

CREST VIEW TOWNHOMES

A REPLAT OF LOTS 16 AND 17

CREST VIEW SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Crest View Ltd. is the owner 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 SW 1/4 of Section 1, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Lots 16 and 17, Crest View Subdivision

That said owner has caused the said real property to be laid out and surveyed as Crest View Townhomes A Replat of Lots 16 and 17 Crest View Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does 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 the installation and maintenance of such lines. Such easements and rights shall be used in a reasonable and prudent manner. The areas shown as Common Open Space and ingress, egress and utility easements are dedicated to the owners of the property within said Crest View Townhomes 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 Common Open Space are dedicated to the owners of the property within said Crest View Townhomes for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 30 day of JUNE A.D., 1980.

CREST VIEW LTD.

Henry J. Faussone
Henry J. Faussone, Partner

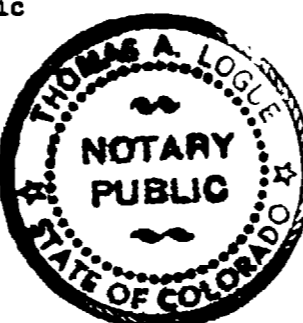
Noel B. Norris
Noel B. Norris, Partner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 30 day of JUNE A.D., 1980 by Henry J. Faussone and Noel B. Norris, Partners of Crest View Ltd.

My commission expires: Aug. 9 1981. Witness my hand and official seal.

Thomas A. Logie
Notary Public



CITY APPROVAL

This plat of Crest View Townhomes, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 30 day of August A.D., 1980.

James E. Wyzwicki City Manager
James J. Gandy President of Council
Frank M. DeJure Director of Development
John Graham Chairman, Grand Junction Planning Commission
Ronald P. Rich Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

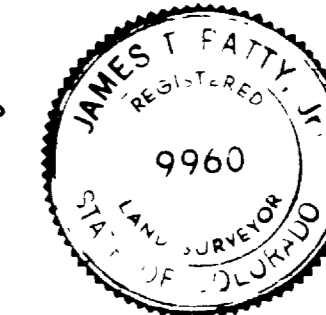
STATE OF COLORADO)
COUNTY OF MESA) ss RECEPTION No. 1247830
I hereby certify that this instrument was filed in my office at 440 o'clock P.M. this 9 day of FEBRUARY A.D., 1980 and is duly recorded in Plat Book 12, Page 351 + 352

Earl Sawyer Clerk and Recorder
Mary Baker Deputy
Fees: 20⁰⁰

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Crest View Townhomes A Replat of Lots 16 and 17 Crest View Subdivision, 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.

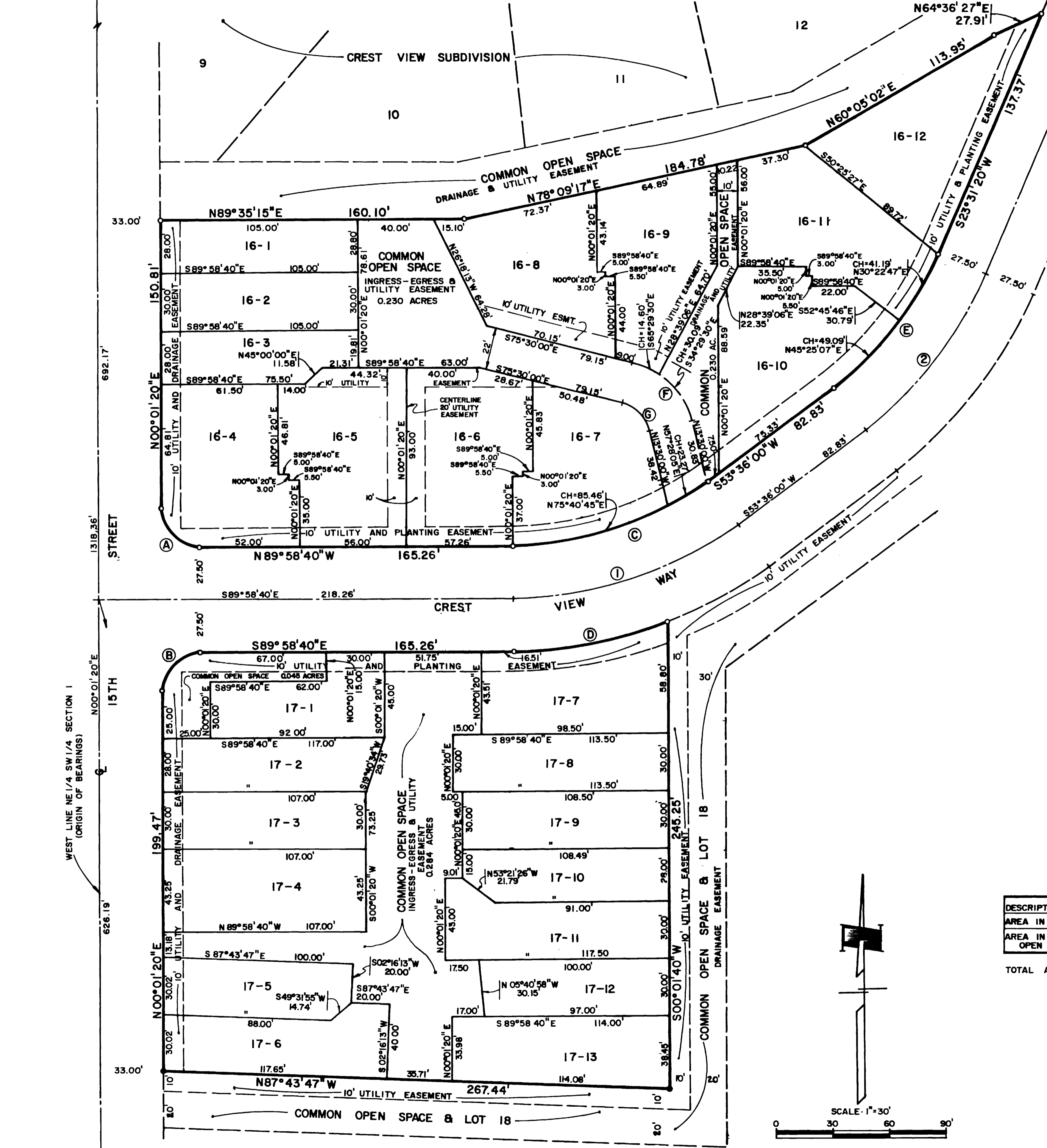
James T. Patty Jr. 6/30/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



CREST VIEW TOWNHOMES A REPLAT OF LOTS 16 AND 17 CREST VIEW SUBDIVISION

W1/4 CORNER SECTION 1 T1S, R1W, U.M.
N89°49'58"W 1321.29'

NORTH LINE NE1/4 SW1/4 SECTION 1



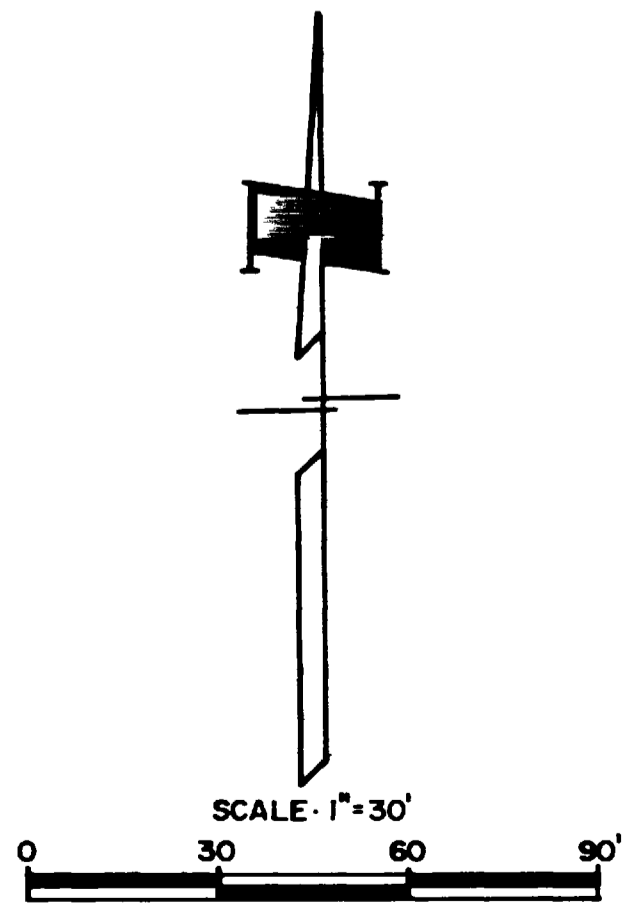
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1.	36°25'120"	200.00'	65.81'	127.14'	125.09'	N 71°48'120" E
2.	30°04'140"	200.00'	53.74'	104.99'	103.80'	N 38°33'140" E

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	90°00'100"	20.00'	20.00'	31.42'	28.28'	N 44°58'140" W
B.	90°00'100"	20.00'	20.00'	31.42'	28.28'	N 45°01'120" E
C.	36°25'120"	172.50'	56.75'	109.66'	107.82'	S 71°48'140" W
D.	21°07'130"	227.50'	42.42'	83.88'	83.40'	N 79°27'135" E
E.	30°04'140"	172.50'	46.35'	90.55'	89.52'	S 38°33'140" W
F.	62°00'100"	42.00'	25.24'	45.45'	43.26'	N 44°30'100" W

DESCRIPTION	LOT 16	LOT 17	TOTAL
AREA IN LOTS	1.361 AC.	1.057 AC.	2.418 AC. OR 81.22%
AREA IN COMMON OPEN SPACE	0.230 AC.	0.329 AC.	0.559 AC. OR 18.78%

TOTAL AREA 1.591 AC. 1.386 AC. 2.977 AC. OR 100.00%
25 TOTAL LOTS

- LEGEND**
- ⊙ INDICATES MESA COUNTY BRASS CAP
 - INDICATES 5/8" REBAR AND MONUMENT CAP SET
 - INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE - BY OTHERS



Book 12 = Page.