

REPLAT OF LOTS 13C and 14C in BLOCK 18, THE RIDGES FILING NO THREE

DEDICATION

KNOW ALL MEN THESE PRESENTS:

That the undersigned, G.H. Lee Garrett, Archie M. Richardson, and Deborah L. Richardson are the Owner's of that real property as described in Book 1951 at Page 528 and Book 1777 at Page 247 in the Mesa County Clerk and Recorder's Office, located in Section 20, Township 1 South, Range 1 West of the Ute Meridian, describe as follows:
Lot 13C and 14C in Block 18, THE RIDGES FILING NO. THREE a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said real Owner's have caused that real property to be laid out and surveyed as THE REPLAT OF LOTS 13C and 14C in Block 18 of THE RIDGES FILING NO. THREE.

That said Owner's do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, and 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 subsequent maintenance of utilities, irrigation and drainage facilities, including but not limited to electrical lines, gas lines and telephone lines together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not the City of Grand Junction.

IN WITNESS said Owner's have caused their names to be hereunto subscribed this _____ day of _____ A.D. 1993

G.H. Lee Garrett *Archie M. Richardson* *Deborah L. Richardson*
G.H. Lee Garrett Archie M. Richardson Deborah L. Richardson

STATE OF COLORADO, }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1993 by G.H. Lee Garrett, Archie M Richardson and Deborah L. Richardson, Witness my hand and seal.

John E. Chene
Notary Public
My Commission expires 1994

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was recorded in my office at _____ o'clock _____ M this _____ day of _____ A.D. and is duly recorded as Reception Number _____ in Plat Book _____ at Page _____.

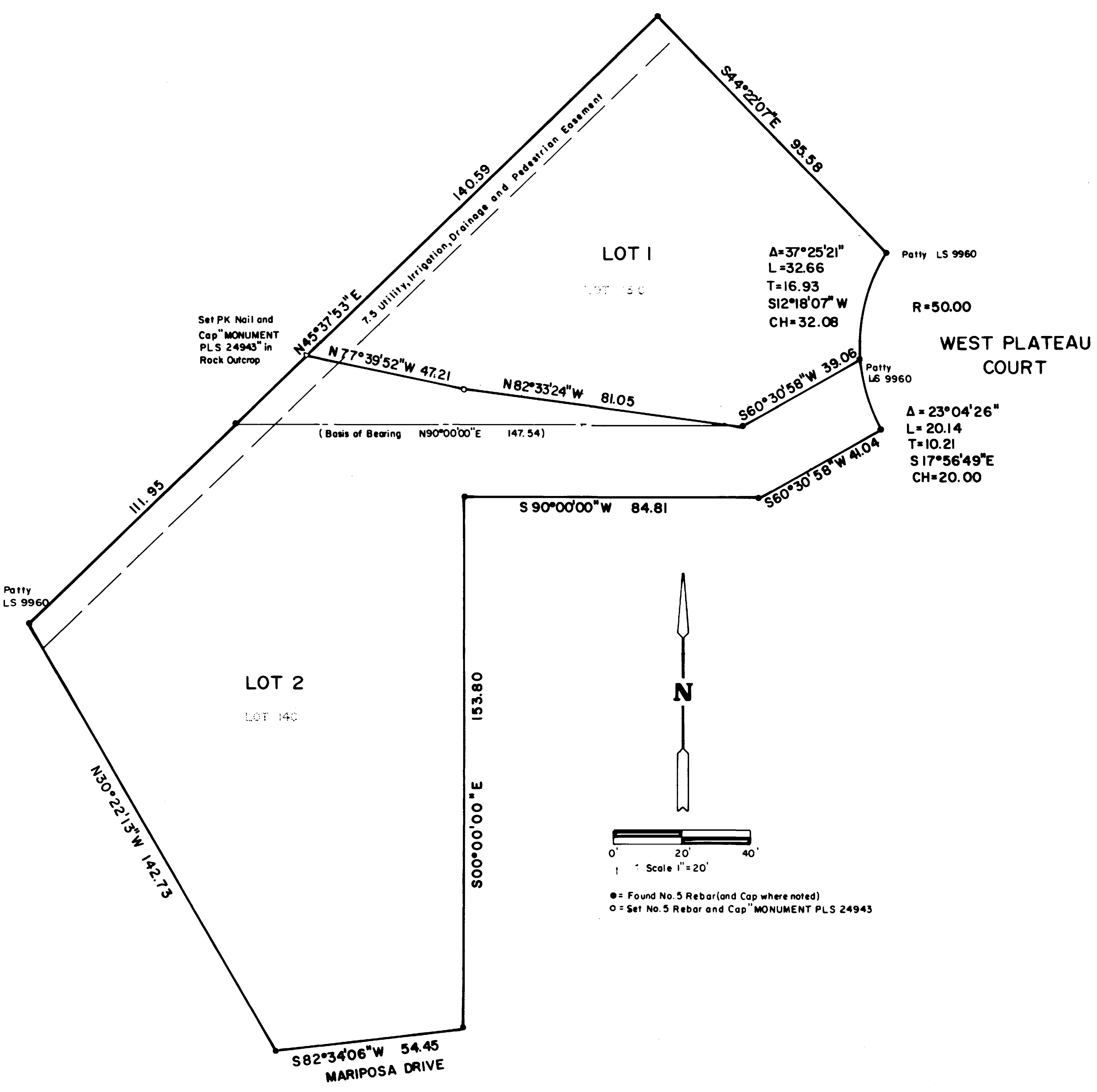
CITY APPROVAL

This plat of THE REPLAT OF LOTS 13C and 14C in Block 18 of THE RIDGES FILING NO. THREE a subdivision in the City of Grand Junction, Mesa County, Colorado was approved this _____ day of _____ A.D. 1993.

Mark Cochran *John E. Chene*
CITY MANAGER PRESIDENT OF COUNCIL
Jerry Tomlin *John E. Chene*
DIRECTOR OF DEVELOPMENT GRAND JUNCTION PLANNING COMMISSION
Jerry Dan Hunter
GRAND JUNCTION CITY ENGINEER
SURVEYOR'S CERTIFICATE

I Cecil D. Caster, certify that the accompanying plat of THE REPLAT OF LOTS 13C and 14C in Block 18 of THE RIDGES FILING NO. THREE a subdivision of a part of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

4-27-93 *Cecil D. Caster*
Cecil D. Caster
Registered Professional Surveyor
P.L.S. Number 24943



Note: A 5 foot Irrigation and/or water easement has been granted to the Ridges Metropolitan District on all lot lines and may be in whole or in part of any portion thereof released by the Ridges Metropolitan District at some future date at their discretion as shown on the plat of THE RIDGES FILING NO. THREE.

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 hereon.

	Monument Surveying Co. 3094 Pinyon Place Grand Junction Co. 81504		REPLAT OF LOTS 13C and 14C in BLOCK 18, THE RIDGES FILING NO. THREE Located in the NE 1/4, Sec.20, T1S, R1E, U.M.	
	DESIGNED - CDC	FIELD APPROVAL	DRAWN - CDC	TECHNICAL APPROVAL
	CHECKED	APPROVED - 4/27/93	PREPARED FOR: Lee Garrett	JOB NO: UM 93-4
	434-3513			