

**GARRETT TOWNHOMES**

A REPLAT OF LOT 19A IN BLOCK 7 OF REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN, THE RIDGES FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G.H. GARRETT is the owner of that real property situated in the NE 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Book 1975 at Page 883 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows:

LOT 19A IN BLOCK 7 OF REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN, THE RIDGES FILING NO. THREE, MESA COUNTY, COLORADO.

That said owner has caused the said real property to be laid out and surveyed as GARRETT TOWNHOMES a REPLAT OF LOT 19A IN BLOCK 7 OF REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN, THE RIDGES FILING NO. THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;  
 All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;  
 All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;  
 All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;  
 All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23<sup>rd</sup> day of November A.D., 1993

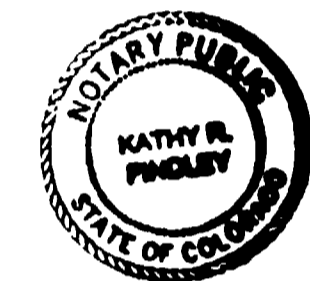
*G.H. Garrett*  
 G.H. Garrett

*[Signature]*  
 Grand Valley National Bank

STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November A.D., 1993 by G.H. Garrett

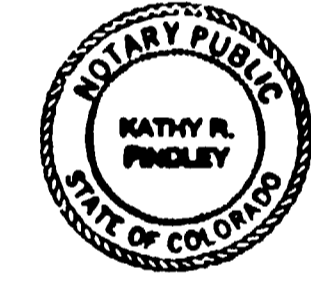
My Commission expires: 09-10-16 *Kathy R. Findley*  
 Notary Public



STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November A.D., 1993 by Grand Valley National Bank

My Commission expires: 09-10-16 *Kathy R. Findley*  
 Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 10:12 o'clock A M this 7<sup>th</sup> day of Dec A.D., 1993 and is duly recorded in Plat Book No. 14, Page 176

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \$ 10.00

CITY APPROVAL

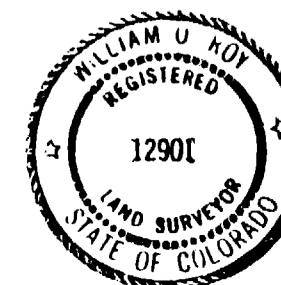
This plat of GARRETT TOWNHOMES A Replat of Lot 19A in Block 7 of Replat of Block Seven and a part of Block Seventeen, The Ridges Filing No. Three a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 24 day of November A.D., 1993.

*Shank Lehman* City Manager  
*John E. Elmer* Chairman, Grand Junction City Planning Commission  
*James Turin* Director of Development  
*J. Don Newton* Grand Junction City Engineer

DRAWER #  
 Reception # 1063358

This plat is subject to the covenants and restrictions for GARRETT TOWNHOMES as recorded in Book 2031, Page 106-110, on the 7<sup>th</sup> day of Dec A.D., 1993 in the records of Mesa County, State of Colorado.

I, William O. Roy, do hereby certify that the accompanying plat of GARRETT TOWNHOMES a Replat of Lot 19A in Block 7 of Replat of Block Seven and a part of Block Seventeen, The Ridges Filing Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same. This plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

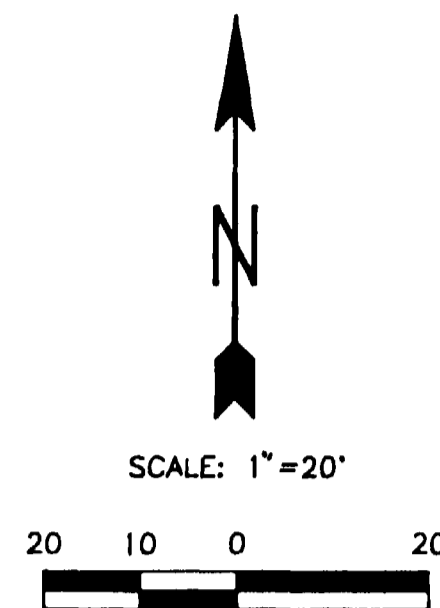


*William O. Roy* 11-23-93  
 WILLIAM O. ROY P.L.S. 12901

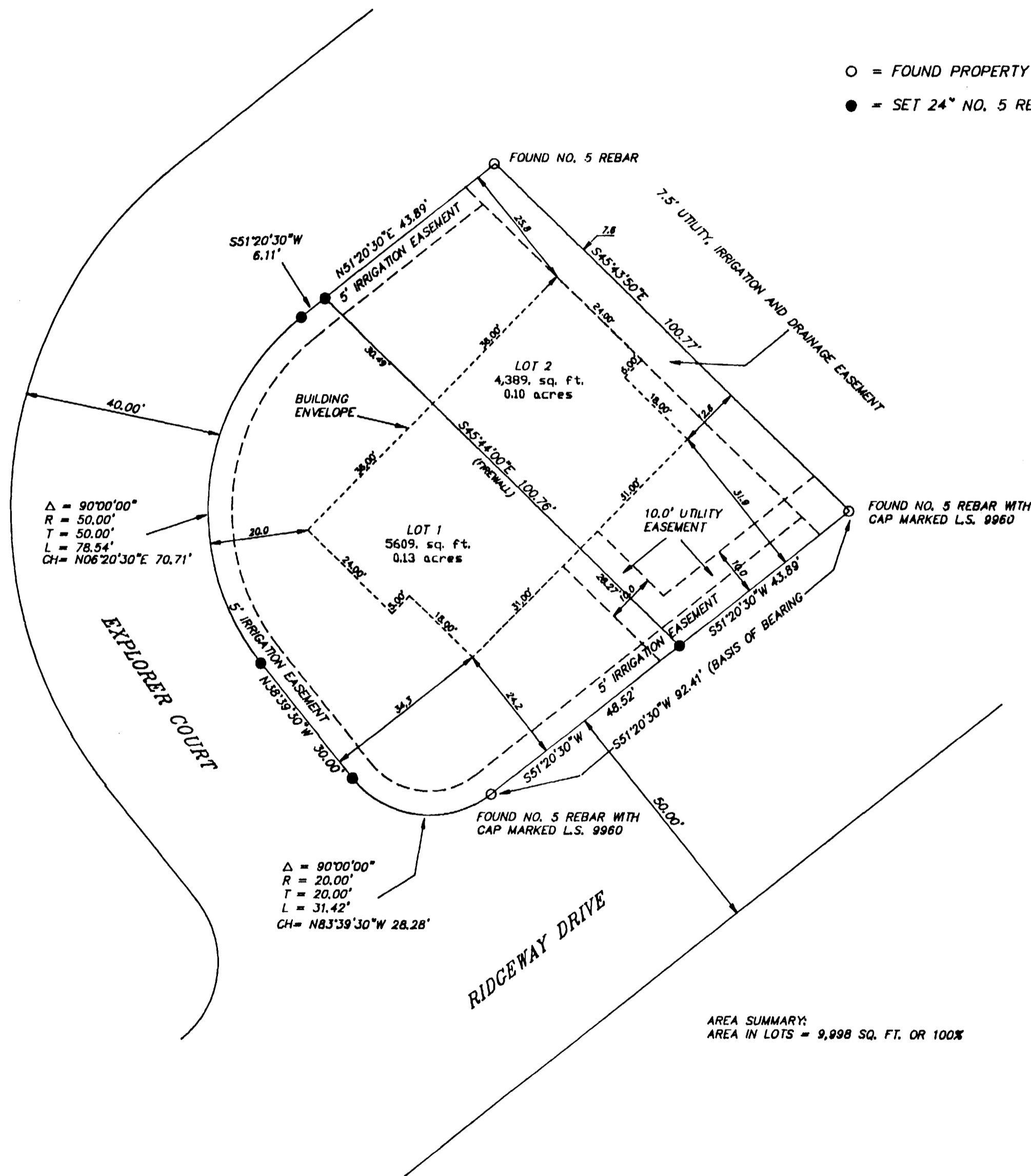
CENTURY SURVEYING  
 P.O. BOX 356, GRAND JCT., CO 81502  
 303-241-2887

GARRETT TOWNHOMES  
 A REPLAT OF LOT 19A IN BLOCK 7 OF REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN, THE RIDGES FILING THREE, LOCATED IN THE NE 1/4 OF SEC. 20, T. 1 S., R. 1 W., UTE MERIDIAN

JOB NO. 8098 SHEET 1 OF 1



- = FOUND PROPERTY CORNER AS NOTED
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901



NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

EASEMENT INFORMATION AND LEGAL DESCRIPTION PROVIDED BY WESTERN COLORADO TITLE CO. POLICY NO. 08 3051 80 357