HASE
Book 1031, Page 559

COLORADO HIGHWAY 340 (BROADWAY)
RIGHT-OF-WAY AT BOOK 530, PAGE 512
FOR PEONY MINOR SUBDIVISION FRONTAGE

SCALE:
1 inch = 50 feet (1:600)



NOTICE: RIGHT TO FARM ACT
This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-35-101.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 herein.

PEONY SUBDIVISION	
Sec. 15 T.11S R.101W. 6th P.M., Mesa County, Colorado	
Surveyed By: J.S./A.M.	NICHOLS ASSOCIATES, INC. CIVIL ENGINEERING - PHOTOGRAMMETRY - SURVEYING 751 Horizon Court Grand Junction, Colorado 81506 Phone 303-245-1101
Drawn By: S.H.C.	
Designed By: T.D.N.	Client: BEN KILGORE
Survey Date: Feb 7, 1995	Job No.: 3203
Sheet: 1 of 1	