

MONUMENT RANCH ESTATES

FILING No. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Surf View Development Corporation, a California Corporation, Ronald L. Bonds and Mary Sue Bonds, known as husband and wife are the Owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 11 South, Range 101 West, of the 6th P.M., as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northeast Corner (NE Cor.) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 16, Thence South 00°19'00" West along the East line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 16 a distance of 255.80 feet to the True Point of Beginning, Thence continuing South 00°19'00" West along said East line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 16 a distance of 1,058.35 feet to the Southeast Corner (SE Cor.) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 16; Thence north 45°10'13" West along the Colorado National Monument boundary 1,849.58 feet to the Northwest Corner (NW Cor.) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 16, Thence South 79°26'24" East 1,340.28 feet to the True Point of Beginning.

The above described tract of land contains 16.02 acres.

That said Owners have caused the said real property to be laid out and surveyed as Monument Ranch Estates, Filing No. One, 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 and utilities 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, electrical lines, gas lines, telephone lines, is reserved and dedicated over and through the roads and streets within this subdivision, together with perpetual rights 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.

That all expense for street paving or improvements shall be financed 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 7th day of October, A.D., 1974.

Ronald L. Bonds
 Ronald L. Bonds, Attorney in Fact for
 Eugene B. Fletcher, President
 Surf View Development Corporation
Mary Sue Bonds
 Richard L. Fletcher, Assistant Secretary
 Surf View Development Corporation
 Mary Sue Bonds, Wife

STATE OF COLORADO)
 COUNTY OF MESA) SS
 I, the foregoing instrument was acknowledged before me this 7th day of October, A.D., 1974, by Ronald L. Bonds, Attorney in fact for Eugene B. Fletcher, as President of Surf View Development Corporation, Richard L. Fletcher as Assistant Secretary of Surf View Development Corporation, a California corporation, and Ronald L. Bonds and Mary Sue Bonds, known as husband and wife.

My Commission Expires July 12, 1978
 Witness my hand and official seal.

Beverly Bruce
 Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) SS
 I hereby certify that this instrument was filed in my office at 1:55 O'clock P.M., A.D., 1974 and duly recorded in Plat book No. 11, Page 131.
Arnie M. Dunston
 Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of November, A.D., 1974.
 County Planning Commission of the County of Mesa, Colorado.
James A. Hill
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21st day of October, A.D., 1974.
 Board of County Commissioners of the County of Mesa, Colorado.
Edwin Stamm
 Chairman

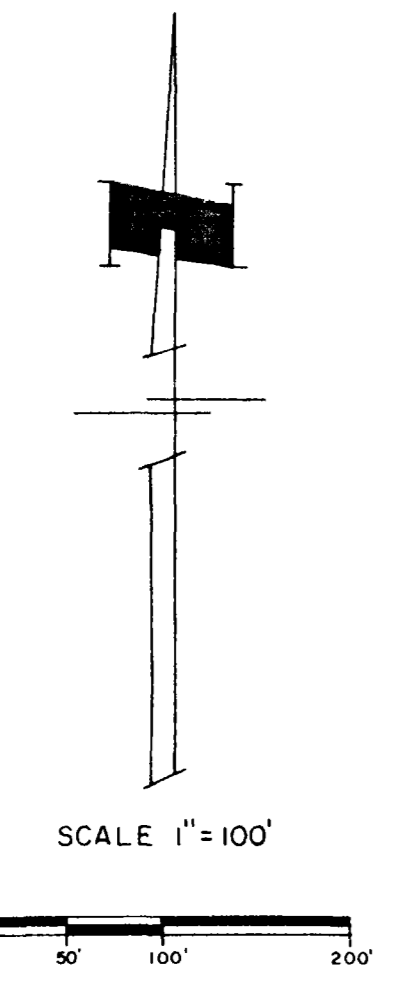
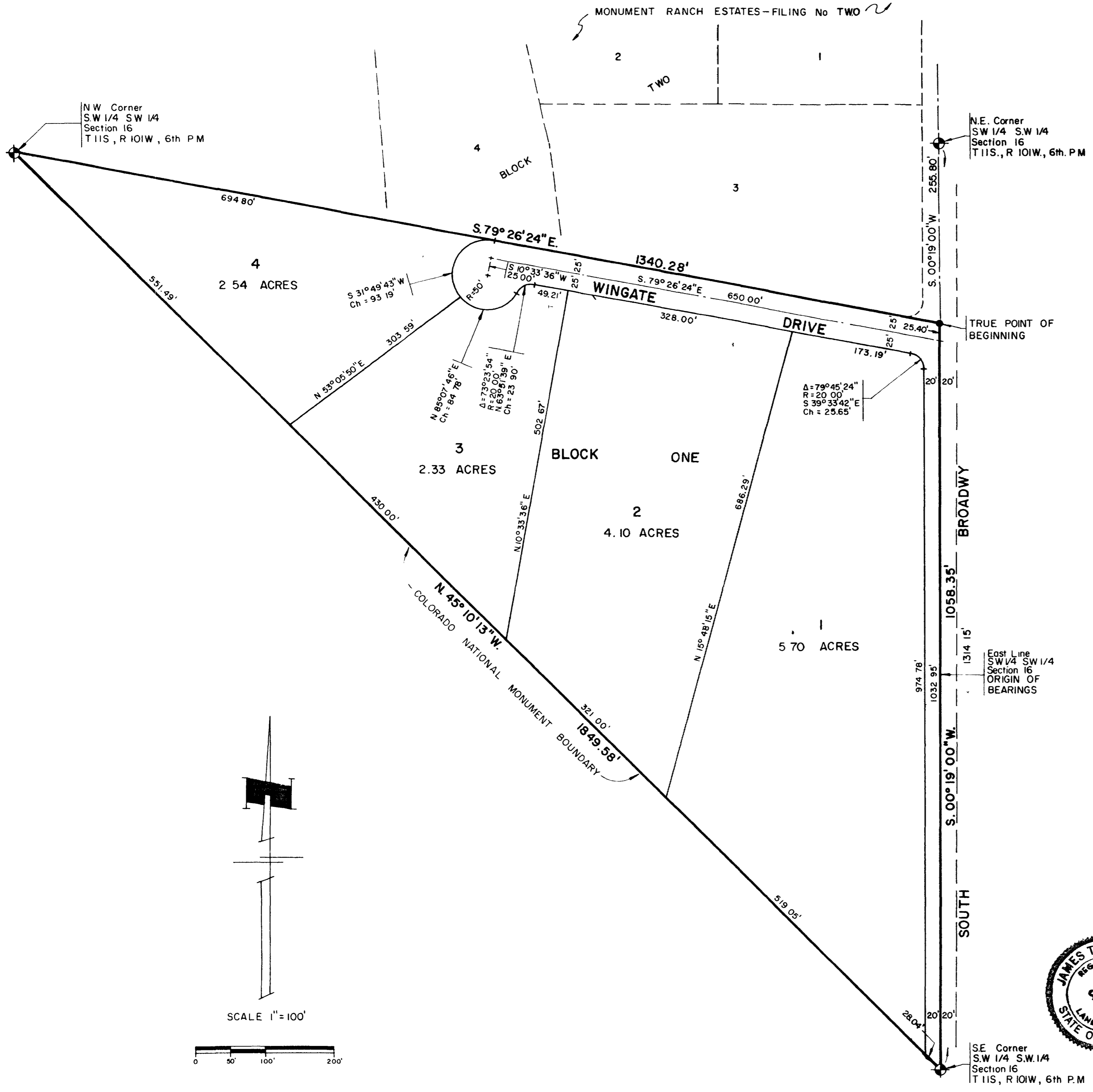
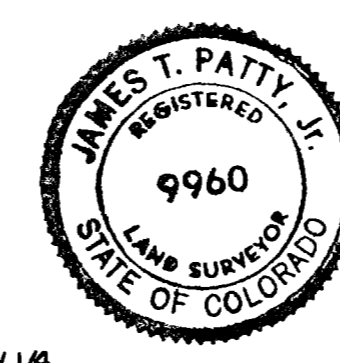
SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Monument Ranch Estates, Filing No. Two, 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

Approved for Content and Form only and not the accuracy of Surveys, Calculations or Drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

By: Donna C. Hood Date: Nov. 18, 1974
 Mesa County Surveyor
John Bowman Date: Nov. 14, 1974
 Mesa County Road Department
Diana J. Willert Date: Nov. 15, 1974
 Utilities Coordination Committee



- ◆ Indicates Mesa County Brass Cap
 - ◆ 5/8" Rebar & Monument Cap Set In Concrete
 - ◆ 5/8" Rebar & Monument Cap Set At All Lot Corners
- Total Acres 16.02
 Area In Lots 14.67 Ac
 Area In Streets 1.80 Ac

MONUMENT RANCH ESTATES
 FILING NO. ONE
 PREPARED BY:
NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO AUGUST, 1974