

MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Boyd L. Wheeler being the owner in fee simple of Lots 1, 2, and 3, of Block 4, Monument Heights Subdivision as described in the instrument recorded in Book 2086 at page 605 in the records of the office of the Mesa County Clerk and Recorder upon which MONUMENT HEIGHTS TOWNHOMES SUBDIVISION is located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado does hereby Replat, said real property under the name and style of MONUMENT HEIGHTS TOWNHOMES SUBDIVISION in accordance with the Replat shown hereon:

DESCRIPTION OF MONUMENT HEIGHTS TOWNHOMES SUBDIVISION

Monument Heights Townhomes Subdivision is located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more fully described as follows:

Beginning at the northeasterly corner of Monument Heights Townhomes Subdivision, whence the City Monument at the intersection of West Kennedy Avenue and Juniper Street, which is a railroad spike, bears N 80° 54' 42" E, 150.09 feet;

1. Thence S 00° 03' 00" W, 136.56 feet;
2. Thence N 89° 33' 00" W, 199.20 feet;
3. Thence N 00° 03' 00" E, 136.73 feet;
4. Thence S 89° 30' 00" E, 199.20 feet to the Point of Beginning.

Monument Heights Townhomes Subdivision as described above contains 0.625 acres more or less.

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

1. All streets and rights-of-way to the City of Grand Junction for the use of the Public forever.
2. 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.
3. To the owners of the lots hereby platted and their successors and assigns forever, the real property labeled Tract A Open Space for: 1) ingress, egress and parking purposes for the common benefit and use of said lot owners and their invitees; 2) the installation, operation, maintenance and repair of utilities; 3) use by public services including, but not limited to, postal service, trash collection, fire, police and emergency vehicles; 4) use by the public utilities.
4. All Multi-Purpose 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, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
5. To the owners of the lots hereby platted and their successors and assigns forever, the real property labeled as Tract B Open Space for: 1) ingress and egress purposes for the common benefit and use of said lot owners and their invitees; 2) the installation, operation, maintenance and repair of utilities; 3) use by the public utilities for the installation, operation, maintenance and repair of utilities.

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 easements, the right to grade, 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.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon

IN WITNESS WHEREOF, I hereunto set my hand this 21 day of June A.D. 1995

Boyd L. Wheeler
Boyd L. Wheeler

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado)
County of Mesa)
On this 21 day of June A.D., 1995, before me the undersigned officer, personally appeared Boyd L. Wheeler and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires January 26, 1999

Wallace E. Beedle
Notary Public
604 Hampshire Street, Grand Junction, Colo.
Address: 81506

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that Monument Heights Townhomes Subdivision a Replat of Lots 1, 2, and 3, of Block 4, Monument Heights Subdivision, located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, T.1 S., R.1 W., Ute Meridian, shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable requirements of the Zoning and Development Code of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 20 day of JUNE

Dean E. Ficklin
1959
P.L.S. No. 19597

CITY APPROVAL

Monument Heights Townhomes Subdivision, a Replat of Lots 1, 2, and 3, of Block 4, Monument Heights Subdivision located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, T.1 S., R.1 W., U.M., City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 21 day of June A.D., 1995.

Mark A. Cohen
City Manager

Ron Maurin
President of the Grand Junction City Council

COUNTY CLERK AND RECORDER'S CERTIFICATE

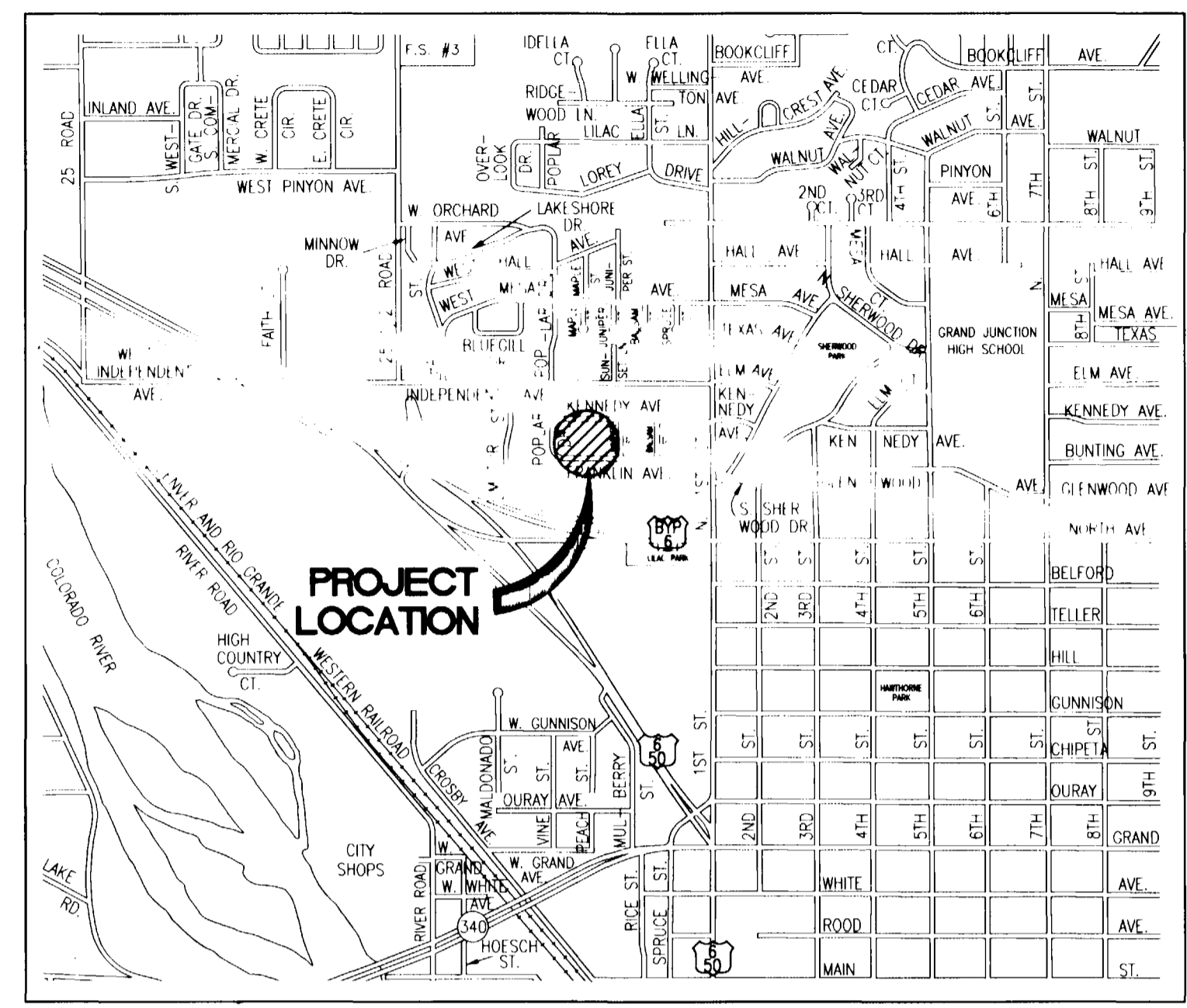
State of Colorado)
County of Mesa)
I hereby certify that Monument Heights Townhomes Subdivision, a Replat of Lots 1, 2, and 3, of Block 4, Monument Heights Subdivision located in the NW 1/4 of the SE 1/4 of the SE 1/4, Section 10, T.1 S., R.1 W., Ute Meridian was filed for record in the office of the County Clerk and Recorder of Mesa County at 9:35 A.M., on the 20 day of JUNE A.D. 1995 in Book No. 14, Page No. 305, 306 Reception No. 172196 drawer # BB27

Mesa County Clerk and Recorder

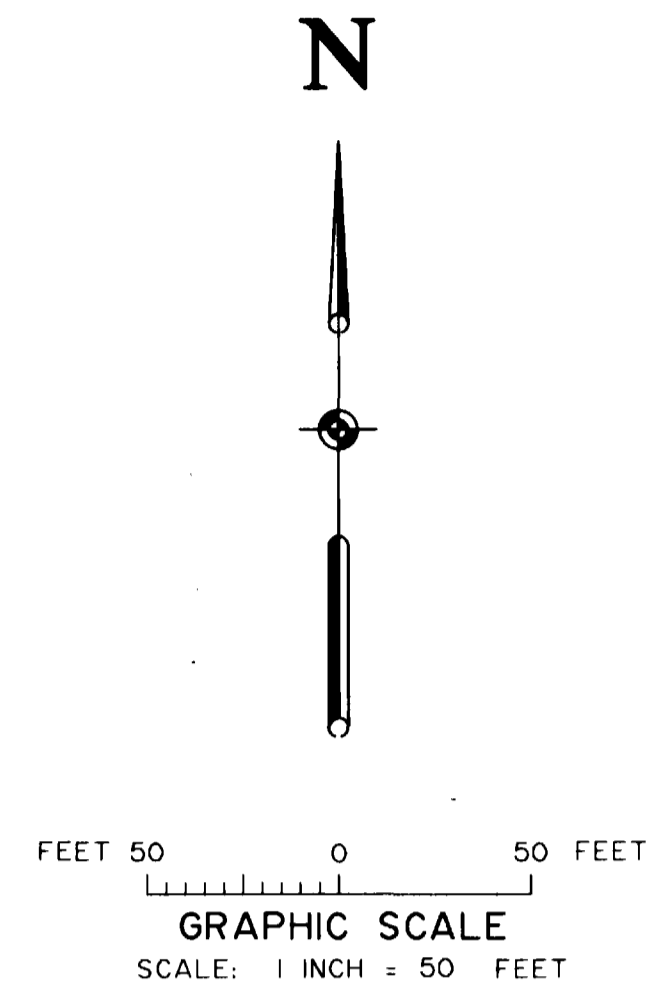
Deputy

NOTES:

1. 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 A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE LINE BETWEEN THE CITY OF GRAND JUNCTION MONUMENT FOUND AT THE INTERSECTION OF WEST KENNEDY AVENUE AND JUNIPER STREET TO ANOTHER CITY OF GRAND JUNCTION MONUMENT FOUND AT THE INTERSECTION OF FRANKLIN AVENUE AND JUNIPER STREET, ARE ASSUMED TO HAVE A BEARING OF S 00° 05' 00" E WITH ALL OTHER BEARINGS HEREON RELATIVE THERETO
3. BASIS OF BENCHMARK: CITY OF GRAND JUNCTION BENCHMARK, ELEVATION 4592.51 FEET, FOUND "X" ON TOP OF NORTH CURB RETURN AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF FRANKLIN AVENUE AND BALSAM STREET.
4. EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET ± OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATIONS AS SHOWN BY THE RECORD.

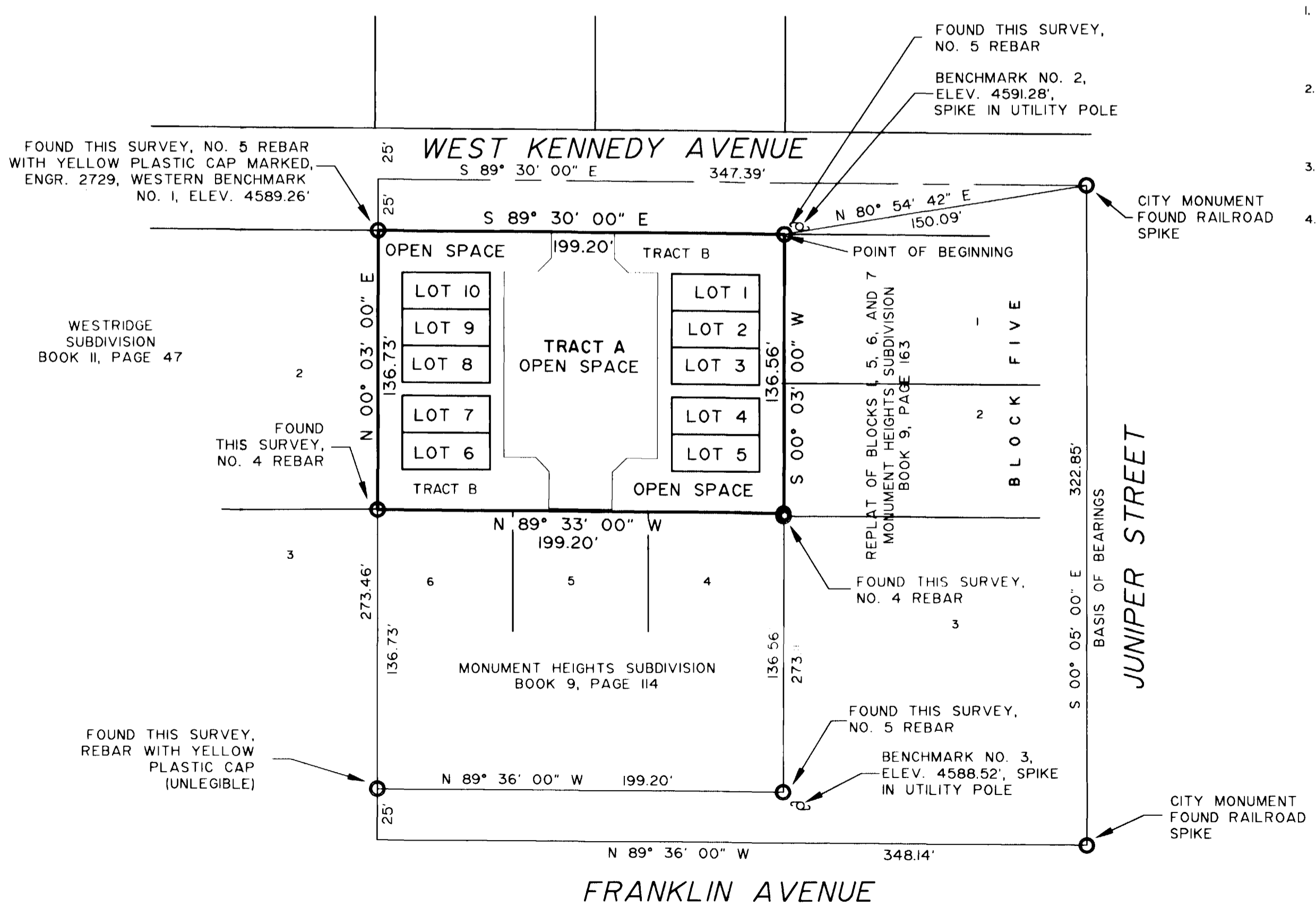


VICINITY MAP



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, 19597
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED



| AREA SUMMARY | | |
|--------------------|------------|-------|
| LOTS | 0.180 AC.± | 28.8% |
| TRACT A OPEN SPACE | 0.191 AC.± | 30.6% |
| TRACT B OPEN SPACE | 0.254 AC.± | 40.6% |
| TOTAL | 0.625 AC.± | 100% |

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BANNER ASSOCIATES, INC. GRAND JUNCTION, COLORADO

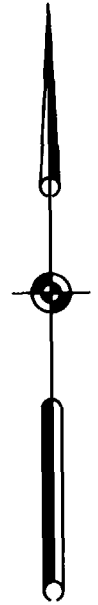
SCALE: 1" = 50' JOB NO: 8305-03 DATE: 6-20-95 SHEET NO: 1 of 2

MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY COLORADO

WEST KENNEDY AVENUE

50' RIGHT-OF-WAY

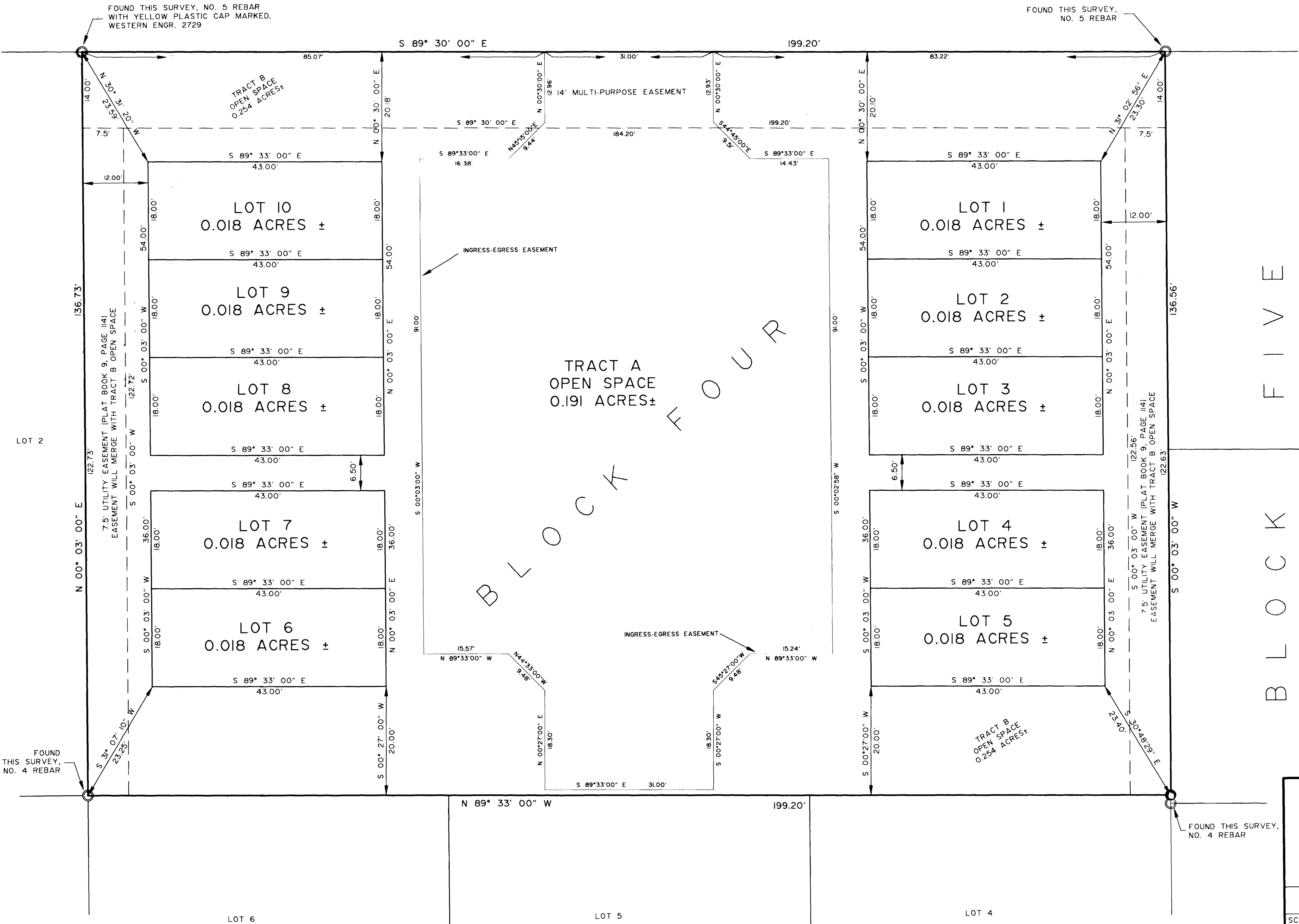
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FEET 10 0 10 FEET
GRAPHIC SCALE
 SCALE: 1 INCH = 10 FEET

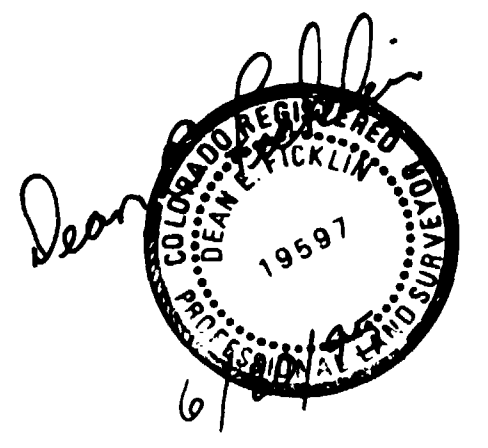
LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, 19597
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED



B L O C K F O U R

B L O C K F I V E



MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M., MESA COUNTY, COLORADO.

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

| | | | |
|--------------------|--------------------|------------------|---------------------|
| SCALE: 1" = 10' | JOB NO: 8305-03 | DATE: 6-20-95 | SHEET NO: 2 of 2 |
|--------------------|--------------------|------------------|---------------------|