

NW CORNER
S1/2 NW1/4
SECTION 36
T1N R1W U.M

0007 49°E
30.00

WEST LINE SW1/4 NW1/4 SECTION 36 (BASIS OF BEARINGS)
0007 49°E 322.65

27 ROAD

0007 49°E 60.02

W1/4 CORNER
SECTION 36
T1N R1W U.M

ASPEN HEIGHTS TOWN HOMES FILING NO FIVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Monument Homes Development Inc a Colorado Corporation is the owner of that real property situated in the City of Grand Junction County of Mesa State of Colorado and is described in Book 1992 at Page 77 of the Mesa County Clerk and Recorders Office and being situated in the NW1/4 Section 36 Township 1 North Range 1 West of the Ute Meridian Mesa County, Colorado as shown on the accompanying plat said property being described as follows

Lot 5, Block Five REPLAT OF LOT 1 BLOCK FIVE CROSSROADS COLORADO WEST FILING NO TWO

That said owner has caused the said real property to be laid out and surveyed as ASPEN HEIGHTS TOWN HOMES FILING FIVE a subdivision of a part of City of Grand Junction County of Mesa State of Colorado

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities irrigation and drainage facilities, including but not limited to electric lines gas lines sewer lines telephone lines and appurtenances together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation and maintenance of such lines and said owners hereby dedicate all utility easements to the use and benefit of the owners of the lots hereby platted Such easements and rights shall be utilized in a reasonable and prudent manner The areas shown as open spaces are dedicated to the owners of the property within said ASPEN HEIGHTS TOWN HOMES FILING FIVE for perpetual ingress and egress for themselves and the general public including the postal service, trash fire police emergency vehicles, and the City of Grand Junction

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

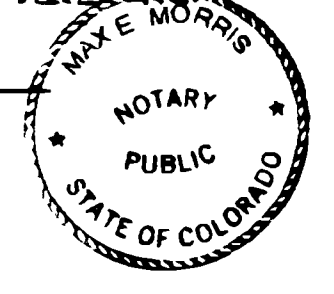
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 17 day of March AD 1994

MONUMENT HOMES DEVELOPMENT INC
DENNIS L GRANUM PRESIDENT

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 17th day of MARCH AD 1994 by DENNIS L GRANUM and as PRESIDENT OF MONUMENT HOMES DEVELOPMENT INC

My commission expires 11/1/1995



Notary Public
Address 1018 COLO AVE, GRAND JUNCTION, CO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 1:34 o'clock P M this 22nd day of March AD 1994 and is duly recorded in Plat Book No 14 Page 201

Drawer AA70 Fee \$10.00
Mona Todd Mesa County Clerk
Javine Martin Deputy
CITY APPROVAL

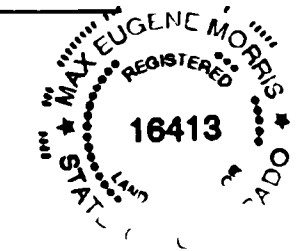
This plat of ASPEN HEIGHTS TOWN HOMES FILING FIVE a subdivision of the City of Grand Junction County of Mesa and State of Colorado was approved and accepted this 22 day of MARCH AD 1994

David A. Vonley City Manager (ACTING)
President of Council

SURVEYOR'S CERTIFICATE

I Max E Morris certify that the accompanying plat of ASPEN HEIGHTS TOWN HOMES FILING FIVE a subdivision of a part of the City of Grand Junction County of Mesa State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same I further certify that 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

Max E Morris QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413



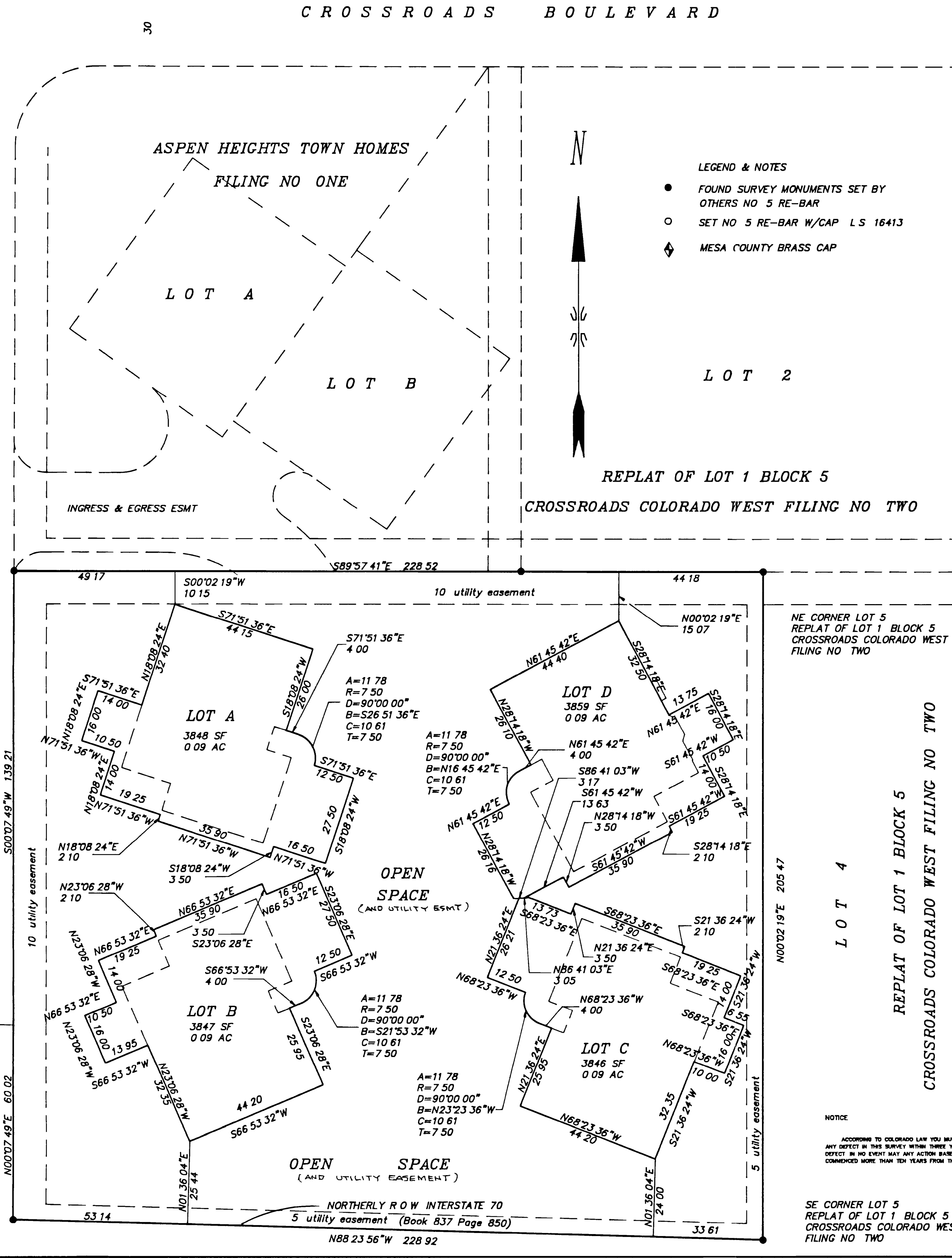
3/17/94 Date

ASPEN HEIGHTS TOWN HOMES FILING NO FIVE

FINAL PLAT

SITUATED IN THE NW1/4 SECTION 36 TOWNSHIP 1 NORTH RANGE 1 WEST UTE MERIDIAN

FOR GRANUM		SURVEYED BY RM MM
SCALE 1" = 20' FT		DRAWN BY MEM
DATE 3/10/94	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID GRANFINI
		SHEET NO
		FILE 93188



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
 - SET NO 5 RE-BAR W/CAP L.S. 16413
 - ◆ MESA COUNTY BRASS CAP

NE CORNER LOT 5
REPLAT OF LOT 1 BLOCK 5
CROSSROADS COLORADO WEST
FILING NO TWO

0002 19°E 205.47

LOT 4

REPLAT OF LOT 1 BLOCK 5
CROSSROADS COLORADO WEST FILING NO TWO

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

SE CORNER LOT 5
REPLAT OF LOT 1 BLOCK 5
CROSSROADS COLORADO WEST
FILING NO TWO