

HIGH COUNTRY DREAM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John Brent Burkey is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the NW⁴SW⁴ of Sec. 27, T1S, R1W of the Ute Meridian, being more particularly described as follows: Commencing at the SW corner of said NW⁴SW⁴; thence N00°50'00"W along the west line of said NW⁴SW⁴ 700.55 ft.; thence N42°08'00"E 161.50 ft. to the true POINT OF BEGINNING; thence N42°08'00"E 170.00 ft.; thence S71°34'39"E 553.82 ft. to a point on the west ROW of Arroyo Drive and the point of curvature of a curve to the left from whence the radius point thereof bears S40°30'00"E 168.23 ft.; thence along the arc of said curve, and said ROW 256.41 ft. to the point of tangency; thence S37°49'40"E continuing along said ROW 110.43 ft.; thence S88°44'00"W 468.88 ft.; thence N29°38'05"W 434.46 ft. to the POINT OF BEGINNING; and containing 4.9834 acres, as shown by the accompanying plat thereof:

That the said owner has caused the said real property to be laid out and surveyed as HIGH COUNTRY DREAM, a subdivision of a part of the County of Mesa:

That said owner does 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 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF, said owner John Brent Burkey has caused his name to be hereunto subscribed this 28th day of July A.D., 1978.

By John Brent Burkey
John Brent Burkey

STATE OF COLORADO)
COUNTY OF ARAPAHO)

The foregoing instrument was acknowledged before me this 28th day of July A.D., 1978, by owner John Brent Burkey

My Commission expires 2-24-81 Witness my hand and official seal. JAMES COOK
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss 1195700

I hereby certify that this instrument was filed in my office at 11:49 o'clock A.M., June 28 A.D., 1978, and is duly recorded in Plat Book No. 12, Page 176.

By Paul Sawyer Clerk & Recorder Fees \$ 10.00 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of AUGUST, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

By Mary A. Buss Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 22nd day of AUGUST, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

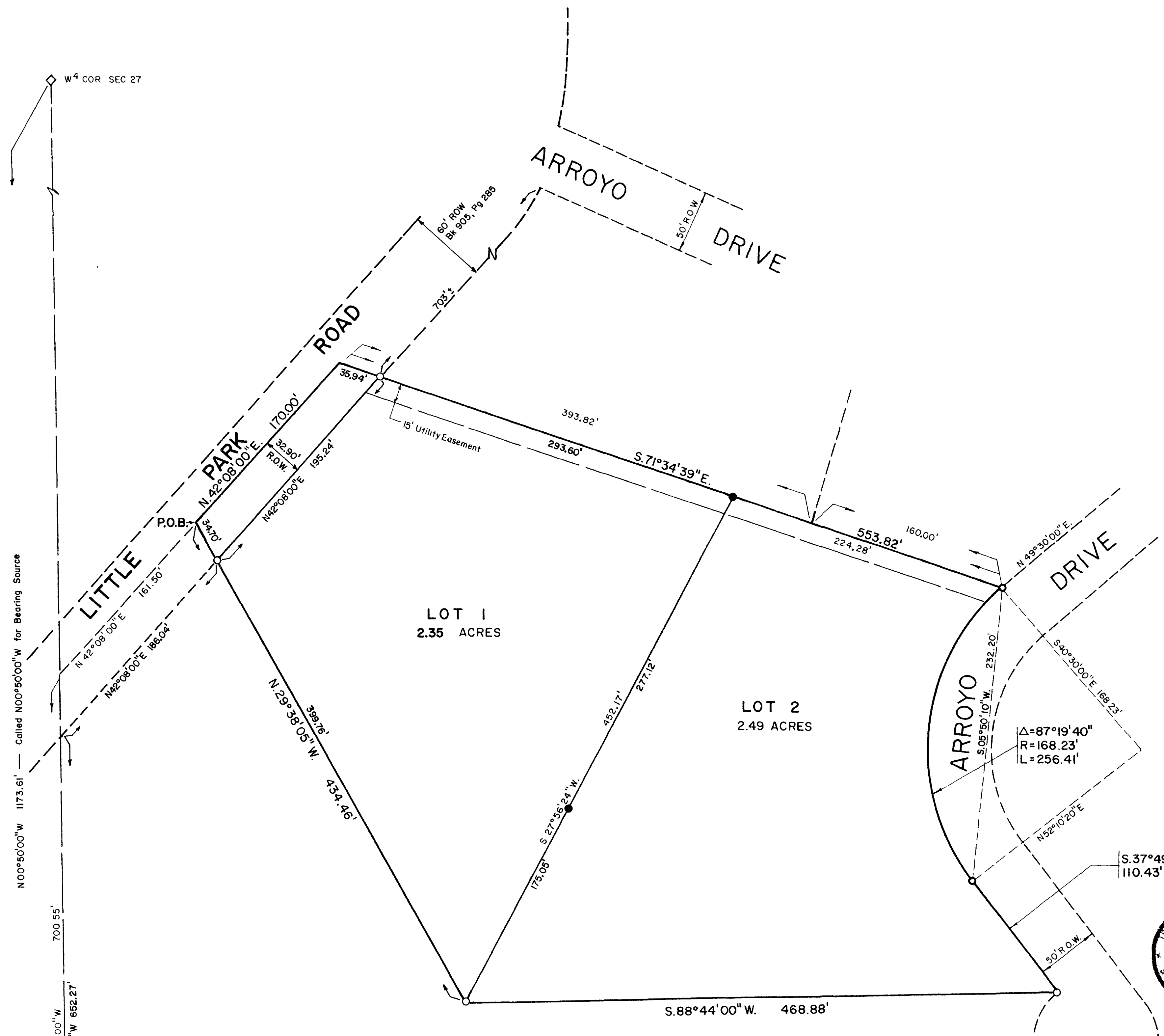
By Earl Sander Chairman

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of HIGH COUNTRY DREAM, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By Luther T. Musgrove Registered Land Surveyor, L.S. 10386

By B.W. Berman Date: 8-2-78
Mesa County Road Dept.

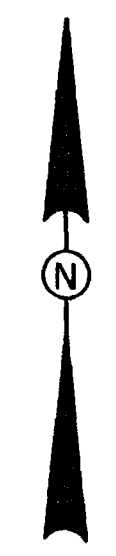


W⁴ COR SEC 27

N00°50'00"W 1173.61' — Called N00°50'00"W for Bearing Source

N00°50'00"W 700.55'
N00°50'00"W 652.27'

SW COR NW⁴S.W⁴ SEC.27
T.1S, R.1W, UTE MER.



SCALE - 1" = 50'
0 10 20 30 40 50

LEGEND

- ◇ — Found G.L.O. Brass Cap Monument
- — Set no. 5 Rebar w/ Alloy Cap, in Concrete
- — Set no. 5 Rebar w/ Plastic Cap

HIGH COUNTRY DREAM		
FINAL PLAT		
FOR BURKEY		SURVEYED BY: L.T.M.
SCALE 1" = 50'		DRAWN BY: M.D.H.
DATE 7-12-78	APPROVED BY: L.T.M.	SHEET NO. 1 OF 1
GRAND JUNCTION, COLO.		FILE NO. 78-03-12