

WHITE BUFFALO ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, Chris C Bennetts and Connie M Bennetts are the real owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1969 at Page 773 of the Mesa County Clerk and Recorders Office, and being situated in Section 33, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

That part of the S1/2 NE1/4 of Section 33, Township 1 North, Range 2 West of the Ute Meridian, lying South of Colorado Highway No. 340 described as follows Considering the South line of the NE1/4 of said Section 33 to bear N89°37'00"W and all bearings contained herein to be relative thereto Beginning at the Center 1/4 corner of said Section 33, thence N00°00'06"W 713.75 feet along the West line of the NE1/4 of said Section 33 to the South Right-of-Way line of Colorado Highway No. 340, thence along said Right-of-Way line S68°25'58"E 1811.50 feet, thence S69°55'24"E 175.45 feet to the South line of the NE1/4 of said Section 33, thence N89°37'00"W 1849.49 feet to the Point of Beginning, containing 15.06 Acres as described

That said owners have caused the said real property to be laid out and surveyed as WHITE BUFFALO ESTATES a subdivision of a part of Mesa County, State of 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 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

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 15th day of Dec A.D., 1994

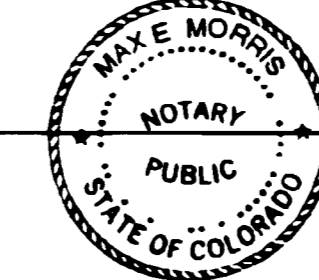
Chris C Bennetts
CHRIS C BENNETTS

Connie M Bennetts
CONNIE M BENNETTS

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 15th day of Dec A.D., 1994 by Chris C Bennetts and Connie M Bennetts

11/1/95
My commission expires



Max E Morris

Notary Public 1018 COLO. AVE. GRAND JUNCTION, CO.
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:44 o'clock A.M. this 30th day of JANUARY A.D., 1995 and is duly recorded in Plat Book No. 14, Page 324 DRAWER BB2

Monika J. Jell Clerk & Recorder
Carel J. Jell Reception # 1707705
Deputy Clerk FEB. 4 1995

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of January A.D., 1995 County Planning Commission of the County of Mesa, Colorado

Mark J. Jell
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 27th day of January A.D., 1995 Board of County Commissioner's of the County of Mesa, Colorado

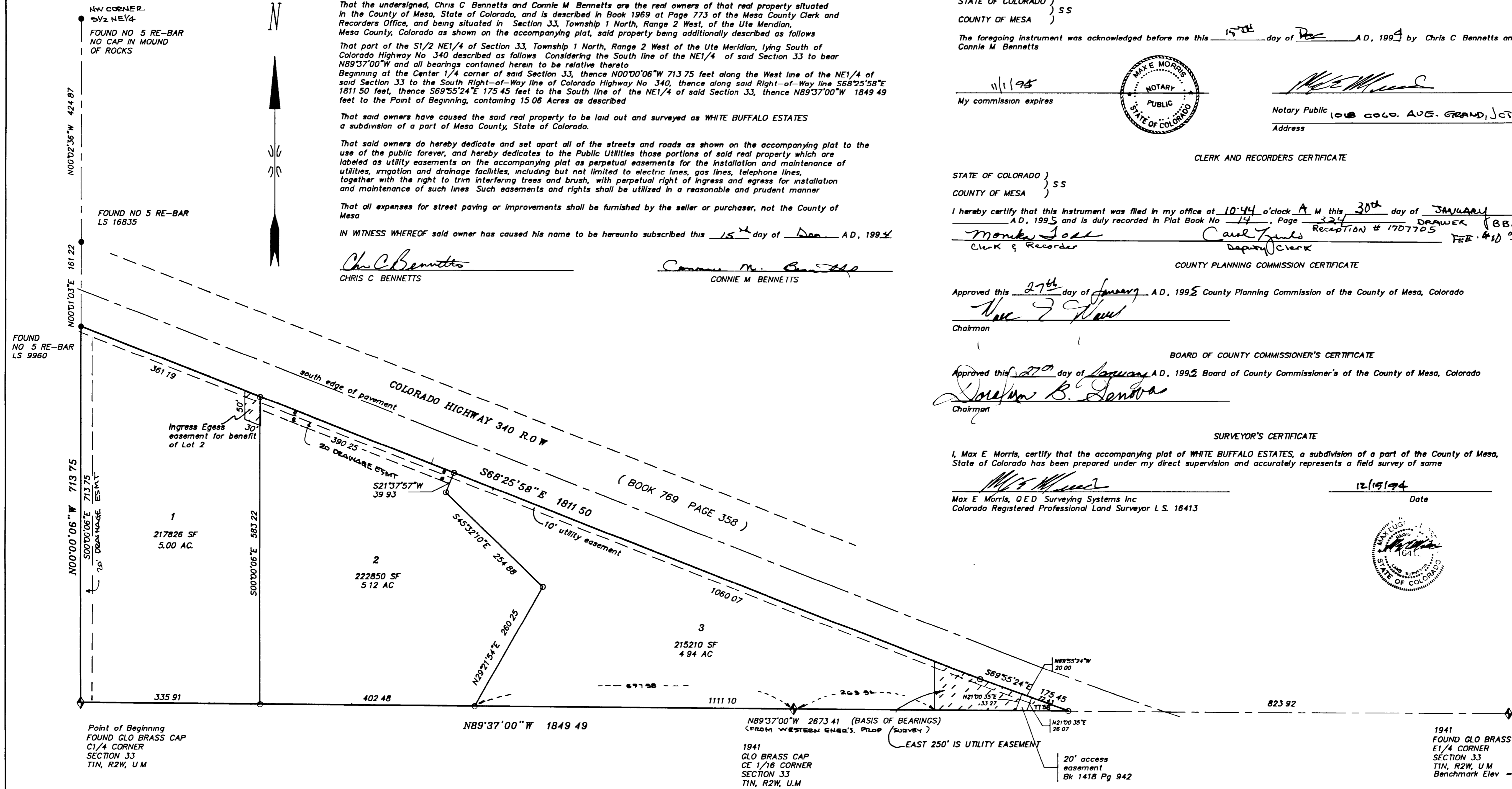
Dale B. Jell
Chairman

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of WHITE BUFFALO ESTATES, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

Max E Morris
Max E Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413

12/15/94
Date



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
- SET NO 5 RE-BAR W/CAP L.S. 16413 BOUNDARY CORNERS TO BE SET IN CONCRETE BEFORE RECORDING OF PLAT
- ◆ FOUND G.L.O. BRASS CAP 2 1/2" BRASS CAP ON 1.000" PIPE

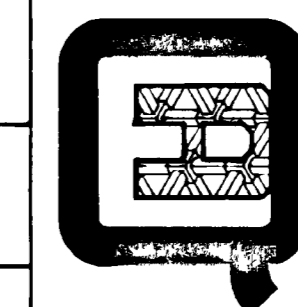
NOTE

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 HEREON

WHITE BUFFALO ESTATES

FINAL PLAT

SITUATED IN THE SW1/4 NE1/4 SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN		
FOR	BENNETTS	SURVEYED BY SB MF
SCALE	1" = 100' FT	DRAWN BY MEM DB
DATE	7/10/94	ACAD ID BENBUFF
		SHEET NO
		FILE 93116



QED SURVEYING SYSTEMS Inc
1018 COLO AVE
GRAND JUNCTION
COLORADO 81501
(303) 241-2370
464-7568

DRAINAGE ESM'S ADDED 11/17/95
NOTES ADDED 1/3/95