

AMERICAN MANOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned Systematics Corporation, a Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the W 1/2 SW 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NW Corner of the SW 1/4 SW 1/4 of said Section 3; Thence N 00° 12' 00" W along the west line of the SW 1/4 of said Section 3 a distance of 57.00 feet; Thence N 89° 48' 00" E 340.00 feet; Thence N 00° 12' 00" W 100.00 feet; Thence N 08° 13' 27" W 14.32 feet; Thence N 00° 12' 00" W 487.00 feet; Thence N 89° 55' 03" E 975.18 feet to a point on the east line of the W 1/2 SW 1/4 of said Section 3; Thence S 00° 10' 09" E along said east line of the W 1/2 SW 1/4 of Section 3 a distance of 1183.42 feet to a point on the northerly right of way of the Price Ditch; Thence along said northerly right of way of the Price Ditch by the following five (5) courses and distances: (1) N 80° 14' 45" W 178.16 feet; (2) Thence along the arc of a curve to the right whose radius is 11,860.00 feet and whose long chord bears N 78° 50' 00" W 584.70 feet; (3) N 77° 25' 15" W 111.86 feet; (4) Thence along the arc of a curve to the left whose radius is 12,107.00 feet and whose long chord bears N 78° 07' 27" W 297.23 feet; (5) N 78° 49' 39" W 14.37 feet; Thence N 00° 12' 00" W 172.45 feet; Thence N 78° 12' 28" E 79.62 feet; Thence N 00° 12' 00" W 100.00 feet; Thence S 89° 48' 00" W 168.00 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears S 44° 48' 00" W 28.28 feet; Thence S 00° 12' 00" E 235.40 feet; Thence N 75° 58' 40" W 41.26 feet to a point on the west line of the SW 1/4 of said Section 3; Thence N 00° 12' 00" W along said west line of the SW 1/4 of Section 3 a distance of 248.27 feet to the point of beginning, containing 26,252 acres.

That said owners have caused the said real property to be laid out and surveyed as American Manor Subdivision, 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 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 22nd day of MARCH A.D. 1979.

Associated Brokers of Grand Junction, Inc., a Colorado Corporation

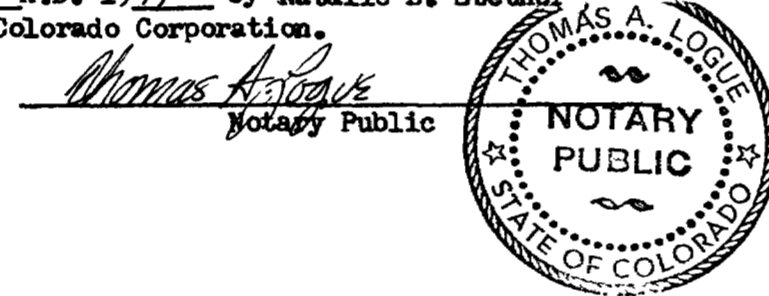
Natalie B. Stetner
Natalie B. Stetner, President

Charles D. Reicks
Charles D. Reicks, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 22nd day of MARCH A.D. 1979 by Natalie B. Stetner, President and Charles D. Reicks, Secretary of Associated Brokers of Grand Junction, Inc., a Colorado Corporation.

My commission expires: Aug 9th 1981 Witness my hand and official seal.



LEGEND

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

By: B.W. Benson
Mesa County Road Department

Date: 4-17-79

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

Reception # 12 18 78

I hereby certify that this instrument was filed in my office at 1:53 o'clock P.M. this 17 day of March A.D. 1980 and is duly recorded in Plat Book No. 12, Page 241-242

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of April A.D. 1979. County Planning Commission of the County of Mesa, Colorado.

Harvey J. Felt
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

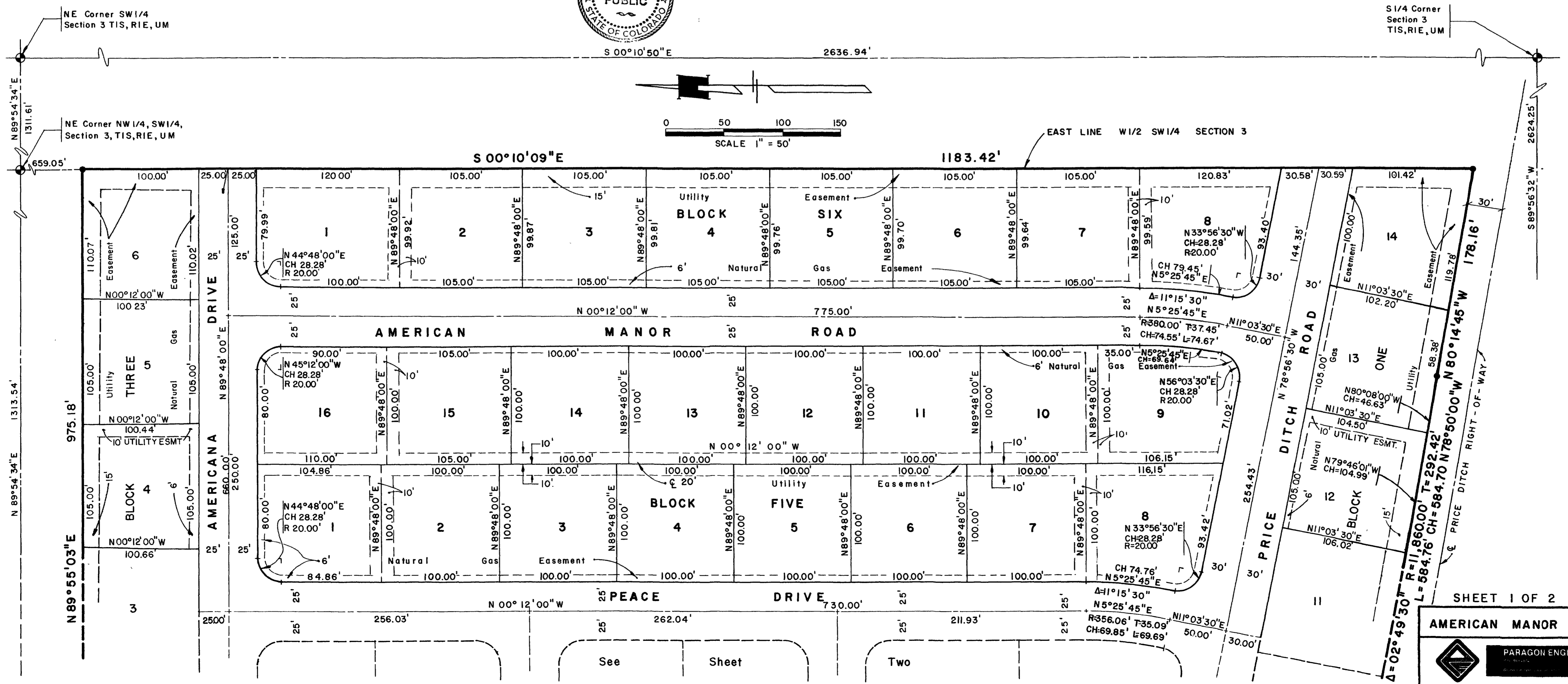
Approved this 22nd day of April A.D. 1979. Board of County Commissioners of the County of Mesa, Colorado.

Maxine Alford
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of American Manor Subdivision, 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. 2/29/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



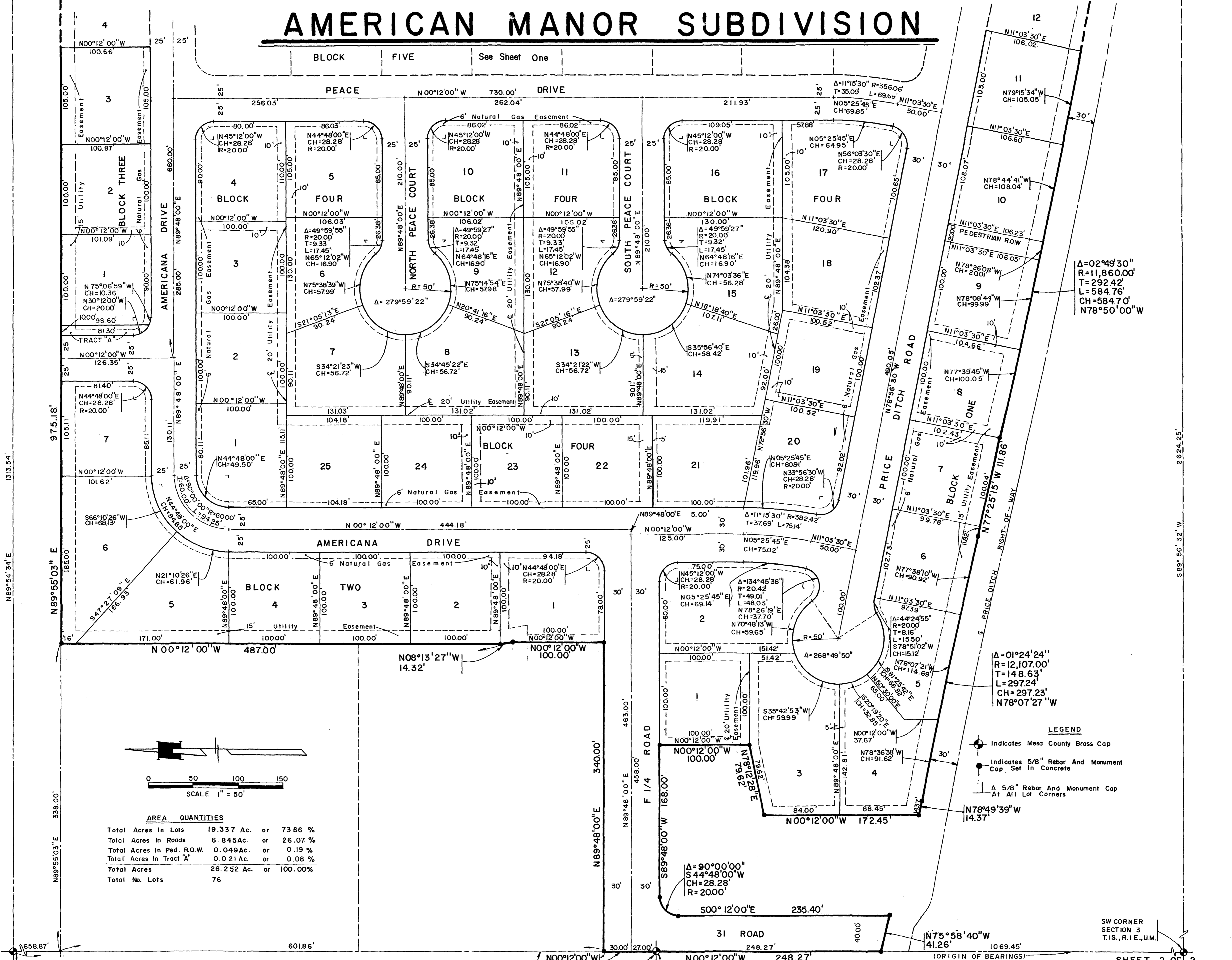
SHEET 1 OF 2

AMERICAN MANOR SUBDIVISION

PARAGON ENGINEERING, INC.

AMERICAN MANOR SUBDIVISION

BLOCK FIVE See Sheet One



AREA QUANTITIES

Total Acres In Lots	19.337 Ac.	or	73.66 %
Total Acres In Roads	6.845 Ac.	or	26.07 %
Total Acres In Ped. R.O.W.	0.049 Ac.	or	0.19 %
Total Acres In Tract "A"	0.021 Ac.	or	0.08 %
Total Acres	26.252 Ac.	or	100.00 %
Total No. Lots	76		

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

$\Delta = 02^{\circ}49'30''$
 $R = 11,860.00'$
 $T = 292.42'$
 $L = 584.76'$
 $CH = 584.70'$
 $N78^{\circ}50'00''W$

$\Delta = 01^{\circ}24'24''$
 $R = 12,107.00'$
 $T = 148.63'$
 $L = 297.24'$
 $CH = 297.23'$
 $N78^{\circ}07'27''W$

W 1/4 CORNER SECTION 3, T.1S., R.1E., U.M.

POINT OF BEGINNING
 WEST LINE SW 1/4 SECTION 3 T.1S., R.1E.

SW CORNER SECTION 3, T.1S., R.1E., U.M.

SHEET 2 OF 2
 AMERICAN MANOR SUBDIVISION

