

CROWN HEIGHTS - 1ST FILING

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ALLEN R. JONES AND CHARLOTTE SCHINDEL ARE THE OWNERS, AND LLOYD E. UNFRED AND LELAND R. UNFRED ARE THE DEVELOPERS AND THE CONTRACT HOLDERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING WITHIN THE NW^{1/4} NE^{1/4} SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER NW^{1/4} NE^{1/4} OF SAID SECTION 1; THENCE N89°55'41"W 775.02 FT.; THENCE N00°03'10"E 152.00 FT.; THENCE N00°09'10"W 55.00 FT.; THENCE N00°03'10"E 86.00 FT.; THENCE N89°55'41"W 14.80 FT.; THENCE N00°03'10"E 86.00 FT.; THENCE N10°27'44"W 5594 FT.; THENCE N00°03'10"E 99.99 FT.; THENCE N89°55'41"W 9.00 FT.; THENCE N00°03'10"E 136.00 FT.; THENCE S89°38'46"E 61215 FT.; THENCE N79°12'51"E 6718 FT.; THENCE S77°12'31"E 90.99 FT.; THENCE S89°56'12"E 42.00 FT. TO THE EAST LINE OF THE NW^{1/4} NE^{1/4} SEC 1; THENCE S00°01'19"W 659.60 FT. TO THE POINT OF BEGINNING, AND CONTAINING .1211 ACRES MORE OR LESS, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF:

AND HEREBY DEDICATE TO THE PUBLIC ALL THE STREETS, AVENUES AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT, FOREVER, AND DEDICATE TO THE UTILITIES THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT, AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES; INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; TOGETHER WITH THE PERPETUAL RIGHTS OF INGRESS AND AGREE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT SAID OWNERS AND DEVELOPERS DO HEREBY DEDICATE AND SET APART ALL OF THE COMMON AREA AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE CROWN HEIGHTS HOME OWNERS ASSOCIATION FOREVER TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID COMMON AREA.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER . . . NOT THE CITY OF GRAND JUNCTION.

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS CROWN HEIGHTS SUBDIVISION - 1ST FILING, A SUBDIVISION OF A PART OF THE COUNTY OF MESA

IN WITNESS WHEREOF, SAID OWNERS ALLEN R. JONES AND CHARLOTTE SCHINDEL AND SAID DEVELOPERS AND CONTRACT HOLDERS, LLOYD E UNFRED AND LELAND R. UNFRED, DBA CROWN HEIGHTS DEVELOPMENT COMPANY HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 29th DAY OF July, A.D., 1980

BY Allen R. Jones BY Charlotte Schindel BY Lloyd E. Unfred BY Leland R. Unfred
ALLEN R. JONES CHARLOTTE SCHINDEL BY K. CHARLES SCHINDEL LLOYD E UNFRED LELAND R UNFRED
BY POWER OF ATTORNEY

STATE OF COLORADO)
) s.s.

COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, A.D., 1980, BY THE OWNERS ALLEN R. JONES AND K. CHARLES SCHINDEL AND THE DEVELOPERS AND CONTRACT HOLDERS LLOYD E UNFRED AND LELAND R. UNFRED.

MY COMMISSION EXPIRES June 16th 1984
WITNESS MY HAND AND OFFICIAL SEAL.
Janice V. Kemple
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) s.s.

COUNTRY OF MESA) #1242624

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:40 O'CLOCK P.M., December 11, A.D., 1980, AND IS DULY RECORDED IN PLAT BOOK No. 12, PAGE 336-337

Earl Sawyer
CLERK AND RECORDER

BY _____
DEPUTY

FEE \$ 20.00

CITY APPROVAL

THIS PLAT OF CROWN HEIGHTS, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED THIS 5th DAY OF November, A.D., 1980.

James E. Wysocki
CITY MANAGER
Jim Pichas
CHAIRMAN, GRAND JUNCTION, CITY PLANNING COMMISSION

Jane M. Dunning
PRESIDENT OF COUNCIL
Paul M. McFadden
DIRECTOR OF DEVELOPMENT

Ronald P. Riel
GRAND JUNCTION CITY ENGINEER

SURVEYOR'S CERTIFICATE

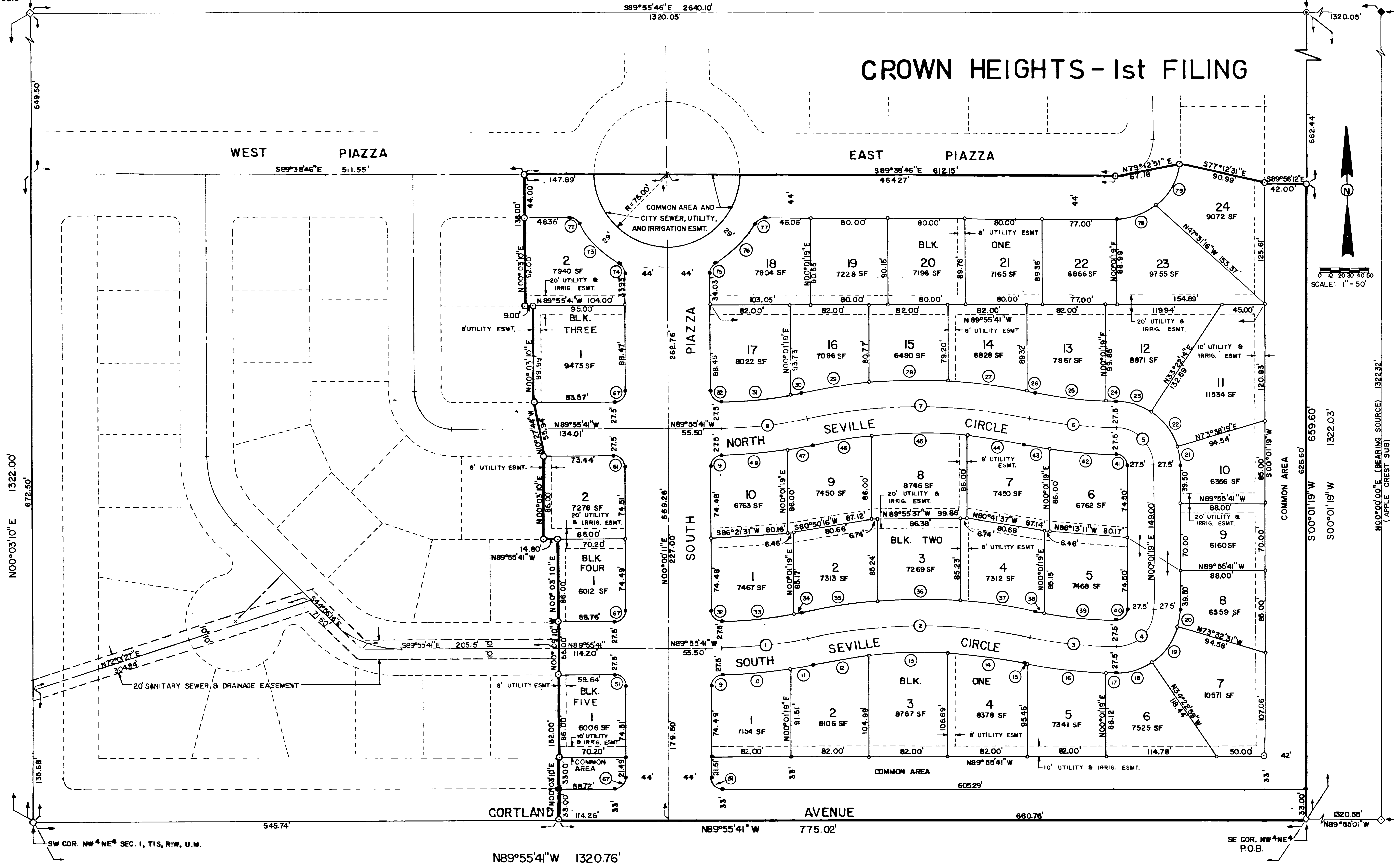
I, LUTHER T. MUSGROVE, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF CROWN HEIGHTS - 1ST FILING, A SUBDIVISION OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.



BY Luther T. Musgrove
REGISTERED LAND SURVEYOR, L.S. 10386

CROWN HEIGHTS 1 ST FILING		
FINAL PLAT		
FOR CROWN HEIGHTS DEVELOPMENT	COURBURN ENGINEERS	SURVEYED BY LTM
SCALE HORIZONTAL VERTICAL		DRAWN BY LJ
DATE 7/14/80		APPROVED BY RSC
	GRAND JUNCTION, COLORADO	SHEET NO 1 OF 2
		FILE NO 78-12-05

CROWN HEIGHTS - 1st FILING



- LEGEND**
- — PERIMETER MONUMENT: No.5 REBAR x 3' w/ALLOY CAP, SET IN CONCRETE
 - — LOT CORNER No.5 REBAR x 2' w/PLASTIC CAP
 - — BLOCK CORNER: No.5 REBAR x 3' w/ALLOY CAP
 - ◇ — FOUND MESA COUNTY SURVEY MONUMENT
 - ◆ — FOUND GLO BRASS CAP

AREA SUMMARY

AREA IN LOTS	39 LOTS	6.87 AC.-
AREA IN STREETS		4.10 AC.
AREA IN COMMON AREA		1.14 AC.
TOTAL		12.11 ACRES

CROWN HEIGHTS 1ST - FILING		
FINAL PLAT		SURVEYED BY
FOR	CROWN HEIGHTS DEVELOPMENT	LTM
COBURN ENGINEERS		DRAWN BY
SURVEYORS ENGINEERS		LJ
SCALE	HORIZONTAL 1" = 50'	APPROVED BY
	VERTICAL	RSC
DATE	7/14/80	SHEET NO
		2 OF 2
		FILE NO
		78-12-05