

ASPEN HEIGHTS TOWNHOMES FILING NO. THREE REPLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Edward H. Settle and D.S. Dykstra are the owners of ASPEN HEIGHTS TOWNHOMES FILING NO. THREE, a subdivision of a portion of the Replat of Lot 1 of Block 5 Crossroads Colorado West Filing No. Two, City of Grand Junction, County of Mesa, State of Colorado.

That said owners have caused the above-described real property to be laid out and surveyed as ASPEN HEIGHTS TOWN HOMES FILING NO. THREE REPLAT on the accompanying plat.

That said owners do hereby dedicate and set apart:

- Those portions of said property that are labeled "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.
- Those portions of said property that are labeled "LOT D 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 owners and future 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 owners have caused their names to be hereto subscribed this _____ day of November, 1991.

Edward H. Settle
EDWARD H. SETTLE

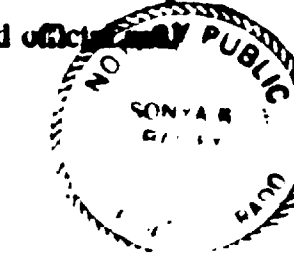
D. S. Dykstra
D. S. DYKSTRA

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th day of November, 1991, by Edward H. Settle, Owner.

My commission expires 7/27/95

Witness my hand and official seal



Joseph K. Bailey
Notary Public

Address 205 N. 4th St
Grand Jct, CO
81501

STATE OF ARIZONA)
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 6th day of November, 1991, by D. S. Dykstra, Owner.

My commission expires 3/27/93

Witness my hand and official seal

Joan M. Fuller
Notary Public

Address 3247 N. 5th St
Mesa, AZ 85205

CITY APPROVAL

This plat of ASPEN HEIGHTS TOWN HOMES FILING NO. THREE REPLAT being a replat of Lot 4, Block 5, Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this _____ day of November, 1991.

Frank DeLeon
City Manager

L. USLU
President of Council

John E. Shover
Chairman, Grand Junction
Planning Commission

Frank DeLeon
Director of Development

Jerry Don Taylor
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of November, 1991, and is duly recorded in Plat Book No. 14, Page 27.

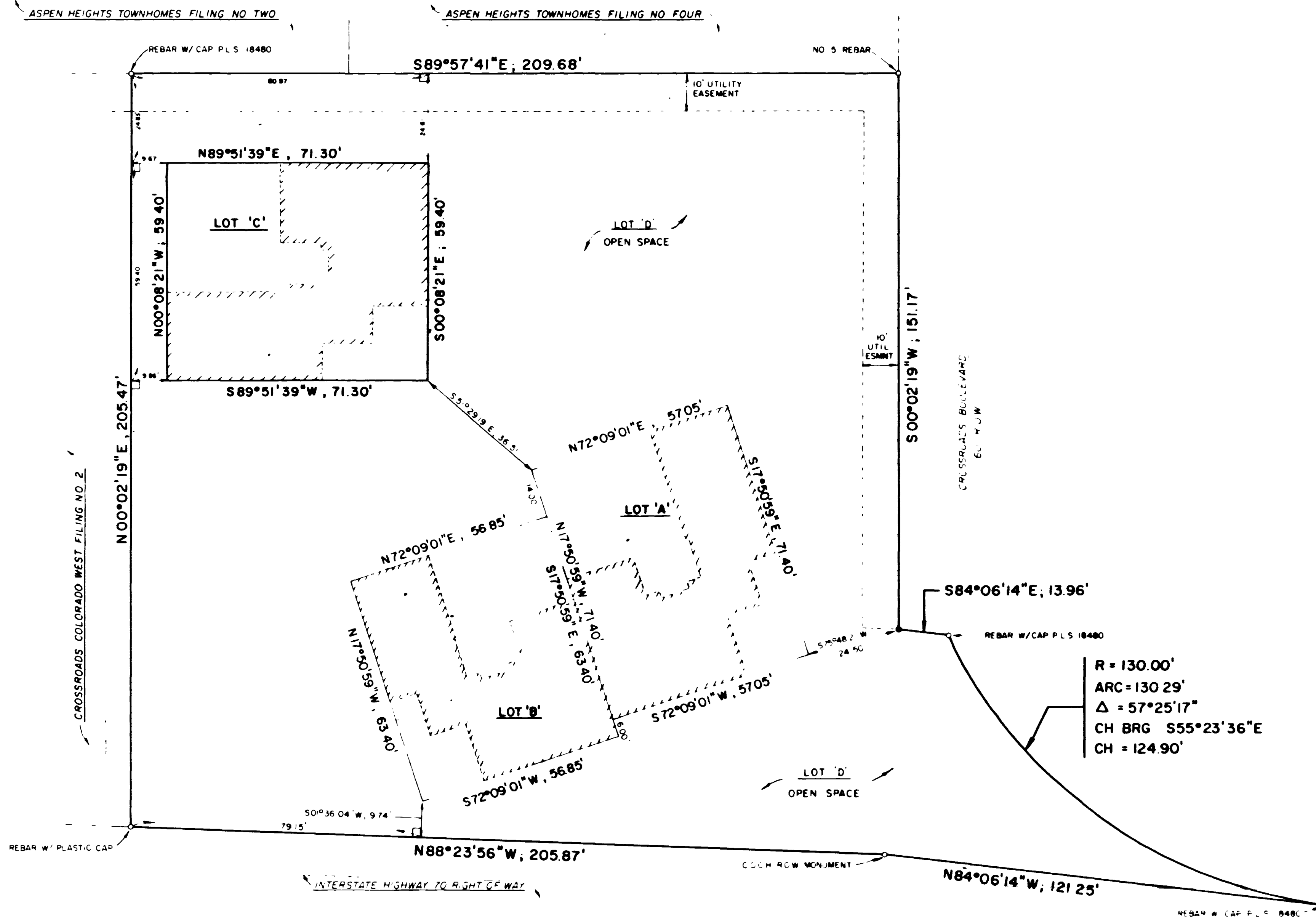
Clerk and Recorder _____ Deputy _____
Fees \$ _____

ASPEN HEIGHTS TOWNHOMES FILING NO. THREE REPLAT

LOCATED IN THE S 1/2 NW 1/4 SEC. 36,
T. 1 N., R. 1 W., UTE MERIDIAN,
MESA COUNTY, COLORADO

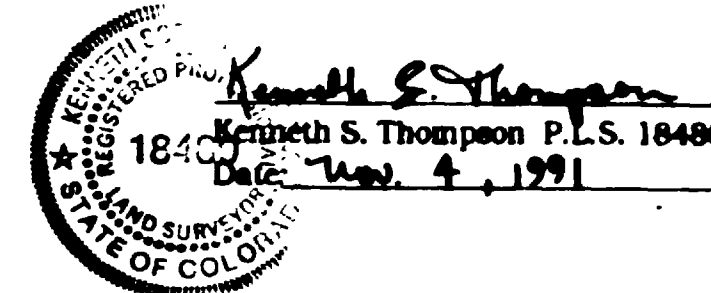
THOMPSON SURVEYING
529 25 1/2 Road B203
Grand Junction, CO 81505
tele: (303) 243-6067

Job. No. 0078-005



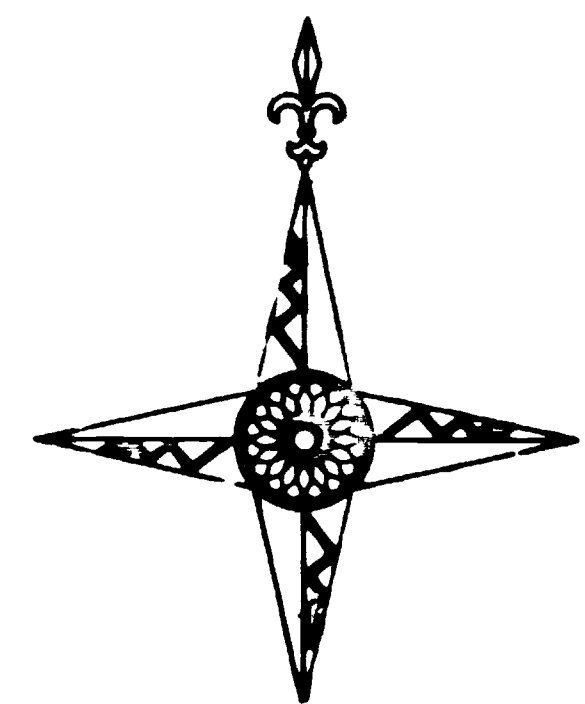
SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of ASPEN HEIGHTS TOWNHOMES FILING NO. THREE REPLAT were made by me 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.



LEGEND

- Denotes PROPERTY CORNER found as noted
- Denotes PROPERTY CORNER location
- BUILDING FOUNDATION



SCALE: 1" = 20'

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 herein.