

DEDICATION

KNOWN BY ALL THESE PRESENTS, that RICHARD D. BERNATIS AND BENITA S. BERNATIS, AS JOINT TENANTS, are the owners of that real property located in Lot 1 and Lot 2, Block 4 of Buena Vida Subdivision, Section 3, Township 1 South, Range 1 East, Ute Principal Meridian, Mesa County, Colorado, as recorded in Book 1824, Page 730 and Book 1688, Page 738, Mesa County Records; a replat as described as follows:

Lot 1 and Lot 2 of the Lock & Key Subdivision

That said owner has caused the real property to be laid out, re-platted and subdivided as shown on this plat under the name of LOCK & KEY SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

All Multi-Purpose Easements to the County of Mesa for the use of the public utilities as perpetual non-exclusive easements for the installation, operation, maintenance and repair of the utilities and appurtenances thereto including, but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lights and grade structures;

All utility Easements to the County of Mesa for the use of public utilities as perpetual non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto, including, but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All Irrigation Easements as set forth on this plat, as perpetual non-exclusive easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements hereby platted as perpetual non-exclusive easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below the ground;

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress or egress to and from the easement.

IN WITNESS WHEREOF, said owners, Richard D. Bernatis and Benita S. Bernatis, have caused their names to be hereunto subscribed this 15th day of APRIL 1997.

Richard D. Bernatis
By: Richard D. Bernatis

Benita S. Bernatis
By: Benita S. Bernatis

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by RICHARD D. BERNATIS AND BENITA S. BERNATIS, this 15th day of APRIL 1997

Witness my hand and official seal:
My Commission Expires 19, 2000
Notary Public



BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 15th day of April, A.D. 1997, by the Board of County Commissioners of the County of Mesa, State of Colorado.

STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 9:42 o'clock A.M. this 17th day of April, A.D. 1997, and is duly recorded in Plat Book No. 15 Page No. 284

Fees Paid \$10.00 Reception No. 1794696
Shirley Howard Clerk and Recorder

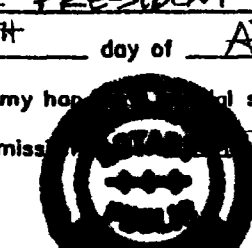
COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 10th day of April, 1997, A.D. by the County Planning Commission of the County of Mesa, State of Colorado.

STATE OF COLORADO }
COUNTY OF MESA }
Approved this 4th day of APRIL, A.D. 1997 by QUANTIN L. SHEAR as LIENHOLDER

Name: Vice President
Title

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by QUANTIN L. SHEAR, VICE PRESIDENT of Mesa County Teachers Federal Union, this 4th day of APRIL 1997.

Witness my hand and official seal:
My Commission Expires 19, 2000
Notary Public



SURVEYOR'S CERTIFICATE
I, Kurt R. Shepherd, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of this Subdivision was made under my supervision, and that the accompanying plat accurately and properly shows said subdivision.

Kurt R. Shepherd, Colorado PLS. 28662



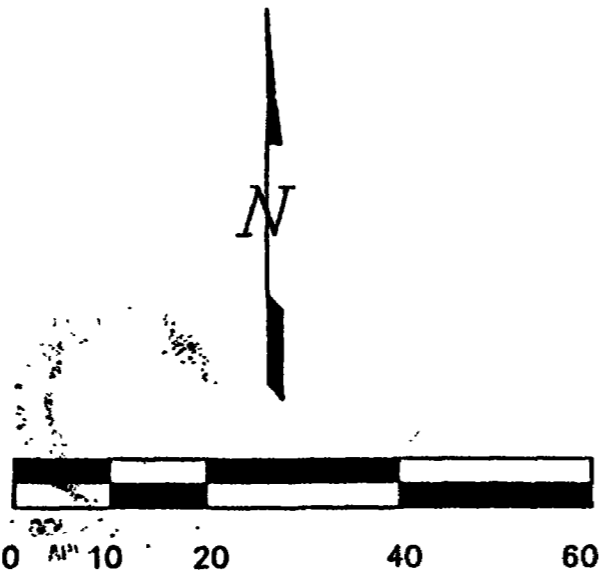
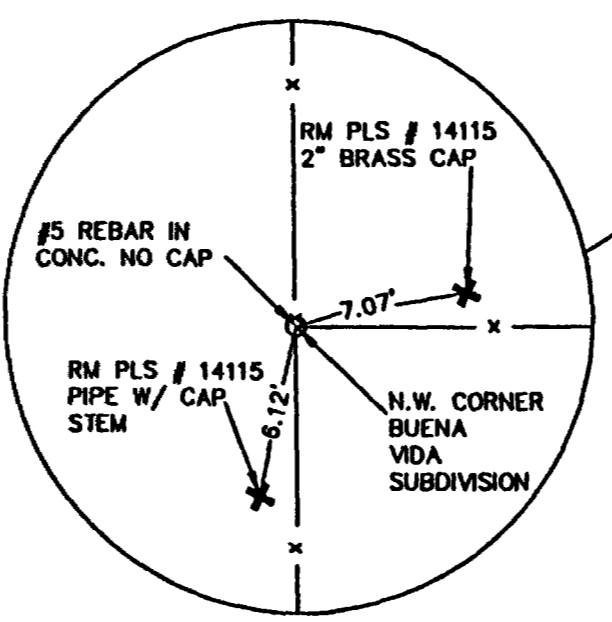
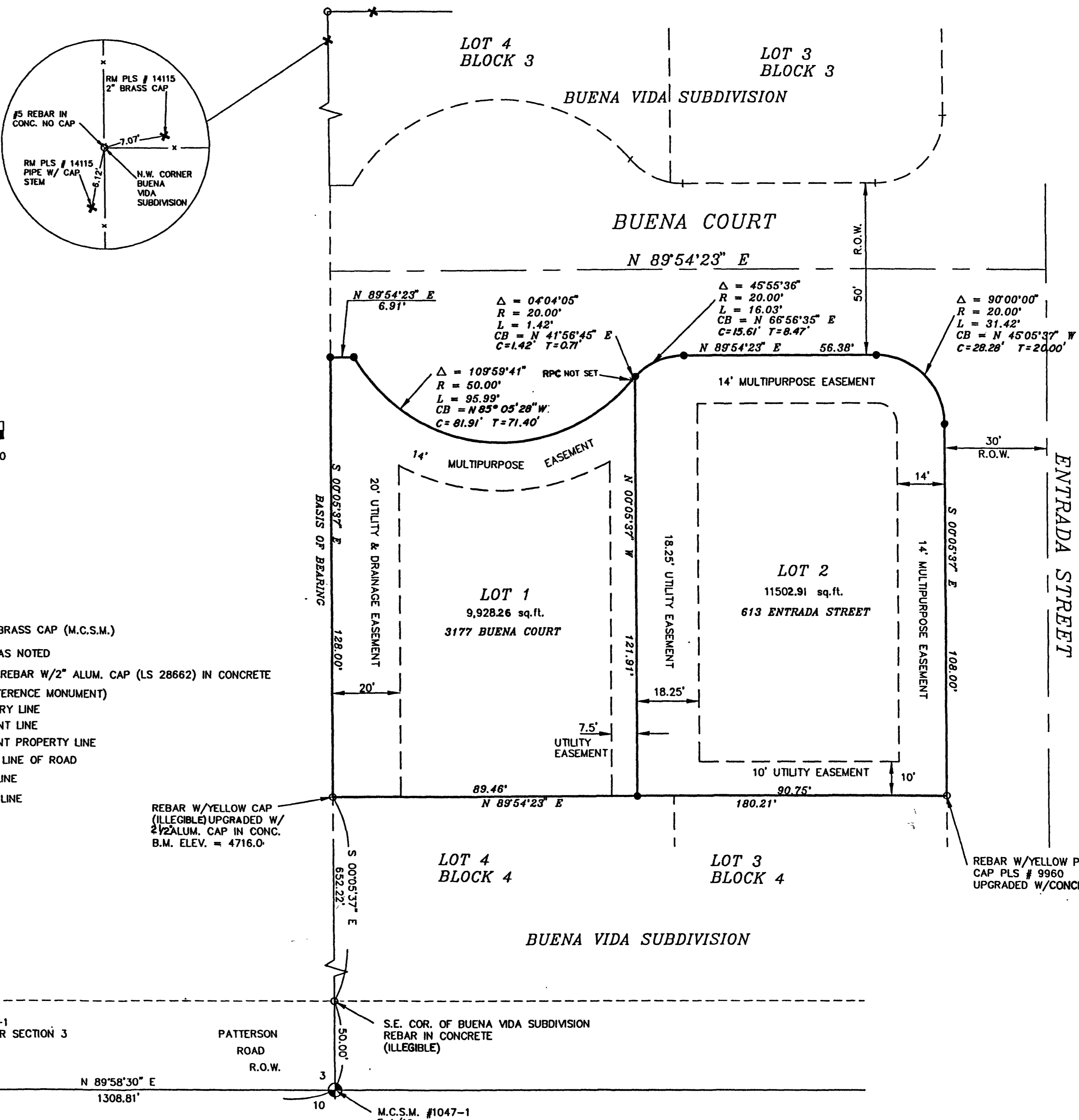
LOCK & KEY SUBDIVISION

A REPLAT OF LOTS 1 & 2, BLOCK 4 OF BUENA VIDA SUBDIVISION

A PART OF THE SE 1/4 SE 1/4 OF SECTION 3

TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPAL MERIDIAN

MESA COUNTY, COLORADO



- LEGEND
FOUND BRASS CAP (M.C.S.M.)
FOUND AS NOTED
SET #5 REBAR W/2" ALUM. CAP (LS 28662) IN CONCRETE
RM (REFERENCE MONUMENT)
BOUNDARY LINE
EASEMENT LINE
ADJACENT PROPERTY LINE
CENTER LINE OF ROAD
FENCE LINE
R.O.W. LINE

- NOTES:
1. Basis of Bearing
2. A multipurpose easement over the northerly 14 feet of lot 1 and northerly and easterly 14 feet of lot 2 as shown on the plat of said subdivision.
21. Terms, conditions and provisions of the Subdivision Improvements Agreement and Guarantees recorded April 5, 1979, in Book 1194 at Pages 586 and 588.
22. Covenants, conditions and restrictions, but omitting therefrom any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons as set forth in instrument recorded May 7, 1979, in Book 1199 at Page 230.
23. An easement for utility and incidental purposes over the East 7.5 feet of said Lot 1, the West 7.5 feet of said Lot 2 and the South 10 feet of said Lot 2 as shown on the plat of said subdivision.
24. An easement for utility, drainage and incidental purposes over the West 20 feet of said Lot 1 as shown on the plat of said subdivision.

KS PROFESSIONAL SURVEYING
4189 HIGHWAY 50
WHITEWATER, CO. 81527
970-257-7146
LOCK & KEY SUBDIVISION
A REPLAT OF LOTS 1 & 2, BLOCK 4 OF BUENA VIDA SUBDIVISION
A PART OF THE SE 1/4 SE 1/4 OF SECTION 3
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPAL MERIDIAN
MESA COUNTY, COLORADO
DATE: 3-28-1997 SCALE 1" = 20'
DRAWN: D.J.T. CHK: K.R.S. PROJECT NO: 9604
REVISED: SHEET 1 OF 1