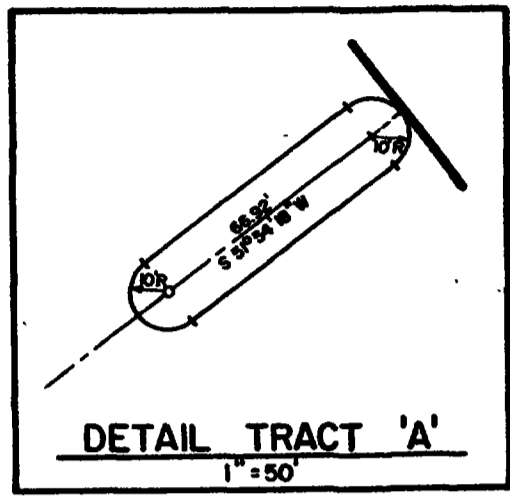
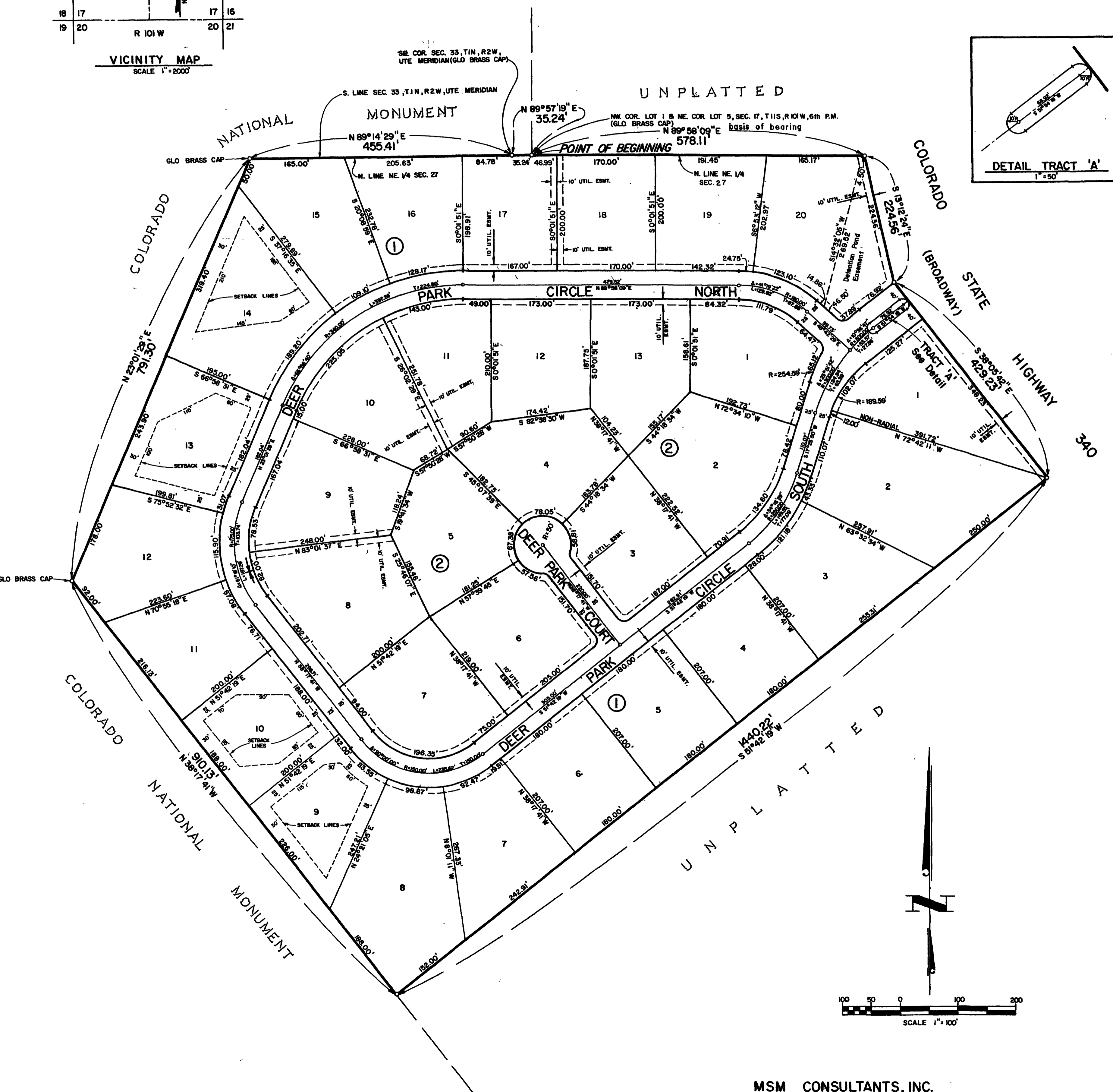
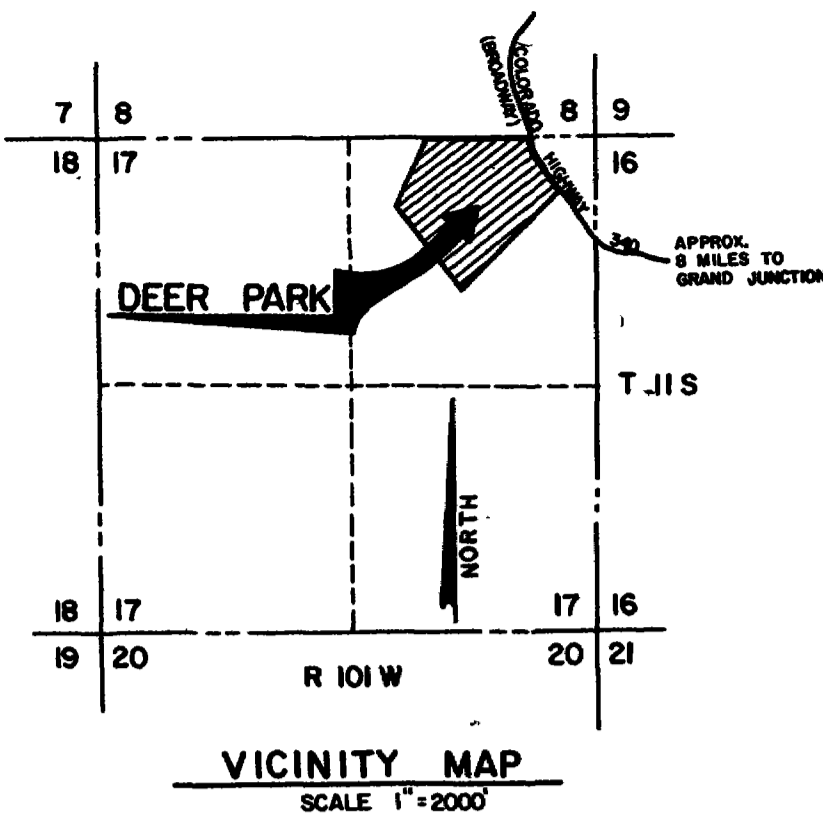


DEER PARK

A PART OF THE NORTHEAST 1/4 OF SECTION 17, T.11S., R. 101W. OF THE 6th P.M.
 COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 1



KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the Owners of a parcel of land located in Lots 1, 5, 10 and 11 in the Northeast quarter of Section 17, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1: thence along the North line of said Northeast quarter of said Section 17, N89°58'09"E, 578.11 feet to the Westerly Right-of-way of Colorado Highway 340; thence along said Westerly Right-of-way, S13°12'24"E, 224.56 feet; thence continuing along said Westerly Right-of-way, S38°05'42"E, 429.23 feet; thence S51°42'19"W, 1440.22 feet to the boundary of Colorado National Monument; thence along said boundary of Colorado National Monument the following four (4) courses: (1) N38°17'41"W, 910.13 feet; (2) thence N23°01'29"E, 791.30 feet to a point on the Southerly line of Section 33, Township 1 North, Range 2 West, Ute Meridian, said point also being on the North line of said Section 17; (3) thence along said North line of said Section 17, also being the South line of said Section 33, N89°14'29"E, 455.41 feet to the Southeast corner of said Section 33; (4) thence continuing along the Northerly line of said Section 17, N89°57'19"E, 35.24 feet to the Point of Beginning, containing 35.000 acres, more or less.

Have laid out, platted and subdivided the same into lots and blocks as shown on this plat under the name and style of DEER PARK, and by these presents do sell, convey and grant to the County of Mesa for the perpetual use of the public the streets and utility easements hereon shown, with all their appurtenances.

OWNER: JAMES K. DYER, GENERAL PARTNER, REDLANDS WEST PARTNERSHIP

James K. Dyer
 James K. Dyer, General Partner, Redlands West Partnership

STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing dedication was acknowledged before me this 7th day of May, A.D., 1981, by James K. Dyer, General Partner, Redlands West Partnership.

Witness my hand and seal. My commission expires June 22, 1981.
Joyce A. Aiken
 Notary Public

SURVEYOR'S CERTIFICATE
 I, Lyle F. Howell, a registered Land Surveyor in the State of Colorado, do hereby certify that the survey of DEER PARK was made under my supervision, and that the accompanying plat accurately and properly shows said subdivision.

Lyle F. Howell
 Lyle F. Howell, Registered Land Surveyor No. 10731

APPROVALS:

| | | |
|--------------------------------|---------------------------------------|-----------------|
| Board of County Commissioners | <i>Majors Allan</i> Chairman | 5/12/81 Date |
| Planning Commission | <i>Kelly Manning</i> Chairman | 5/12/81 Date |
| Utility Coordinating Committee | <i>Thomas C. Caldwell</i> Chairman | 4/15/81 Date |

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)
 RECEPTION No. 1256688
 I hereby certify that this instrument was filed in my office at 3:00 o'clock P. M., this 12 day of May, A.D., 1981, and is duly recorded in Plat File BOOK 12 - PAGE 378 Fees Paid 10.00

Carl Sawyer
 Clerk and Recorder

Mary Baker
 Deputy

- NOTES:**
- Bearings are based on the North line of Lot 1 of said Section 17 to bear N89°58'09"E.
 - Date of Preparation: February 20, 1981
 - Owner: James K. Dyer, General Partner, Redlands West Partnership, 126 North 6th Avenue, Grand Junction, Colorado 81501.
 - There is a total of 33 lots in Deer Park.
 - Street Right-of-way Acres = 3.996 Acres = 11.42%
 Lot Acres = 31.004 Acres = 88.58%
 TOTAL = 35.000 Acres = 100%
 - Easements ten (10') feet in width along the street Right-of-way of the platted lots as shown on this plat for the purposes of electric, natural gas and telephone.
 - All block corner radii are 15' unless otherwise noted.
 - o denotes 5/8" steel pin with cap and L.S. No. 2432 set in concrete.
 - Detention Pond Easement will be utilized for storm water detention to be owned and maintained by the Homeowners Association.
 - According to Colorado law you must commence any legal action based upon defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
 - Tract "A" to be owned and maintained by the Homeowners Association.