

REPLAT OF LOTS 3 AND 4, BLOCK EIGHT
PARADISE HILLS FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, James L. Arnott, James R. Arnott and Patricia Casey Arnott, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1943 at Page 491 & 492 and Book 1768 at Page 743 of the Mesa County Clerk and Records Office, and being situated in the SE1/4 Section 26, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lots 3 and 4 of Block Eight, Paradise Hills Filing No. 3, TOGETHER WITH a part of Lot 19, Block 8, Paradise Hills, Filing No. 3 as recorded in the records of Mesa County, Colorado, being more particularly described as follows: BEGINNING at the Southeast Corner, Lot 4, Block 8, of said Paradise Hills, Filing No. 3; thence S78°57'45"W 99.43 feet to the Northwest corner of said Lot 19, Block 8; thence N60°07'50"E 28.12 feet; thence N86°04'05"E 73.83 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOTS 3 AND 4, AND A PART OF LOT 19, BLOCK EIGHT, PARADISE HILLS, FILING NO. THREE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do 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. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

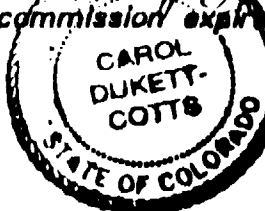
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 13th day of April, 1994.

James R. Arnott Patricia Casey Arnott James R. Arnott as PERSONAL REPRESENTATIVE FOR ESTATE OF James L. Arnott

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

The foregoing instrument was acknowledged before me this 13th day of April, A.D., 1994, by James L. Arnott, James R. Arnott and Patricia Casey Arnott.

Carole Dukett-Cotts
My commission expires: February 1998



Carole Dukett-Cotts
Notary Public
Address 340 Grand Ave., Grand Jct., CO 81501

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 4:18 o'clock P.M. this 18th day of April, A.D., 1994, and is duly recorded in Plat Book No. 14, Page 209.

CITY APPROVAL

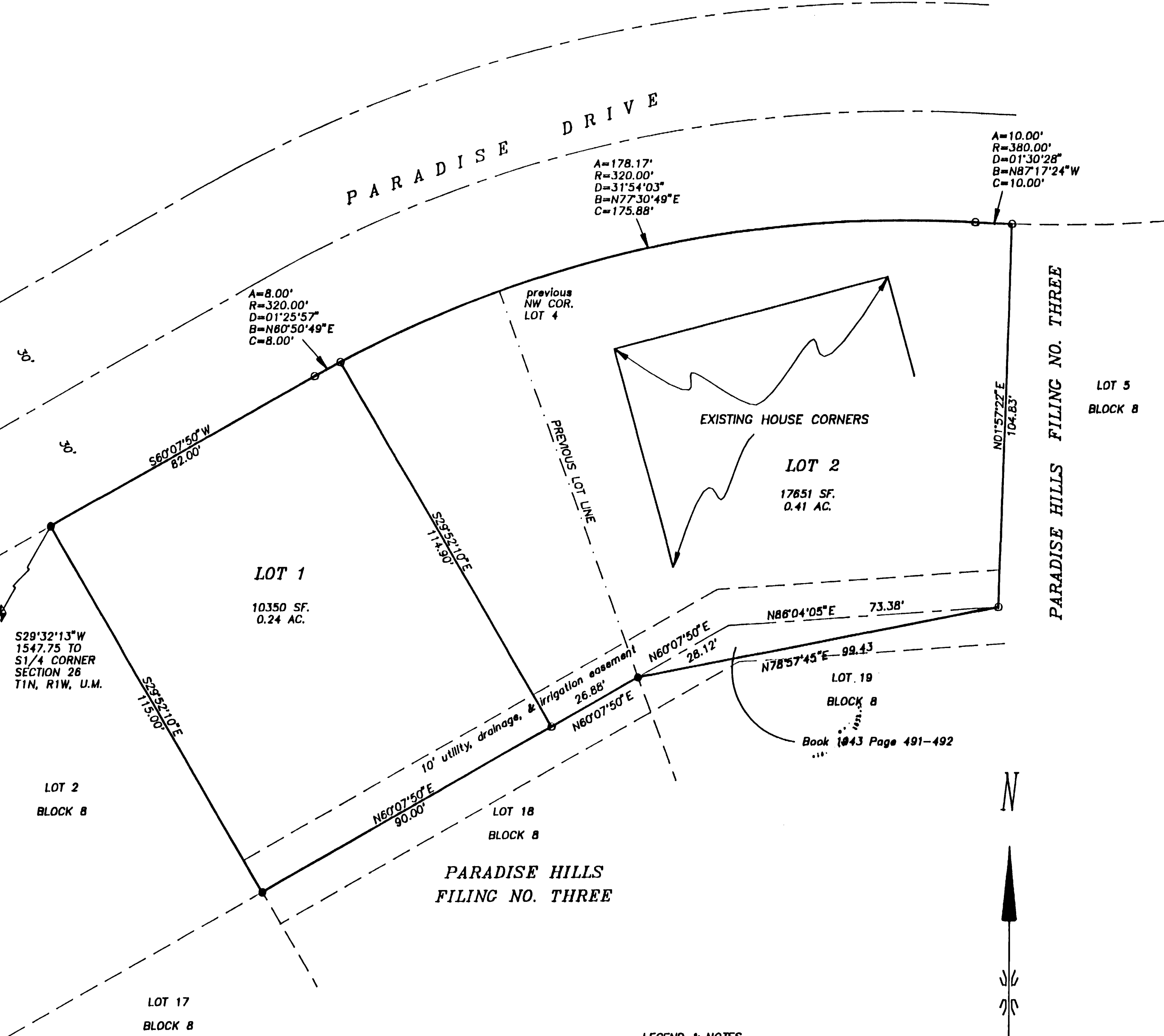
This plat of REPLAT OF LOTS 3 AND 4 AND A PART OF LOT 19, BLOCK EIGHT, PARADISE HILLS, FILING NO. THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 13th day of April, A.D. 1994.

Deborah Cohen President of Council
City Manager

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF LOTS 3 AND 4 AND A PART OF LOT 19, BLOCK EIGHT, PARADISE HILLS, FILING NO. THREE, 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
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413
Date 4/11/94



A=178.17'
R=320.00'
D=01°25'57"
B=N80°50'49"E
C=175.88'

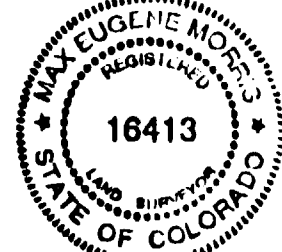
A=8.00'
R=320.00'
D=01°25'57"
B=N80°50'49"E
C=8.00'

A=10.00'
R=380.00'
D=01°30'28"
B=N87°17'24"W
C=10.00'

S29°32'13"W
1547.75 TO
S1/4 CORNER
SECTION 26
T1N, R1W, U.M.

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

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



Reception No. 1678813
Drawer No. AA78

REPLAT OF LOTS 3 AND 4, BLOCK EIGHT
PARADISE HILLS FILING NO. THREE

FINAL PLAT		
SITUATED IN THE SE1/4 SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: ARNOTT	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: SB RM
SCALE: 1" = 20'		DRAWN BY: MEM
DATE: 3/7/94		ACAD ID: ARNOTT
		SHEET NO.
		FILE: 94030