

REGENCY CREST SUBDIVISION, FILING NO. 7

A portion of Section 4, Township 21 South, Range 65 West of the 6th P.M. County of Pueblo, State of Colorado

DEDICATION

Know all men by these presents: That DOMIEGA HOMES OF COLORADO, INC., a Colorado Corporation, by G. T. Proctor, President, being the sole owner of the following property:

A portion of the West Half (W/2) of Section Four (4), Township Twenty-One (21) South, Range Sixty-Five (65) West of the Sixth Principal Meridian, County of Pueblo, State of Colorado, being described as follows: Being bounded, being monumented on both ends by a No. 8 rebar with a 2"-1/2" aluminum cap marked "M2 Surveying PLS 34597" is assumed to bear N03°18'35"W a distance of 1541.172 feet.

BEGINSING at the northwest corner (NW/CO) of Regency Crest Subdivision, Filing No. 2, A Special Area Plan; THENCE along the western boundary of said Regency Crest Subdivision, Filing No. 2 the following three (3) courses:

- 1) South 02°33'59" West a distance of 1111.18 feet; THENCE
- 2) North 67°28'01" West a distance of 39.35 feet; THENCE
- 3) South 03°18'36" West a distance of 1541.172 feet to the northerly right-of-way line of Red Crest Springs Road; THENCE.

North 89°07'39" West, along said northerly right-of-way line, a distance of 1208.60 feet; THENCE, North 89°35'57" West a distance of 378.15 feet; THENCE, North 01°24'07" East a distance of 38.89 feet; THENCE, South 82°33'48" East a distance of 348.95 feet; THENCE, South 89°01'42" East a distance of 348.88 feet; THENCE, North 01°56'18" East a distance of 250.00 feet; THENCE, North 89°01'42" West a distance of 348.88 feet; THENCE, North 01°56'18" East a distance of 258.51 feet; THENCE, South 80°20'37" West a distance of 132.05 feet; THENCE, North 16°43'08" West a distance of 108.54 feet; THENCE, South 73°18'52" West a distance of 22.04 feet; THENCE, North 16°43'08" West a distance of 188.00 feet; THENCE, North 75°19'52" East a distance of 445.72 feet; THENCE, North 22°22'20" West a distance of 188.54 feet; THENCE, North 09°30'08" West a distance of 47.35 feet; THENCE, North 02°38'31" East a distance of 519.30 feet; THENCE, South 87°23'29" East a distance of 1088.08 feet to the POINT OF BEGINNING.

Containing 41,7818 acres, more or less.

Has consent the foregoing described property to be surveyed, plotted and subdivided into lots, blocks and parcels and has shown thereon certain easements for public utilities and dedications and the same to be numbered, plotted, subdivided, dimensioned and named as shown on the annexed plat for the purpose of opening a subdivision to be known as "Regency Crest Subdivision, Filing No. 7."

All of the streets, public utility easements, pedestrian easements and setback easements shown thereon are hereby dedicated to the public for perpetual use.

Parcels "A" and "B" are hereby dedicated and declared to the Regency Crest Home Owners Association and reserved for landscape use.

Parcel "C" is hereby dedicated to the public as "OPEN PARK" for park and drainage purposes.

Surface easements within drainage or sanitary sewer easements shall be retained at the expense of the property owner in the event of maintenance of public facilities within the easements by the City of Pueblo. A formal environmental assessment for this subdivision has not been performed; however, to the best of the undersigned owner's knowledge, information and belief, there are no known hazardous substances present within this subdivision.

In witness whereof, the aforementioned DOMIEGA HOMES OF COLORADO, INC., a Colorado Corporation, by G. T. Proctor, President, has executed this instrument this 1st day of March, 2005, A.D.

Domiega Homes of Colorado, Inc.

G. T. Proctor
G. T. Proctor, President
STATE OF COLORADO)
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 11th day of March, 2005, A.D. by G. T. Proctor as President of Domiega Homes of Colorado, Inc., a Colorado Corporation.

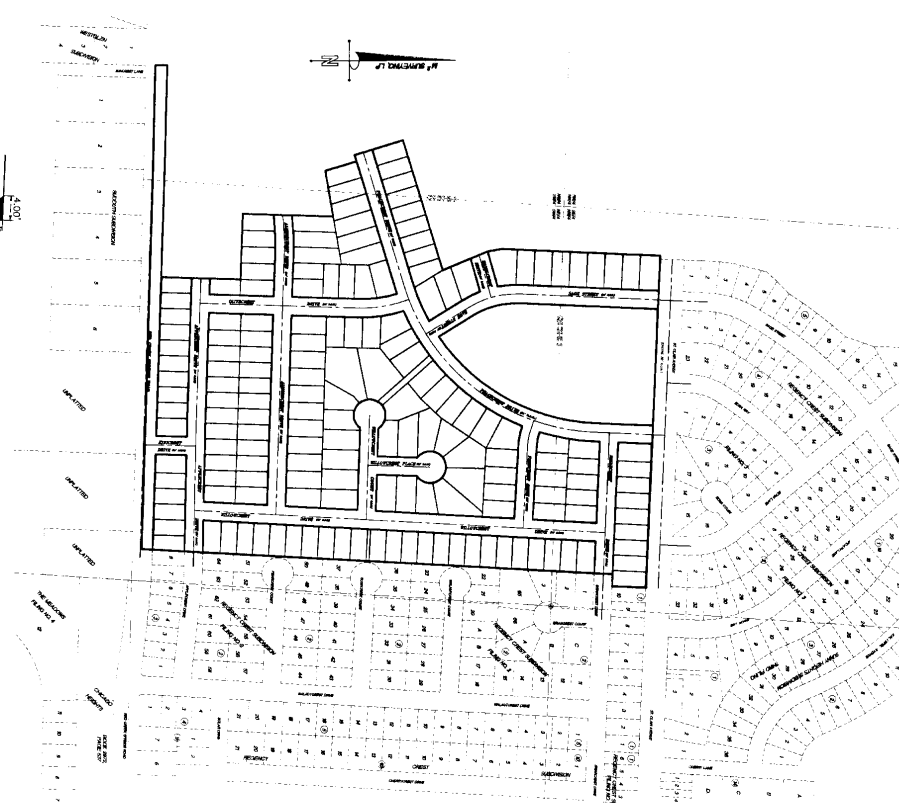
Whose my hand and official seal
My commission expires: 5-13-08

Walter J. Hart
Walter J. Hart
Notary Public
Address: 1077 Colorado Blvd

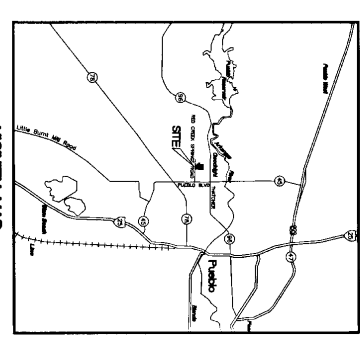
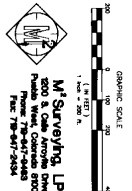
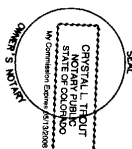
IMPROVEMENT CERTIFICATION

This is to certify that the subdivision has complied with alternate No. 4 of Section 12-2-104(X1) Colorado Code, Sections 12-4-309, or 1971 Code of Ordinances, City of Pueblo, County of Pueblo, State of Colorado.

Michelle E. Gault
Michelle E. Gault
Director of Public Works
Date: 5-16-05



BASIS OF BEARINGS
The basis of bearings is the generally line of Regency Crest Subdivision, Filing No. 2, A Special Area Plan, as shown on the plat of said subdivision, Filing No. 2, which is assumed to bear S03°18'35"W a distance of 1541.172 feet.



NOTICE

Notice is hereby given that acceptance of this plotted subdivision by the City of Pueblo, does not constitute an acceptance of the dedicated public roads, parks, and other public improvements for maintenance by the city. Until such dedicated public roads, other public improvements for maintenance by the city, the requirements, standards and specifications of the City, its subdivision ordinances and where appropriate, its Park's Department specifications, and such are specifically approved and accepted in writing by the City Director of Public Works and where applicable, the City Director of Parks and Recreation, the maintenance, construction and all other matters pertaining to or affecting said dedicated public roads, park and other public improvements and Rights-Of-Way are the sole responsibility of the subdivision or any subsequent Owner(s) of the land within this subdivision. City does not accept the private roads, easements, and facilities dedicated hereon, nor shall the City be obligated to maintain, construct or repair such private roads, easements, and facilities.

PLANNING COMMISSION CERTIFICATION

This is to certify that this subdivision was approved by the Planning Commission of the City of Pueblo, County of Pueblo, State of Colorado.

Walter J. Hart
Walter J. Hart
Chairperson Planning Commission
Date: 03/16/05

CERTIFICATION BY CITY CLERK

Approval for Recording
Approved by the City Council of Pueblo, Colorado by Ordinance No. 7138. This is to certify that the subdivision has been approved for recording in the Office of the County Clerk of Pueblo County, Colorado.

Michelle E. Gault
Michelle E. Gault
City Clerk
Date: 6-1-05

SURVEYORS STATEMENT:

The undersigned professional land surveyor registered in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and control, and the described tract of land, and shown thereon, is a true and correct representation of the same to the best of my knowledge and belief. Witness my hand, this 15th day of March, 2005.

Matthew K. Johnson
Matthew K. Johnson
Professional Land Surveyor
Colorado PLS No. 34597
Date: 3-10-05

NOTICE

According to Colorado law you must commence any legal action based upon any default in this survey within three years after your first discovery such default. In no event, may any action based upon any default in this survey be commenced more than two years from the date of the certification herein.



