

ROSEHAVEN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Gene O. Taylor aka Gene Taylor 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 2010 at Page 274, of the Mesa County Clerk and Records Office, and being situated in the NE1/4 NE1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lots 41, 42, 49 and 50 in MANTEY HEIGHTS, AND THAT PORTION OF ALLEY THAT WAS VACATED IN BOOK 2225 AT PAGE 116 OF THE MESA COUNTY CLERK & RECORDERS OFFICE.

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

That said owner does hereby 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 common areas 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.

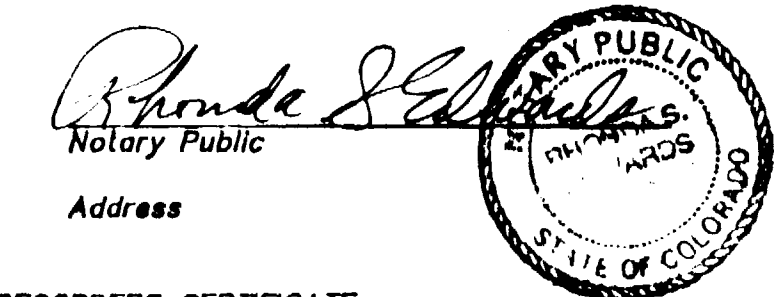
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 21st day of May A.D., 1996.

Gene O. Taylor
Gene O. Taylor, aka Gene Taylor

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

The foregoing instrument was acknowledged before me this 21st day of May A.D., 1996, by Gene O. Taylor, aka Gene Taylor.

My commission expires: September 20, 1997



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1996, and is duly recorded in Plat Book No. _____, Page _____

CITY APPROVAL

This plat of ROSEHAVEN, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21st day of May A.D. 1996.

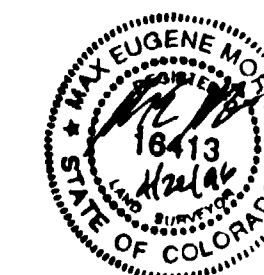
Shariet Rehm
City Manager

Judith Ayman
President of County

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ROSEHAVEN, 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



4/22/96
Date

ROSEHAVEN

FINAL PLAT

SITUATED IN THE NE1/4 NE1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: TAYLOR		SURVEYED BY: DMM SB
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 1/28/96		ACAD ID: ROSEFIN
		SHEET NO. FILE: 96006

NW CORNER
NE1/4 NE1/4
SECTION 12
T1S, R1W, U.M.

N89°56'00"W 1321.60 (BASIS OF BEARINGS FROM PLAT OF MANTEY HEIGHTS SUB.)

Book 1552 Pages 23 thru 27

A=35.99
R=30.00
D=68°43'58"
B=S34°31'59"E
C=33.87
T=20.52
(NON-TAN)

NE CORNER
SECTION 12
T1S, R1W, U.M.
T.B.M. 4724

F ROAD (PATTERSON)

LOT 51

A=36.23
R=30.00
D=69°11'58"
B=N34°25'59"E
C=34.07
T=20.70
(NON-TAN)

NOTE: ALLEY WAS VACATED
IN BOOK 2225 AT PAGE 116

MANTEY HEIGHTS

Note: End utility easement
15' S89°56'00"E of the
property corner.

LOT 1
64134 SF.
1.47 AC.

LOT 40

A=29.56
R=66.90
D=25°19'00"
B=N12°49'30"W
C=29.32
T=15.03

MANTEY HEIGHTS

2.8 ROAD

LEGEND & NOTES

- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE.
- FOUND 1/2" IRON PIPE
- ◆ MESA COUNTY SURVEY MARKER

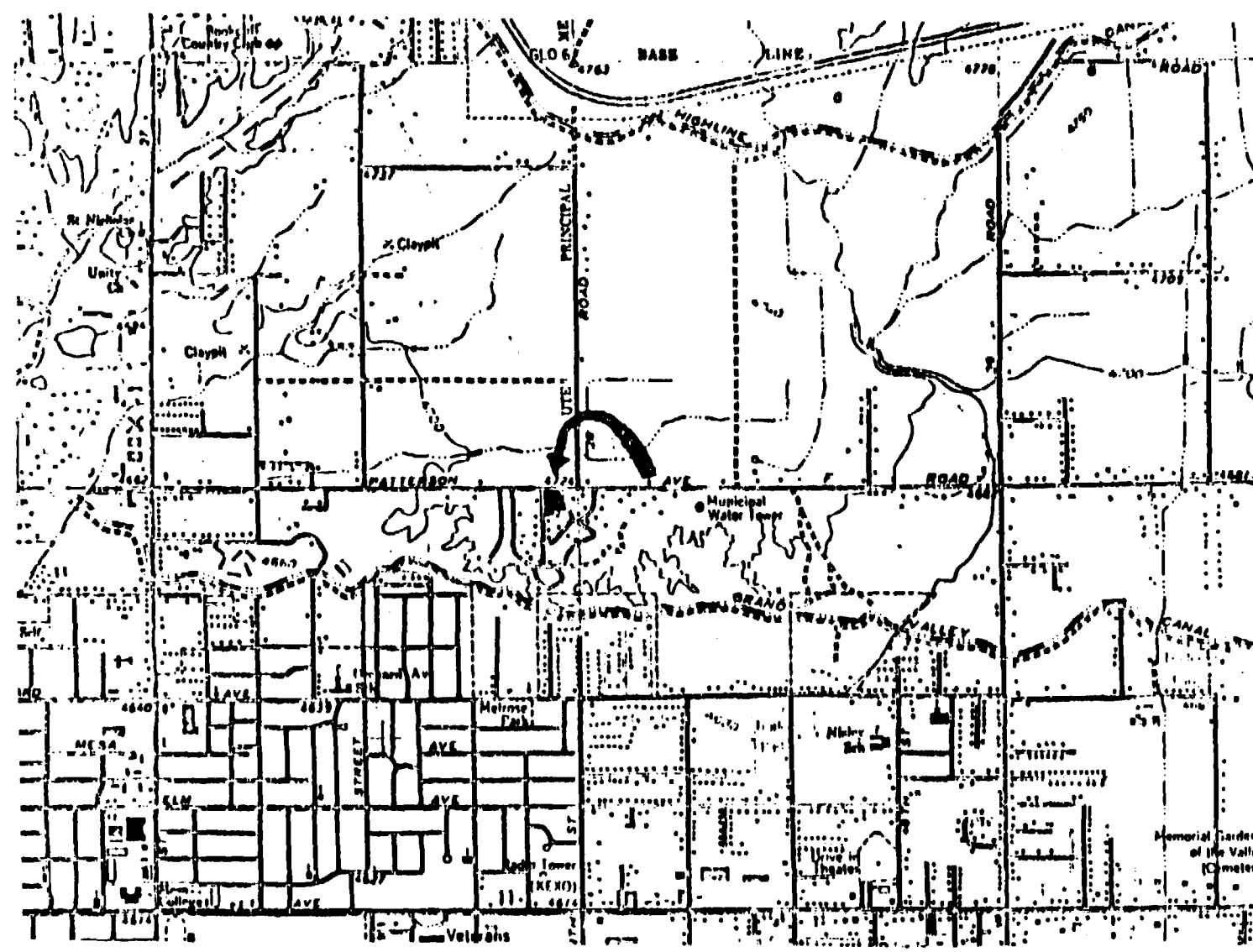
AREA SUMMARY

LOTS = 1.47 ACRES = 100%
TOTAL = 1.47 ACRES = 100%

NOTE:

Position of Lots based on location of found 1/2" iron pipes and not the record ties to the Sec. corner. The record ties to the Sec. corners would move the Lot lines 1.6' S00°10'E of the monumented position.

Dashed lines indicate record position of Sub. based on ties to the Section line.



VICINITY MAP

SCALE: 1" = 2000 FT

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 SIGNING HEREON.