

PLANNED UNIT DEVELOPMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents: That We, the undersigned, being the owners of certain lands all in Section 4 T45N R8W N.M.P.M. Ouray County, Colorado, as described on the recorded plat of Dallas Meadows Filing No. 1, No. 2 and No. 3 containing 253 acres more or less, have by these presents coveued part of same to be laid out, platted and subdivided into Lots under the name and style of Dallas Meadows Filing No. 4 as shown hereon and do hereby dedicate to the County of Ouray, State of Colorado, for the use of the public for road right-of-way purposes the avenues, streets, drives, courts, roads and places hereon shown and do hereby reserve perpetual easements, as shown hereon, for the installation and maintenance of utility facilities, including but not limited to, electric lines, gas lines, telephone lines, water lines, sewer lines, drainage and irrigation lines, together with the perpetual right 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.

APPROVAL OF PLANNING COMMISSION
Approved by Ouray County Planning Commission this 14th day of December, 1979 by
Ernest Platteau, Chairman
APPROVAL OF COUNTY COMMISSIONERS
Approved by the Ouray County Board of Commissioners this 17th day of December, 1979 by
David A. Gilson, Chairman
RECORDERS CERTIFICATE
This plat was filed for record in the office of the Clerk and Recorder of Ouray County of Colorado on the 18th day of January, 1980 in book 127655, page 10
David A. Gilson, County Clerk & Recorder

STATE OF COLORADO
COUNTY OF OURAY
The foregoing stipulations were acknowledged before me this 3rd day of December, 1979 by
Glen J. Bertrand and Colleen W. Bertrand.
My commission expires June 11, 1981.
Shirley Harper
Notary Public

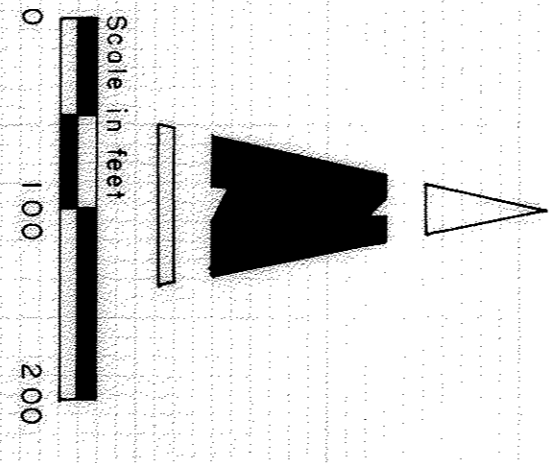
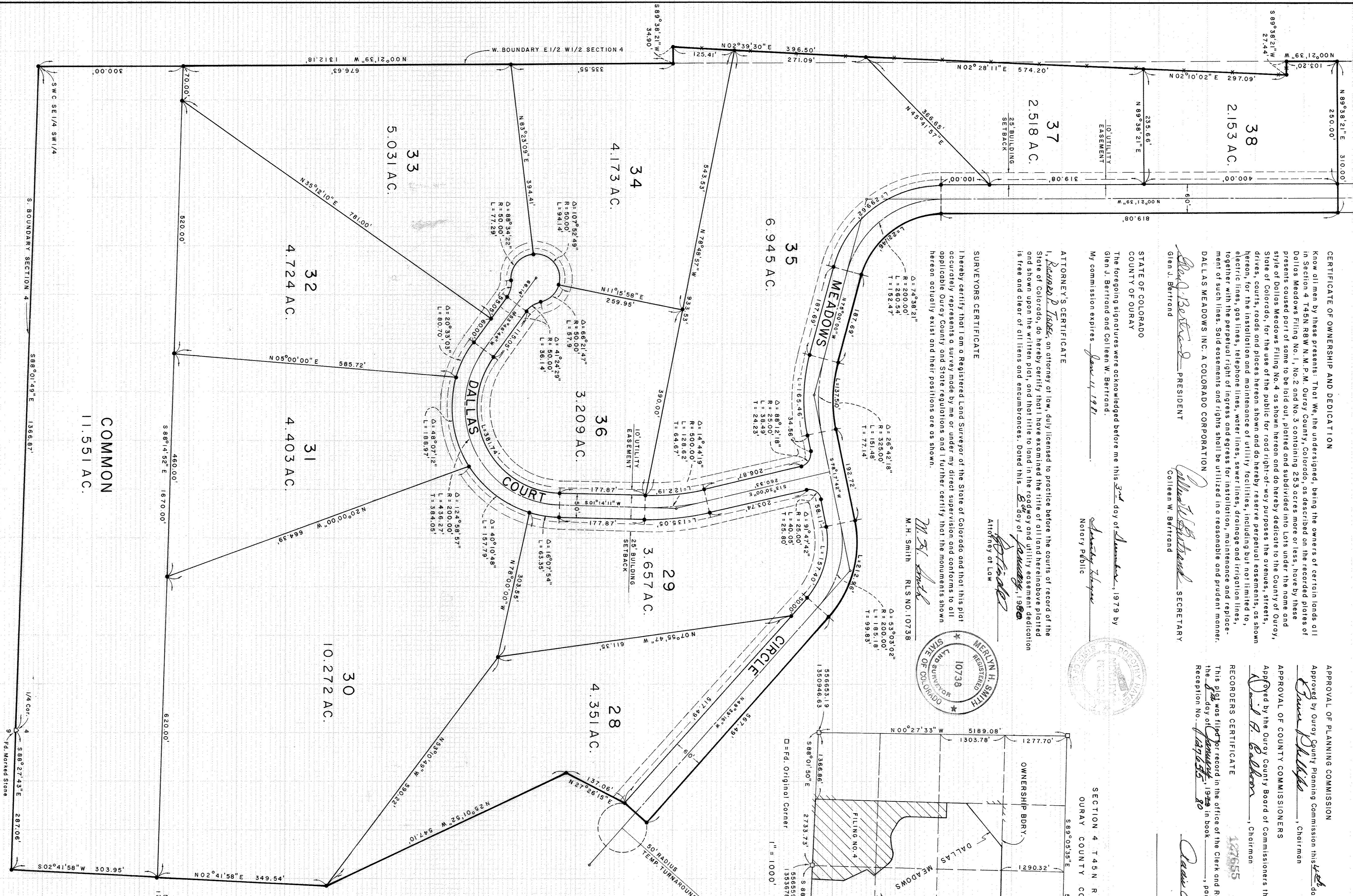
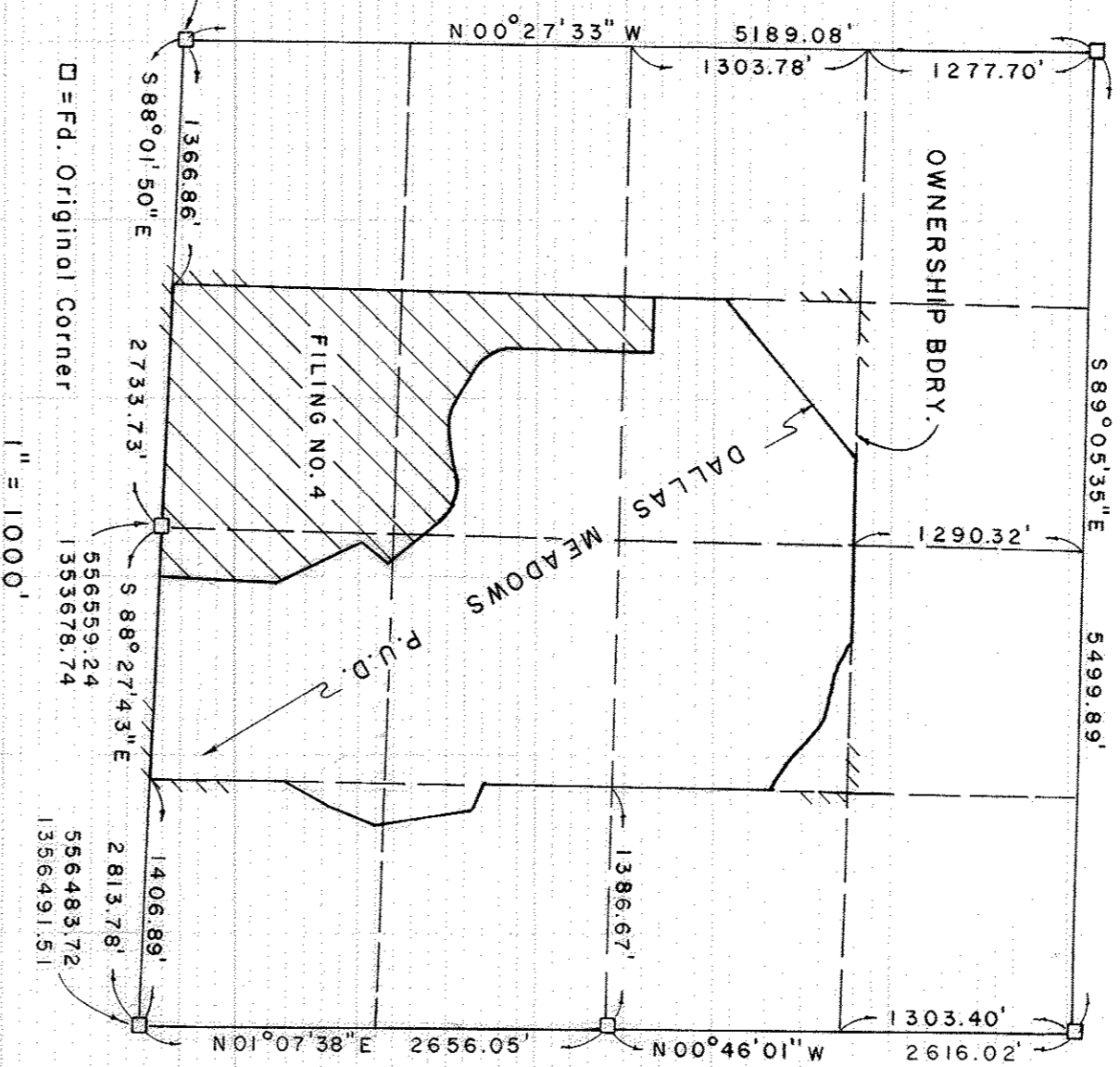
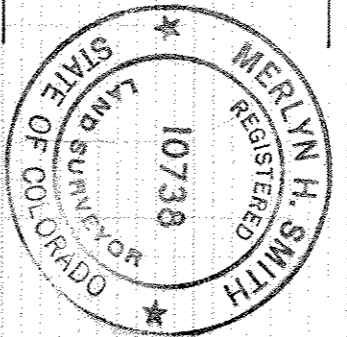
APPROVED BY THE COUNTY BOARD OF COMMISSIONERS
David A. Gilson, Chairman
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SECTION 4 T45N R8W N.M.P.M.
OURAY COUNTY COLORADO

ATTORNEY'S CERTIFICATE
Richard P. Isabe, an attorney at law, duly licensed to practice before the courts of record of the State of Colorado, do hereby certify that I have examined the title of all land hereinabove platted and shown upon the written plat, and that title to land in the roadway and utility easement dedication is free and clear of all liens and encumbrances. Dated this 8th day of January, 1980
Richard P. Isabe
Attorney at Law

SURVEYORS CERTIFICATE
I hereby certify that I am a Registered Land Surveyor of the State of Colorado and that this plat accurately represents a survey made by me or under my direct supervision and conforms to all applicable Ouray County and State regulations and I further certify that the monuments shown hereon actually exist and their positions are as shown.
M. H. Smith
M. H. Smith RLS NO. 10738
Attorney at Law



Basis of Bearings & Coordinates =
Ouray County Control System

LOT ACRES	=	51.436
ROAD ACRES	=	4.709
COMMON ACRES	=	11.551
TOTAL ACRES	=	67.696