

# DALLAS MEADOWS FILING NO. 3

## A 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, described as follows: The SW 1/4 NE 1/4, the SE 1/4 NW 1/4, the E 1/2 SW 1/4 and a tract of land lying in the Northwest corner of the SE 1/4 SE 1/4 and the Southwest corner of the NE 1/4 SE 1/4, more particularly described as follows: Beginning at the point of intersection of the West boundary of said SE 1/4 SE 1/4 and the centerline of the Uncompahgre River whence the South Quarter corner of said Section 4 bears South 62° 11' 48" West 1579.29 feet; thence along said centerline of river 71.10 feet along the arc of a curve to the right, said curve having a central angle of 14° 17' 35" and a radius of 285.00 feet; thence along said centerline North 32° 25' 57" East 222.67 feet; thence along said centerline 347.94 feet along the arc of a curve to the left, said curve having a central angle 41° 58' 09" and a radius of 475.00 feet; thence along said centerline North 09° 32' 12" West 385.96 feet; thence along said centerline 137.64 feet along the arc of a curve to the left, said curve having a central angle of 28° 09' 55" and a radius of 280.00 feet; thence North 72° 52' 46" West 117.59 feet to the West boundary of said NE 1/4 SE 1/4; thence South 00° 41' 48" East 1125.66 feet to the point of beginning containing 253 acres more or less, have by these presents caused part of same to be laid out, platted and subdivided into Lots under the name and style of Dallas Meadows Filing No. 3 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.

### DALLAS MEADOWS INC. A COLORADO CORPORATION

*Glenn J. Bertrand* PRESIDENT  
Glenn J. Bertrand  
*Colleen W. Bertrand* SECRETARY  
Colleen W. Bertrand

### STATE OF COLORADO COUNTY OF OURAY

The foregoing signatures were acknowledged before me this 3rd day of December, 1979 by  
Glenn J. Bertrand and Colleen W. Bertrand.

My commission expires June 11, 1981  
*Janice Hagan*  
Notary Public

### ATTORNEY'S CERTIFICATE

I, Richard P. Tisdale, 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 2nd day of January, 1980.

*Richard P. Tisdale*  
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

### APPROVAL OF PLANNING COMMISSION

Approved by Ouray County Planning Commission this 4th day of December, 1979 by  
*Bruce Phillips*, Chairman

### APPROVAL OF COUNTY COMMISSIONERS

Approved by the Ouray County Board of Commissioners this 7th day of December, 1979 by  
*David A. Calhoun*, Chairman

### RECORDERS CERTIFICATE 127654

This plat was filed for record in the Office of the Clerk and Recorder of Ouray County at 10:50 A.M. on the 8th day of Jan, 1980 in book \_\_\_\_\_, page Sub. Only  
Reception No. 127654

*David A. Calhoun* County Clerk & Recorder

Deputy

