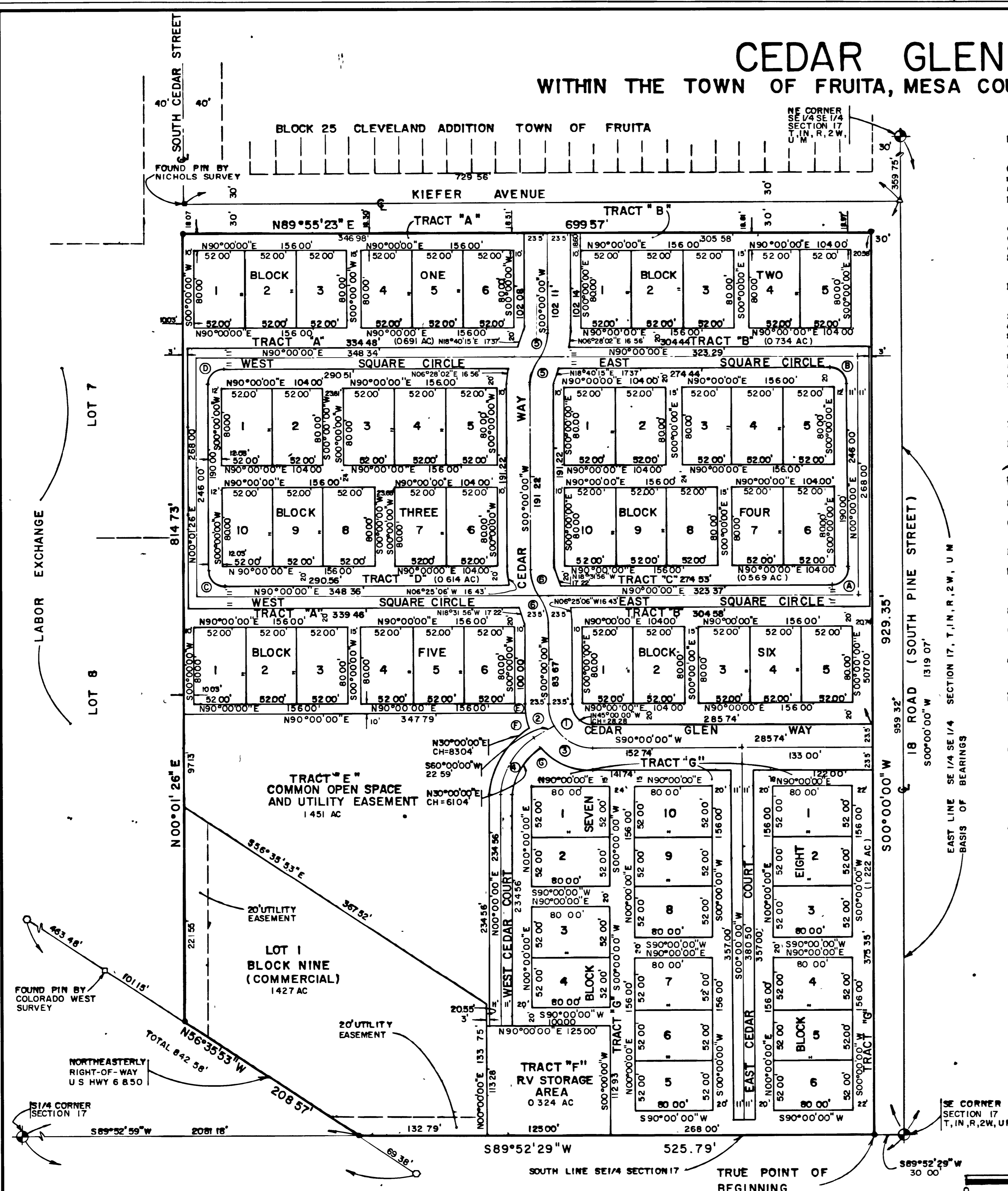


CEDAR GLEN

WITHIN THE TOWN OF FRUITA, MESA COUNTY COLORADO



R O W CURVE DATA					
CURVE	Δ	R	T	L	CH
A	90°00'00"	1700'	17'00"	26'70"	24'04'
B	90°00'00"	1700'	17'00"	26'70"	24'04'
C	90°01'26"	1700'	17'01"	26'71"	24'05'
D	89°58'34"	1700'	16'99"	26'69"	24'03'
E	08°35'02"	67'00'			10'03'
F	11°58'00"	67'00'			13'97'
G	30°33'02"	67'00'			57'21'

CENTERLINE CURVE DATA					
CURVE	Δ	R	T	L	CH
1	90°00'00"	4350'	43'50"	68'33"	61'52'
2	30°00'00"	4350'	11'66"	22'77"	22'52'
3	60°00'00"	4350'	23'12"	45'55"	43'50'
4	60°00'00"	7204'	41'59"	75'44"	72'04'
5	33°18'04"	5000'	14'95"	29'06"	28'65'
6	33°08'02"	5000'	14'87"	28'92"	28'51'

AREA QUANTITIES	
AREA IN RESIDENTIAL LOTS	5 539AC OR 37.67%
AREA IN COMMERCIAL LOT	1 427 AC OR 9.70%
AREA IN COMMON OPEN SPACE	5 602AC OR 38.11%
AREA IN ROAD R.O.W	2.136 AC OR 14.22%
TOTAL AREA	14 704AC OR 100.00%

- LEGEND**
- MESA COUNTY BRASS CAP
 - FOUND CORNER
 - HIGHWAY R.O.W MARKER
 - △ SET P.K. NAIL
 - ◆ 5/8 REBAR AND MONUMENT CAP SET IN CONCRETE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Buttolph Construction Co., a Colorado Corporation, is the owner of that real property situated in the Town of Fruita, County of Mesa, State of Colorado and being Lots 9 and 10, Labor Exchange Subdivision, Lots 1 thru 52 inclusive, Block 26, Town of Cleveland, now a part of the Town of Fruita and Lots 1 thru 52 inclusive, Block 33, Town of Cleveland, now a part of the Town of Fruita, and the vacated streets and alleys in said Blocks 26 and 33, all in Section 17, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner of said Section 17; Thence S 89° 52' 29" W along the south line of the SE 1/4 of said Section 17 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S 89° 52' 29" W along said south line of the SE 1/4 of Section 17 a distance of 525.79 feet to a point on the northeasterly right of way of U.S. Highway 6 and 50; Thence N 56° 35' 53" W along said northeasterly right-of-way of U.S. Highway 6 and 50 a distance of 208.57 feet; Thence N 00° 01' 26" E R14.73 feet; Thence N 89° 55' 23" E 699.57 feet; Thence S 00° 00' 00" W 929.35 feet to the TRUE POINT OF BEGINNING, containing 14.704 acres.

That said owner has caused the said real property to be laid out and surveyed as Cedar Glen, a subdivision of a part of the Town of Fruita, County of Mesa, State of Colorado.

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 dedicates 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. The areas shown as Common Open Space and ingress, egress and utility easements are dedicated to the owners of the property within said Cedar Glen for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as Common Open Space are dedicated to the owners of the property within said Cedar Glen for recreational and esthetic purposes as determined appropriate by said owners.

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 hereto subscribed this 5th day of October A.D., 1981.

BUTTOLPH CONSTRUCTION CO., A Colorado Corporation

William H. Buttolph
William H. Buttolph, President

Averil A. Buttolph
Averil A. Buttolph, Secretary

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of October A.D., 1981 by William H. Buttolph, President and Averil A. Buttolph, Secretary of Buttolph Construction Co., a Colorado Corporation.

My commission expires: 5-5-84 Witness my hand and official seal. *Beverly A. McHatt*
Notary Public

STATE OF COLORADO)
COUNTY OF MESA)

RECEPTION No. 1273257

I hereby certify that this instrument was filed in my office at 10:44 o'clock A.M. this 2 day of Nov. A.D., 1981 and is duly recorded in Plat Book No. 12, Page 445.

Carl Sawyer Clerk and Recorder
Mary Baker Deputy

TOWN OF FRUITA PLANNING COMMISSION

Approved this 5 day of October A.D., 1981. Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

Edwin Roberts
Chairman

TOWN OF FRUITA COUNCIL

Approved this 5 day of October A.D., 1981. Town Council of Fruita, County of Mesa, State of Colorado.

William E. Down
Mayor

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Cedar Glen, within the Town of Fruita, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 7/1/81
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

James T. Patty Jr.
REGISTERED
LAND SURVEYOR
STATE OF COLORADO
9960

NOTE: TRACT "A" THRU "G" ARE DESIGNATED COMMON OPEN SPACE, INGRESS/EGRESS AND UTILITY EASEMENTS