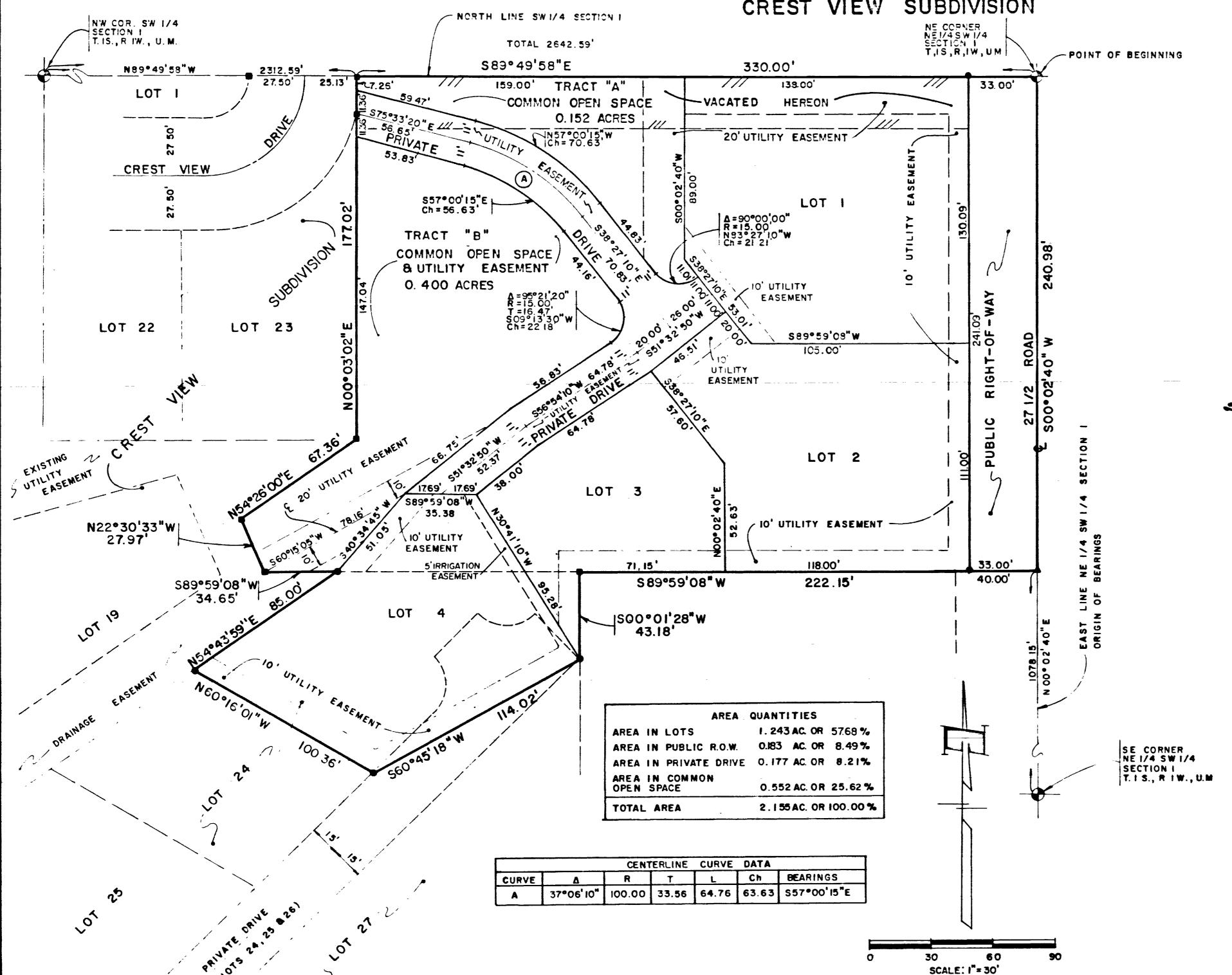
CREST VIEW II

AND

REPLAT OF PART OF LOT 24 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 NEI SWI of Section 1, Township 1 South, Range 1 West of the Ute Meridian and a part of Lot 24 and the private drive of Crest View Subdivision as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the NE Corner NE¹/₄ SW¹/₄ of said Section 1; Thence S 00°02'40" W along the East line NE¹/₄ SW¹/₄ of said Section 1 a distance of 240.98 feet; Thence S 89°59'08" W 222.15 feet; Thence S 00°01'28" W 43.18 feet; Thence S 60°45'18" W 114.02 feet; Thence N 60°16'01" W 100.36 feet; Thence N 54°43' 59" E 85.00 feet; Thence S 89°59'08" W 34.65 feet; Thence N 22°30'33" W 27.97 feet: Thence N 54°26'00" E 67.36 feet: Thence N 00°03'02" E 177.02 feet to a point on the North line SW1 of said Section 1; Thence S 89°49'58" E along said North line SW1 of Section 1 a distance of 330.00 feet to the Point of Beginning: Containing 2.155 Acres.

That said owner has caused the said real property to be laid out and surveyed as Crest View II and a replat of part of Lot 24 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 all the roads as shown on the accompanying plat forever, except the private drives and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as 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: together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The area shown as Private Drives are dedicated to the owners of the property within said Crest View II 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 II 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 day of **Nov.** A.D., 1981.

STATE OF COLORADO)

COUNTY OF MESA

The foregoing instrument was acknowledged before me this day of 1981. By Henry J. Faussone and Noel B. Norris Partners of Crest View LTD.

Witness my hand and official seal. My Commission expires: 25 785 2784 Cross Control Public L. CITY APPROVAL

This plat of Crest View II, a subdivision of the City of Grand Junction, County of Mess. State of Colorado, was approved on this day of February A.D., 1982.

Day & Shewn Director of Development Planning Commission

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at o'clock A.M. this day of A.D.. 1981 and is duly recorded in Plat Book 13, Page 1982

order Bonnie Hilson Fees \$ 10.00

SURVEYORS CERTIFICATE

I. James T. Patty Jr.. do hereby certify that the accompanying plat of Crest View II, 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. Registered Land Surveyor

Colorado Registration No. 9960

LEGEND

MESA COUNTY BRASS CAP

FOUND 5/8" REBAR & MONUMENT CAP

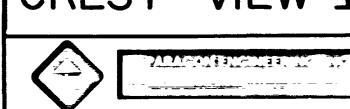
SET 5/8" REBAR & MONUMENT CAP SET IN CONCRETE

5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

SETBACK REQUIREMENT			
LOT NO.	FRONT	SIDE	REAR
1	20' (GARAGE)	0'	0'
	IS' (DWELLING)	OR EASEMENT WIDTH	OR EASEMENT WIDT
2	EXISTING	EXISTING	EXISTING
3	20'(GARAGE)	5'ON EAST SIDE	EASEMENT WIDTH
	15' (DWELLING)	O' ON WEST SIDE	
4	20' (GARAGE)	oʻ	0,
	15' (DWELLING)	OR EASEMENT WIDTH	OR EASEMENT WIDTH

NOTE: MINIMUM PRINCIPAL BUILDING SEPERATION = 12 FT. BETWEEN LOTS 3 8 4. FRONT SETBACK = DISTANCE FROM PRIVATE DRIVE RIGHT-OF-WAY.

VIEW II



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ROAD VACATION RESOLUTION

anyone of access to property; and

MESA COUNTY, COLORADO,

VACATING A ROADWAY IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA STATE OF COLORADO

WHEREAS, the portion of roadway lying over and across Lot I, Tract "A" and Private Drive

WHEREAS, the said portion of roadway has not been opened for use and would not deprive

WHEREAS, the vacation of the roadway has been approved by the City of Grand Junction

That the portion of roadway As shown on the accompanying Plat, be vacated hereon

AS RECORDED ON THIS 4 DAY OF RUBUST 1978, IN BOOK 160 PAGE 303 IN

as shown on the accompanying plat has been petitioned for vacation; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF GRAND JUNCTION