

# COLLEGE PLACE TOWNHOMES, FILING NO. TWO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Harold P. Voss and Ruth G. Moss are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE 1/4 SE 1/4 NE 1/4 of Section 11, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NE Corner of the SE 1/4 NE 1/4 of said Section 11; Thence S 00° 00' 00" W along the east line of the NE 1/4 SE 1/4 NE 1/4 of said Section 11 a distance of 164.96 feet; Thence S 89° 59' 22" W 200.00 feet to the TRUE POINT OF BEGINNING; Thence S 00° 00' 00" W 153.37 feet; Thence S 00° 00' 00" W 104.00 feet; Thence S 00° 00' 00" W 11.46 feet; Thence S 89° 59' 22" W 96.00 feet; Thence N 00° 00' 00" E 102.43 feet; Thence N 90° 00' 00" E 128.00 feet; Thence N 00° 00' 00" E 62.41 feet; Thence N 89° 59' 22" E 72.00 feet to the TRUE POINT OF BEGINNING, containing 0.546 acres.

That said owners have caused the said real property to be laid out and surveyed as College Place Townhomes, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the property within said College Place Townhomes, Filing No. Two for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as private open space are dedicated to the owners of the property within said College Place Townhomes, Filing No. Two for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 24 day of November A.D., 1980.

*Harold P. Voss*  
Harold P. Voss  
*Ruth G. Moss*  
Ruth G. Moss

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 24 day of November A.D., 1980 by Harold P. Voss and Ruth G. Moss.

My commission expires: Aug 9 1981. Witness my hand and official seal. *James H. ...*  
Notary Public

## CITY APPROVAL

This plat of College Place Townhomes, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 26 day of November A.D., 1980.

*James E. Wyzanski* President of Council  
*James Pickens* Chairman, Grand Junction Planning Commission  
*Ronald P. Pish* Grand Junction City Engineer

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1241397

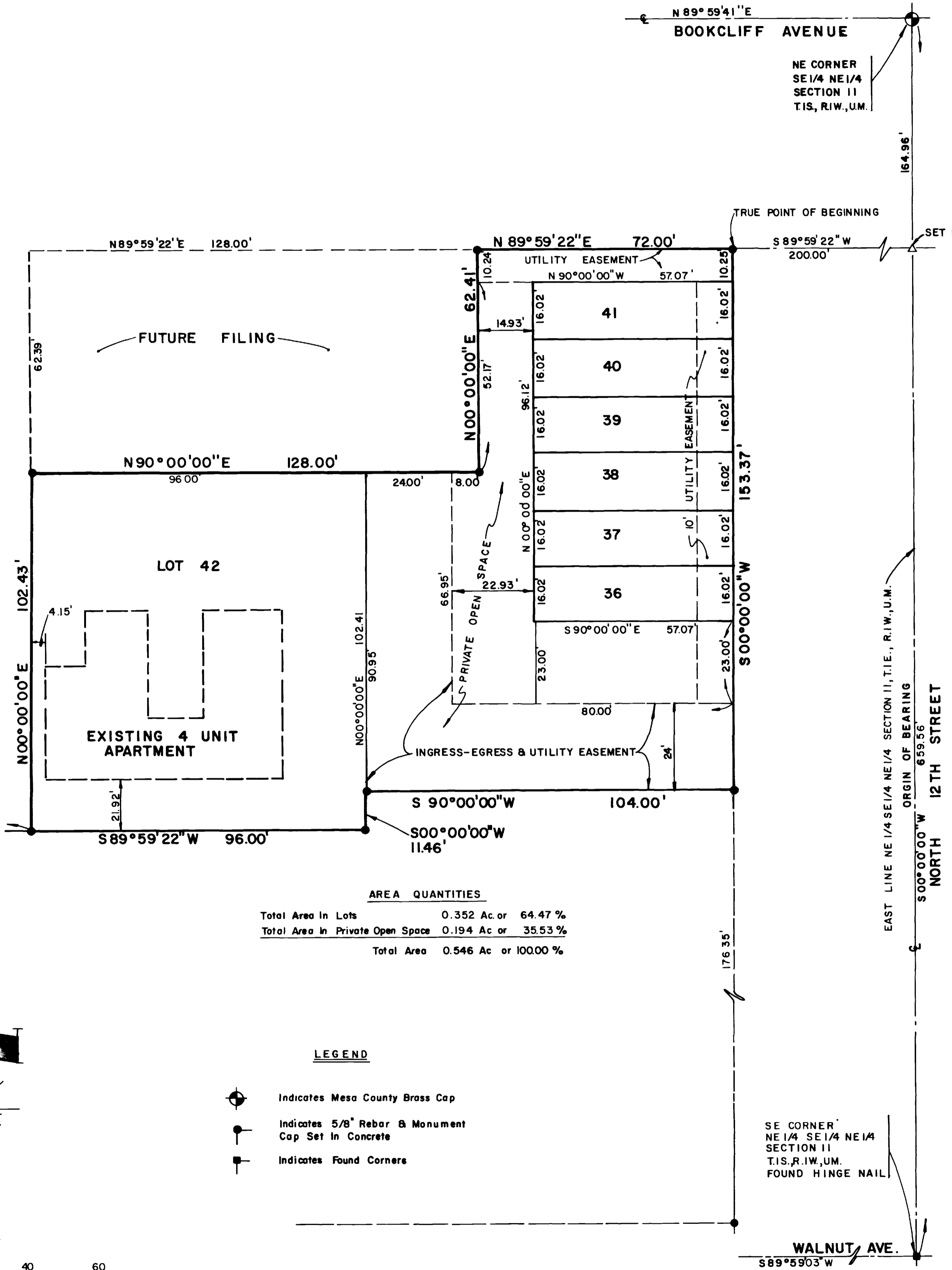
I hereby certify that this instrument was filed in my office at 10:10 o'clock A.M. this 1st day of December 1980, and is duly recorded in Plat Book 12, Page 352.

*Paul Sawyer* Clerk and Recorder  
*By Hazel M. Hunsley* Deputy Fees: \* 10.00

## SURVEYORS CERTIFICATE

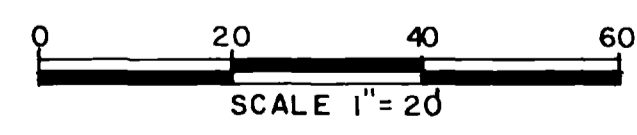
I, James T. Patty Jr., do hereby certify that the accompanying plat of College Place Townhomes, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.* 11/22/80  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 4460



AREA QUANTITIES		
Total Area in Lots	0.352 Ac. or	64.47 %
Total Area in Private Open Space	0.194 Ac. or	35.53 %
Total Area 0.546 Ac. or 100.00 %		

- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar & Monument Cap Set in Concrete
  - Indicates Found Corners

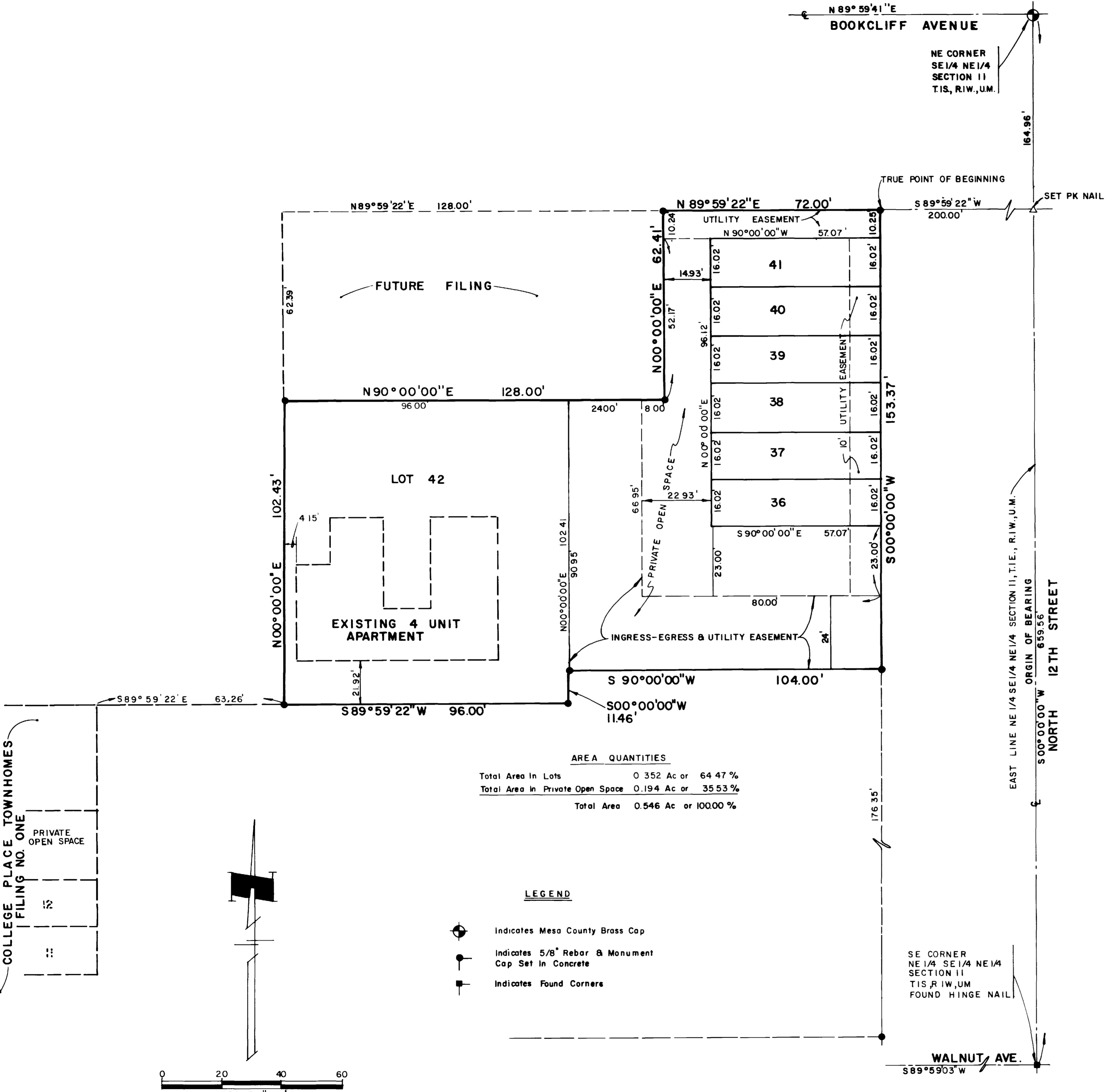


**COLLEGE PLACE TOWNHOMES FILING NO. TWO**

**PARAGON ENGINEERING, INC.**

1980-1981  
2000 South Main Street, Suite 100  
Grand Junction, Colorado 81505 (970) 241-1000

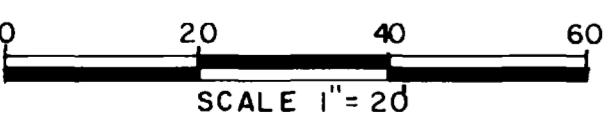
# COLLEGE PLACE TOWNHOMES, FILING NO. TWO



**AREA QUANTITIES**

Total Area in Lots	0.352 Ac or 64.47%
Total Area in Private Open Space	0.194 Ac or 35.53%
<b>Total Area</b>	<b>0.546 Ac or 100.00%</b>

- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar & Monument Cap Set in Concrete
  - Indicates Found Corners



**DEDICATION**

That the undersigned Harold P. ... and Ruth G. Noss are the owners of that real property situated in the City of ... Colorado and being a part of the NE 1/4 SE 1/4 NE 1/4 of Section 11, T.1 S., R.1 E., M. ...

That said owners have caused the said real property to be laid out and divided into College Place Townhomes, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the best location and maintenance of utility, irrigation and drainage facilities, including but not limited to electric light, gas lines, telephone lines, together with the right to trim, maintain, repair and brush; with perpetual right of ingress and egress for all utility lines and equipment of such utilities, and the right shall be utilized in a reasonable manner for such purposes.

Witness my hand and their names to be hereunto set forth this 24<sup>th</sup> day of November, A.D., 2010.

*Harold P. ...*  
*Ruth G. Noss*

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, A.D., 2010, by Harold P. ... and Ruth G. Noss.

**CLERK OF DISTRICT COURT**

State of Colorado, County of Mesa, do hereby certify that on this 24<sup>th</sup> day of November, 2010, the above and foregoing instrument was duly recorded in my office.

*James T. Patten*  
 Deputy

Witness my hand and the seal of said office this 24<sup>th</sup> day of November, 2010.

**DEPUTY CLERK OF DISTRICT COURT**

State of Colorado, County of Mesa, do hereby certify that the accompanying instrument was duly recorded in my office on this 24<sup>th</sup> day of November, 2010.

*James T. Patten* 11/24/10  
 Deputy

SE CORNER NE 1/4 SE 1/4 NE 1/4 SECTION 11 T.1 S. R.1 W. U.M. FOUND HINGE NAIL

**COLLEGE PLACE TOWNHOMES FILING NO. TWO**

**PARAGON ENGINEERING, INC.**