

ASFEN HEIGHTS TOWN HOMES FILING NO 3

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown here on.

## ASPEN HEIGHTS TOWN HOMES FILING NO. FOUR

## SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of Aspen Heights Town Homes Filing No. were made by me and/or under my direct supervision and that to the best of my knowledge and belief both are accurate and conform to all applicable requirements of the zoning and development code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado

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Steven L. Hagedorn P.L.S	3 24306 22
DATE	THAT I AND SUF

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Edward H. Settle, is the owner of Lot 3, Block 5, of the Re	eplat of Lot 1,
k 5, CROSSROADS COLORADO WEST FILING NO TWO, City of Grand Junction, State of Colorado.	on, County of

That said owner has caused the above-described real property to be laid out and surveyed as ASPEN HEIGHTS TOWN HOMES FILING NO. FOUR on the accompanying plat.

That said owner does hereby dedicate and set apart

A. Those portions of said property that are labled "Utility Easement" on said plat as perpetual easements for the installation and maintenance of underground electric, gas, telephone, and cable television lines and sewer and water mains.

B. Those portions of said property that are labeled "LOT C OPEN SPACE" on said plat as a perpetual easement for ingress and egress by vehicular and pedestrian traffic (which easement shall be open and available for use by all Federal, State and Municipal vehicles and fire, police and emergency vehicles)

All of said easements being also available by the owner and tuture owners of the balance of the Replat of Lot 1 of Block 5, Crossroads Colorado West Filing No. Two, on a mutual non-exclusive basis.

IN WITNESS WHEREOF said owner has caused his name to be hereto subscribed this \_\_\_\_\_ day of May, 1991

Edward H State

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of Moy, 1991, by Edward H. Settle, Owner 2

mmission expires	13, 19	15
/ ss my hand and official seal		Notary Public Martine
	Address	250 N. 54 Street

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## **CITY APPROVAL**

Mars	Elchen Open w. Nelson		
City Manage			
Stuff Director of D	Chairman, Grand Junction Blanning Commission Brand Junction City Engineer		
CLERK AND RECORDERS CERTIFICATE			
E OF COLORADO	)		
NTY OF MESA	) \$\$		
Thereby certity that of Moy, 1991, and is du	his instrument was filed in my office at o'clockM, this jurecorded in Plat Book No3, Page323		

Clerk and Recorder

Deputy Fees \$

