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**DEDICATION OF ROADS AND UTILITY EASEMENTS FOR
HIDDEN SPRING SUBDIVISION, DELTA COUNTY COLORADO.**

Whereas Andrew Paul Pipher and Tonya Lee Pipher, grantors, are the owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of Hidden Spring Subdivision located in Sections 30 and 31, Township 14 South, Range 93 West, of the 6th Principal Meridian and,

Whereas the grantors are desirous of providing perpetual easements for ingress, egress, and underground utilities to each of Lots 1 through 12 of Hidden Spring Subdivision and,

Whereas the same will be for the mutual benefit and protection of all owners of said property,

Andrew Paul Pipher and Tonya Lee Pipher for themselves, their successors and assigns do hereby grant and dedicate all roads and utility easements as shown on the survey plat as filed on the 1st day of November, 1999 in the records of the Clerk and Recorder of the County of Delta, State of Colorado bearing reception No. 529618, in Book 22 at Page 91, to the Hidden Spring Homeowners Association, Inc., a Colorado non-profit corporation. These easements shall run with the land and shall be of perpetual duration for the mutual benefit of the owners of the land and the Hidden Spring Homeowners Association, Inc.

Dated at Delta County, Colorado this 4th day of November, 1999.

Andrew Paul Pipher

Tonya Lee Pipher

STATE OF COLORADO

COUNTY OF DELTA

The foregoing instrument was acknowledged before me this 4th day of November, 1999 by Andrew Paul Pipher and Tonya Lee Pipher.

My commission expires: 6-22-2001 Notary Public

