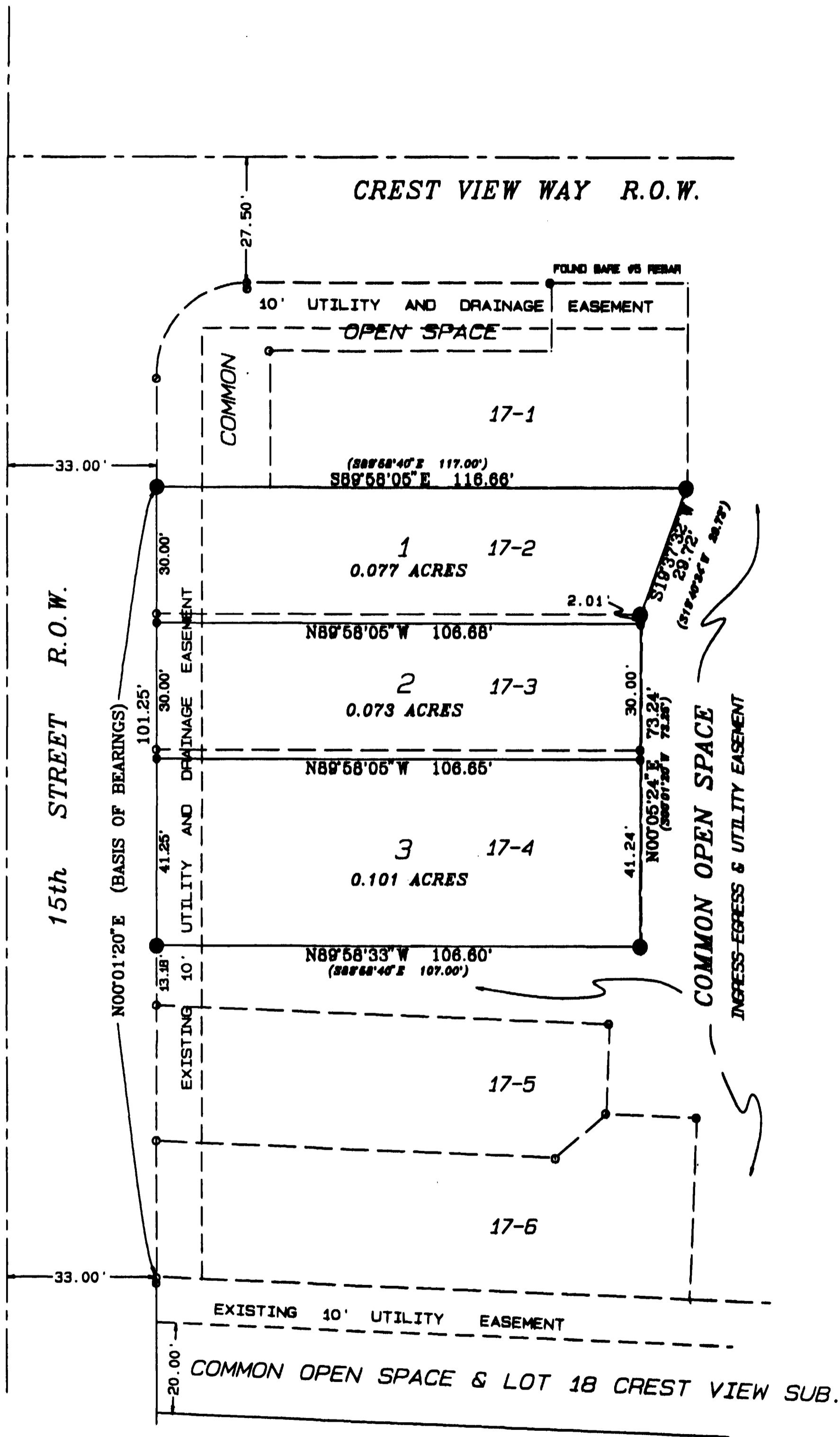


# CREST VIEW TOWNHOMES REPLAT

A REPLAT OF LOTS 17-2 THROUGH 17-4, CREST VIEW TOWNHOMES  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



| AREA SUMMARY |             |      |
|--------------|-------------|------|
| LOTS         | 0.251 ACRES | 100% |
| TOTAL        | 0.251 ACRES | 100% |

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Sandra E. Brennan, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southwest one-quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, recorded at Book 2164, Pages 958 and 960 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows:

Lots 17-2 through 17-4, Crest View Townhomes, as recorded in Mesa County Plat Book 12, Pages 351 and 352.

That said owner has caused the said real property to be laid out and surveyed as CREST VIEW TOWNHOMES REPLAT, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 11th day of March, A.D. 1996.

*Sandra E. Brennan*  
Sandra E. Brennan

State of Colorado }  
County of Mesa }

This plat was acknowledged before me by Sandra E. Brennan on this 11th day of March, A.D. 1996, for the aforementioned purpose.

My Commission expires: 10-9-98

Notary Public *Simon J. Cochran*

My address is: 579 29th Pl. Grand Jct., CO 81504

### CITY APPROVAL

This plat of CREST VIEW TOWNHOMES REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 13 day of March, 1996.

*Spark Cohen*  
Manager

*Ken Morrison*  
Mayor

### COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:27 o'clock P.M., this 13 day of March, 1996, and is duly recorded in Plat Book No. 12 Page 351 as Reception No. 172864 Drawer 198119

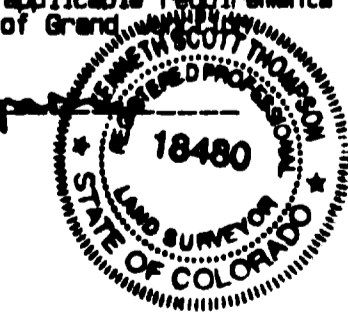
Clerk and Recorder of Mesa County

### SURVEYOR'S STATEMENT:

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of CREST VIEW TOWNHOMES REPLAT were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

*Kenneth Scott Thompson*  
Kenneth Scott Thompson PLS 18480

*February 27, 1996*  
Date



### LEGEND

- FOUND #5 REBAR/CAP "PARAGON LS 9960"
- FOUND #5 REBAR/CAP "GED LS 16413"
- SET #5 X 24" REBAR/W ALLOY CAP "THOMPSON-LANGFORD PLS 18480"
- PERIMETER MONUMENTS TO BE SET IN CONCRETE

NOTE: THE DIMENSIONS OF THE LOT LINES SHOWN ON THIS REPLAT ARE BASED ON FIELD OBSERVATIONS TO EXISTING MONUMENTATION WHICH WAS ACCEPTED AS ORIGINAL AND CONTROLLING. RECORD DIMENSIONS FROM THE PLAT OF CREST VIEW TOWNHOMES AT PLAT BOOK 12 PAGES 351 & 352 ARE SHOWN IN PARENTHESES.

NOTE: THE BEARINGS HEREON ARE BASED ON THE WEST LINE OF THE CRESTVIEW TOWNHOMES PLAT AS EVIDENCED BY FOUND MONUMENTS AS SHOWN HEREON.

### DECLARATION OF COVENANTS

This property is subject to the covenants, conditions and restrictions as set forth in instruments recorded in Mesa County Recorder's Office at Book 1243 Page 174 and Book 1266 Page 167.

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.

## CREST VIEW TOWNHOMES REPLAT

A REPLAT OF LOTS 17-2 THROUGH 17-4  
CREST VIEW TOWNHOMES

SECTION: NE/4 SW/4 S.1 TOWNSHIP: 1S RANGE: 1W MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (303) 243-6067

Designed By DRS Checked By KST Job No.: 0018-008

Drawn By TERRAMODER Date: Feb 20 1996 Sheet 1 of 1