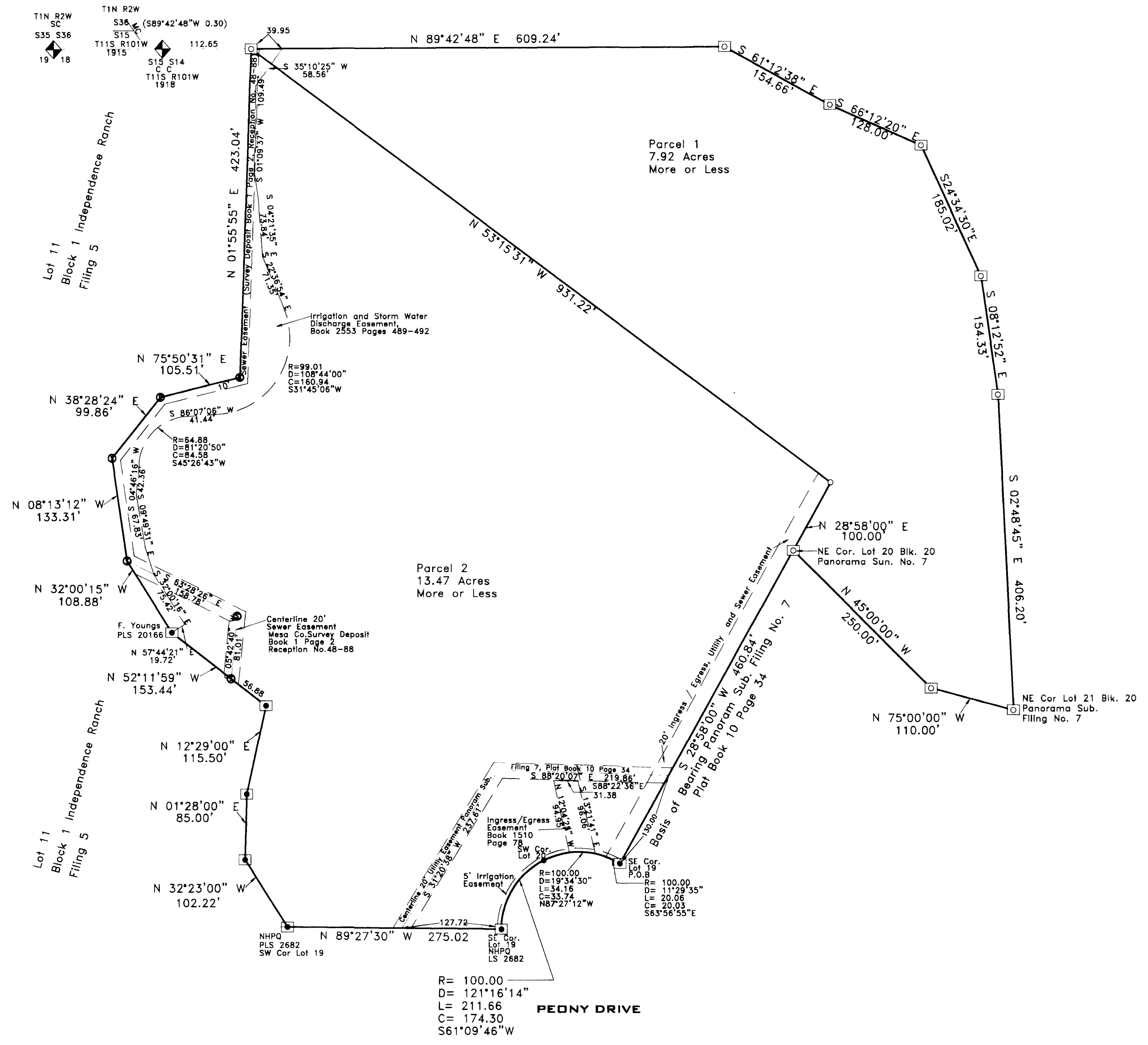


HUTTO SUBDIVISION

A Replat of Lots 19 and 20 of Panorama Subdivision Filing No. 7 and a portion of Lot 1 Section 15 T11S, R101W, U.M.



DEDICATION:
 KNOW ALL MEN THESE PRESENTS:
 That Francis B. Hutto Jr. and Mary Jane Hutto are the owners of that real property as recorded in Book 1510 Pages 911-912, Book 1664 Page 121, Book 1670 Pages 156 - 157, Book 1424 Page 542, Book 1773 Page 830 and The Panorama Improvements District in Book 1016 Pages 576-578 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: A Tract or Parcel of Land situated in Lots 19 and 20 in Block 20 of Panorama Subdivision as recorded in Plat Book 10 at Page 34 in the Mesa County Clerk and Recorder's Office and lot 1 of Section 15, Township 11 South, Range 101 West in the 6th PM and being more particularly described as follows: Beginning at the SE corner of said Lot 20 whose Easterly line is recorded as bearing N28°58'00"E and all bearings contained herein to be relative thereto; thence along the arc of a curve to the left 211.66 feet, with a radius of 100.00 feet; central angle of 121°16'14" and whose long chord bears S61°09'46"W 174.30 feet to the SE corner of said Lot 19 thence along the South line of said Lot 19 N89°27'30"W 275.02 feet to the SW corner of said Lot 19; thence leaving said Lot 19, N32°23'00"W 102.22 feet; thence N01°20'00"E 85.00 feet; thence N12°29'00"E 115.50 feet; thence N52°11'59"W 153.44 feet; thence N32°00'15"W 108.88 feet; thence N08°13'12"W 133.31 feet; thence N38°28'24"E 99.86 feet; thence N75°50'31"E 105.51 feet; thence N01°55'55"E 423.04 feet to the Northerly line of said Lot 1; thence along said Northerly line N89°42'48"E 609.24 feet; thence leaving said Northerly line S61°12'38"E 154.66 feet; thence S68°12'20"E 128.00 feet; thence S24°34'30"E 185.02 feet; thence S08°12'52"E 154.33 feet; thence S02°45'45"E 406.20 feet to the NE corner of Lot 21 in said Block 20 of Panorama Subdivision Filing No. 7; thence along the Northerly line of said lot 21 N75°00'00"W 110.00 feet; thence N45°00'00"W 250.00 feet; thence S28°58'00"W 460.84 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 21.39 acres more or less.

That said owners have caused that real property to be laid out and surveyed as HUTTO SUBDIVISION.
 Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses as designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with perpetual right of ingress and egress to the easement.
 All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for a conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground

IN WITNESS said OWNERS have caused their names to be hereunto subscribed
 this 9th day of April A.D. 2001

By Francis B. Hutto Jr. By Mary Jane Hutto
 Francis B. Hutto Jr. Mary Jane Hutto
Charles R. Stevenson
 Panorama Improvements District Representative

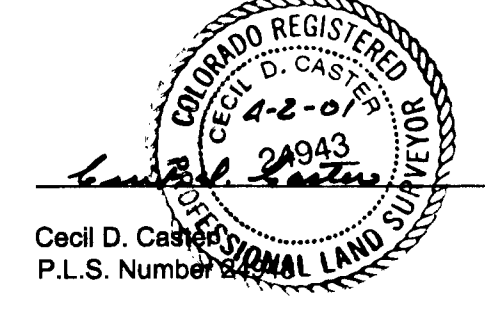
STATE OF COLORADO)
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 9th day of April
 AD 2001 By Francis B. Hutto Jr., Mary Jane Hutto and
Charles R. Stevenson Representative Panorama Improvements

My commission expires October 3, 2001
Charles R. Stevenson
 Notary Public
 My Commission expires October 3, 2001

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 2:10 O'clock PM
 this 9th day of April A.D. 2001 Book 18 Page 134
Monika Todd Gayle Henderson
 Clerk and Recorder Deputy
 Drawer No. JJ-107 Fees \$10.00 Reception # 1992520

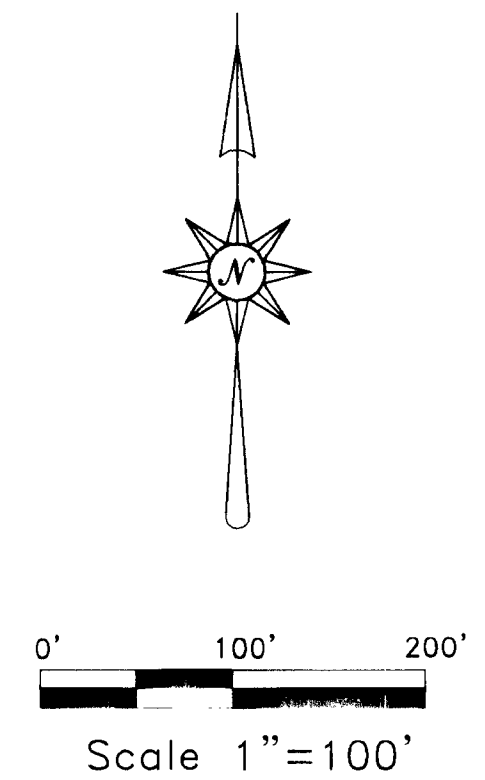
BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
 Approved this 16th day of April AD 2001 by the
 Board of County Commissioners of the County of Mesa, State of Colorado.
Richard K. Hall
 Chairperson

SURVEYOR'S CERTIFICATE
 I, Cecil D. Caster, do hereby certify that the accompanying plat of HUTTO SUBDIVISION, a subdivision of a part of Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Basis of Bearing: A bearing of N28°58'00"E is shown on the Easterly line of Lot 20 in Block 20 of Panorama Subdivision Filing No. 7 in Plat Book 10 at Page 34 in the Mesa County Clerk and recorder's office and was used as the basis of bearing.
 Note: pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for HUTTO SUBDIVISION and shall result in a vested right for a period of 3 year(s) from 4-18-01.

- LEGEND**
- ⊕ = Found Mesa County Survey Marker
 - ⊙ = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
 - ⊙ = Found GLO Monument
 - = Set monument in concrete
 - = Found No. 5 Rebar except as noted
 - ⊕ = Sewer Manhole



HUTTO SUBDIVISION
 A Replat of Lots 19 and 20 of Panorama Subdivision Filing No. 7 and a portion of Lot 1 Section 15 T11S, R101W, U.M. Located in the NE 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 herein.

DESIGNED _____ FIELD APPROVAL BKH
 DRAWN CDC TECHNICAL APPROVAL _____
 CHECKED RRM APPROVED 12/13/00

PREPARED FOR: Francis Hutto JOB NO. 99-41 A