

SAGE RUN ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sage Run Development Co., Inc. is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the East Half (E 1/2) NE 1/4 of Section 28, T.1 N., R.1 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northeast Corner (NE Cor.) of said Section 28; Thence S 00° 02' 05" E along the east line of the NE 1/4 of said Section 28 a distance of 1319.85 feet to the southeast corner of the NE 1/4 NE 1/4 of said Section 28; Thence continuing S 00° 02' 05" E along said east line of the NE 1/4 of Section 28 a distance of 1299.73 feet; Thence S 89° 57' 26" W 1312.57 feet to a point on the west line of the E 1/2 NE 1/4 of said Section 28; Thence N 00° 00' 42" W along said west line of the E 1/2 NE 1/4 of Section 28 a distance of 1941.38 feet; Thence N 55° 18' 18" E 326.55 feet; Thence N 43° 57' 18" E 194.80 feet; Thence N 25° 25' 26" E 369.30 feet; Thence N 00° 02' 10" E 20.00 feet to a point on the north line of the NE 1/4 of said Section 28; Thence S 89° 57' 50" E along said north line of the NE 1/4 of Section 28 a distance of 749.12 feet to the point of beginning, containing 73.315 acres.

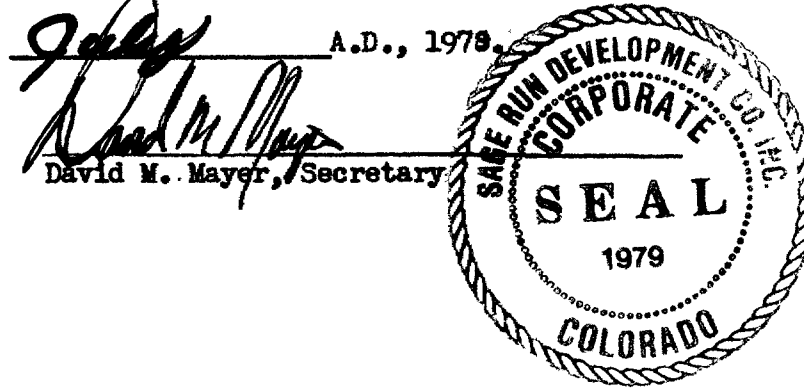
That said owners have caused the said real property to be laid out and surveyed as Sage Run Estates a subdivision of a part of the County of Mesa, Colorado.

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 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 expense for street paving or 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 3rd day of July A.D., 1978, Sage Run Development Co., Inc.

Dennis L. Granum
Dennis L. Granum, President



David M. Mayer
David M. Mayer, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of July A.D., 1978 by Dennis L. Granum, President, and David M. Mayer, Secretary of Sage Run Development Co., Inc.

My commission expires: February 14, 1993
Witness my hand and official seal.

Barbara J. Stine
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss 6 119 7760

I hereby certify that this instrument was filed in my office at 9:34 o'clock A.M., this 23 day of July, A.D., 1978, and is duly recorded in Flat Book No. 12, Page 186-187.

Earl Sawyer
Clerk and Recorder

Hugh M. Huskey
Deputy

Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of December A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

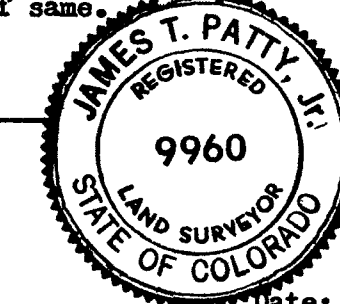
Approved this 15th day of MAY A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Maxwell Akers
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Sage Run 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



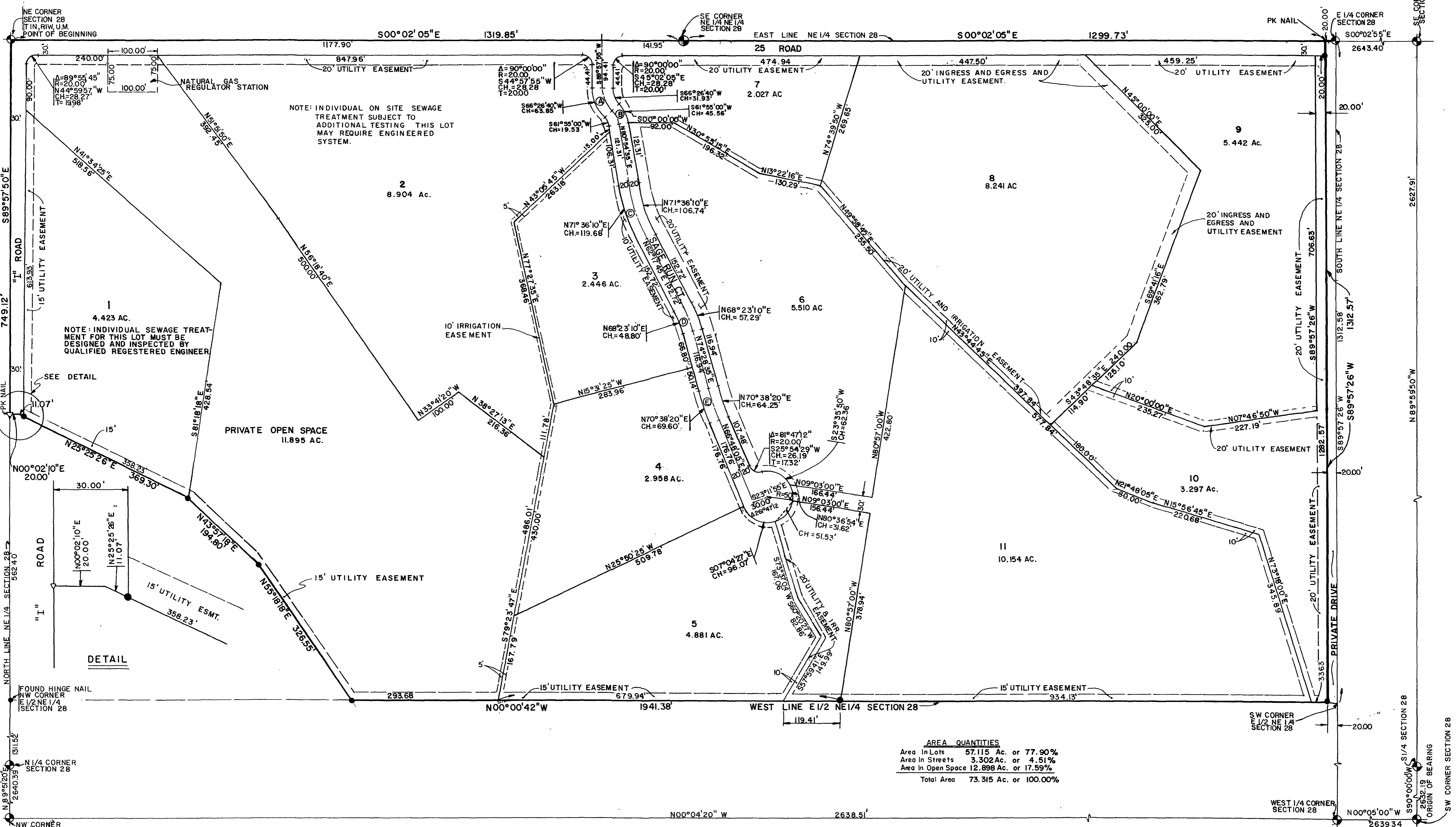
By: Bill Berman
Mesa County Road Department

Date: 7-2-79

SAGE RUN ESTATES
PARAGON ENGINEERING, INC.

SAGE RUN ESTATES

CENTER LINE CURVE DATA						
CURVE NO.	Δ	RADIUS	TAN.	LENGTH	BEARING	CHORD
A	47°02'31"	60.00'	26.11'	49.26'	S66°26'40"W	47.89'
B	37°59'11"	50.00'	17.21'	33.15'	S61°55'00"W	32.66'
C	18°36'50"	350.00'	57.36'	113.71'	N71°36'10"E	113.21'
D	12°10'50"	250.00'	26.67'	53.15'	N68°23'10"E	53.05'
E	07°40'30"	500.00'	33.54'	66.98'	N70°38'20"E	66.93'

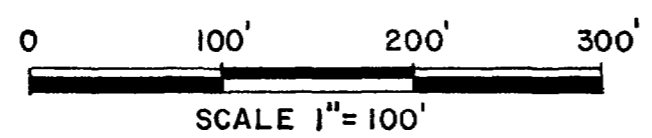
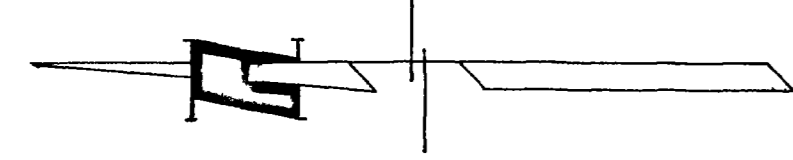


NOTE: INDIVIDUAL ON SITE SEWAGE TREATMENT SUBJECT TO ADDITIONAL TESTING THIS LOT MAY REQUIRE ENGINEERED SYSTEM.

NOTE: INDIVIDUAL SEWAGE TREATMENT FOR THIS LOT MUST BE DESIGNED AND INSPECTED BY QUALIFIED REGISTERED ENGINEER.

PRIVATE OPEN SPACE
11.895 AC.

AREA QUANTITIES	
Area in Lots	57.115 Ac. or 77.90%
Area in Streets	3.302 Ac. or 4.51%
Area in Open Space	12.898 Ac. or 17.59%
Total Area	73.315 Ac. or 100.00%



- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
 - ⊙ Indicates 5/8" Rebar And Monument Cap Set In Concrete
 - ⊙ A 5/8" Rebar And Monument At All Lot Corners

SAGE RUN ESTATES

PARAGON ENGINEERING, INC.

STATE OF COLORADO)
) SS
COUNTY OF MESA)

AFFIDAVIT OF CORRECTION

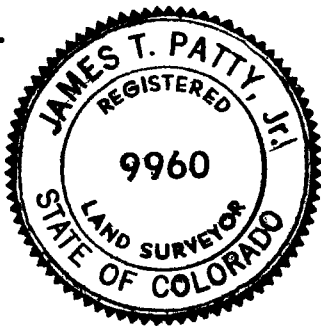
James T. Patty Jr., of lawful age, being first duly sworn, upon oath deposes and says:

That he is a registered land surveyor of the State of Colorado and prepared the map of Sage Run Estates, a subdivision of a tract of land in the E½NE¼ of Section 28, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said map of Sage Run Estates having been recorded in Book 12, Pages 186 & 187 of the Mesa County Records.

Affiant further says that the above described map of Sage Run Estates contains references to common line between Lot 7 and Lot 8 as N 74°39'50" W 269.65 feet, whereas in actuality the correct bearing and distance is definitely described as N 74°30'04" W 275.16 feet.

Affiant further says that the above described map of Sage Run Estates is otherwise properly delineated and there is no other error pertaining thereto other than the variance in bearing and distance as described above; that in all other respects, the map of Sage Run Estates is correct and the survey made by me is accurately represented thereon.

Affiant further says that the aforementioned map of Sage Run Estates is hereby corrected to conform with the above described correction in the same manner as if said map had been re-recorded with the proper notations contained thereon.



James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Subscribed and sworn to before me this 23 day of SEPT.
A.D., 1980.

My commission expires: Aug 9 1981.

Thomas A. Logue
Notary Public