

ADA SUBDIVISION

A REPLAT OF LOT 3, BLOCK 5, GRANDVIEW SUBDIVISION, FILING No. One
and OUTLOT A, GRANDVIEW SUBDIVISION, FILING No. Two

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DONADA, Inc, a Colorado corporation, and MONUMENT HOMES DEVELOPMENT, INC., a Colorado corporation are the owners of that real property described as Lot 3, Block 5, GRAND VIEW SUBDIVISION, Filing No. One, a subdivision recorded in Plat Book 14 at Page No. 345 in the records of the Mesa County Clerk and Recorder and a parcel of land described as Outlot A, GRAND VIEW SUBDIVISION, Filing No. Two, as recorded in Plat Book 15, Pages 174 and 175, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 3, Block 5, GRAND VIEW SUBDIVISION, Filing No. One, as recorded in Plat Book 14, Page 345, and Outlot A, GRAND VIEW SUBDIVISION, Filing No. Two, as recorded in Plat Book 15, Pages 174 and 175, of the records of the Mesa County Clerk and Recorder.

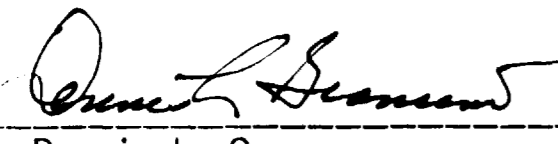
That said owners have caused the real property to be laid out and platted as ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of ADA SUBDIVISION as follows:

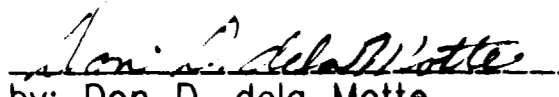
All Multi-Purpose Easement to the City of Grand Junction for the use of the public utilities as perpetual non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, 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;


All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. 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.

Said owners hereby declare there are no Lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, DONADA Inc. and Monument Homes Development, Inc., have caused their names to be hereunto subscribed this 13 day of December, A.D. 1996.


by: Dennis L. Granum
President, Monument Homes Development, Inc.
a Colorado Corporation



by: Don D. dela Motte
President, DONADA Inc., a Colorado Corporation

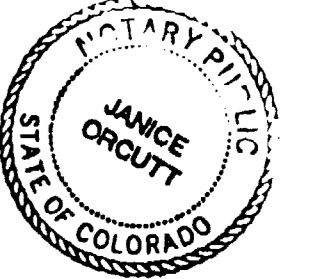

by: Ada M. dela Motte
Secretary, DONADA Inc., a Colorado Corporation

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Dennis L. Granum, President for Monument Homes Development, Inc., a Colorado Corporation, this 13 day of December, A.D., 1996.
Witness my hand and official seal:


Notary Public



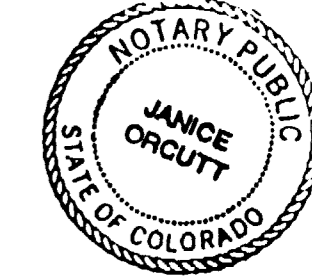
My Commission Expires 6-12-2000

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Donald D. dela Motte, President and Ada M. dela Motte, Secretary of DONADA Inc., a Colorado Corporation this 13 day of December, A.D., 1996.
Witness my hand and official seal:


Notary Public



My Commission Expires 6-12-2000

CLERK AND RECORDER'S CERTIFICATE


STATE OF COLORADO)ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M., December 20, A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 221+228, Reception No. 1782518, Drawer No. CC123.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20th day of December, A.D., 1996.


City Manager

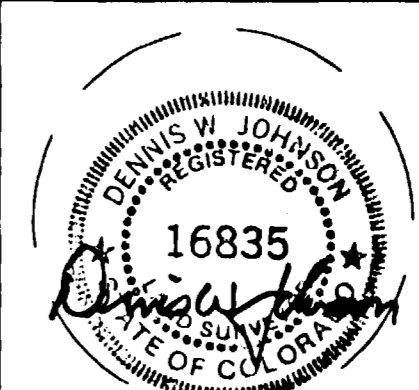


President of City Council

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Dec 19th, 1996

The Declaration of Covenants and Restrictions are recorded at Book 2143, Page 753 as amended at Book 2199, Page 38, and Book 2244, Page 39 of the Mesa County Records.

		ADA SUBDIVISION LOCATED IN THE NW1/4 SW1/4, SECTION 6, T1S, R1E, U.M. MESA COUNTY, COLORADO			
		 ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJECT NO. 96035	SUR. BY: DRAWN	CHECKED	SHEET	OF	
DATE: Dec., 1996	PG/RK		1	2	

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 CERTIFICATION SHOWN HEREON.

ADA SUBDIVISION

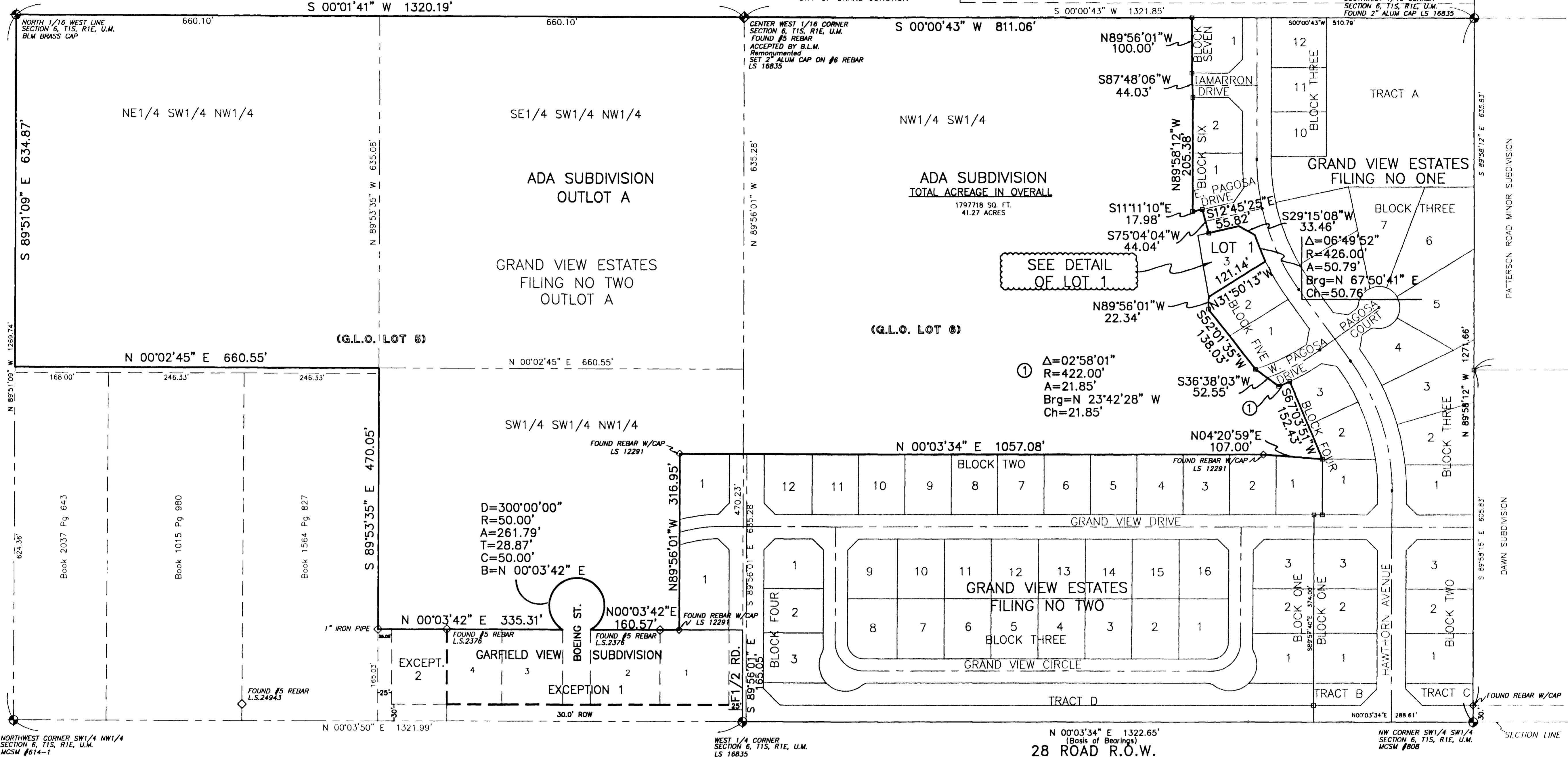
A REPLAT OF LOT 3, BLOCK 5, GRANDVIEW SUBDIVISION, FILING No. One and OUTLOT A, GRANDVIEW SUBDIVISION, FILING No. Two

CITY OF GRAND JUNCTION

CITY OF GRAND JUNCTION

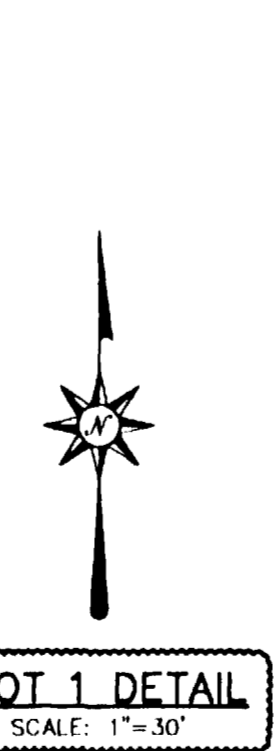
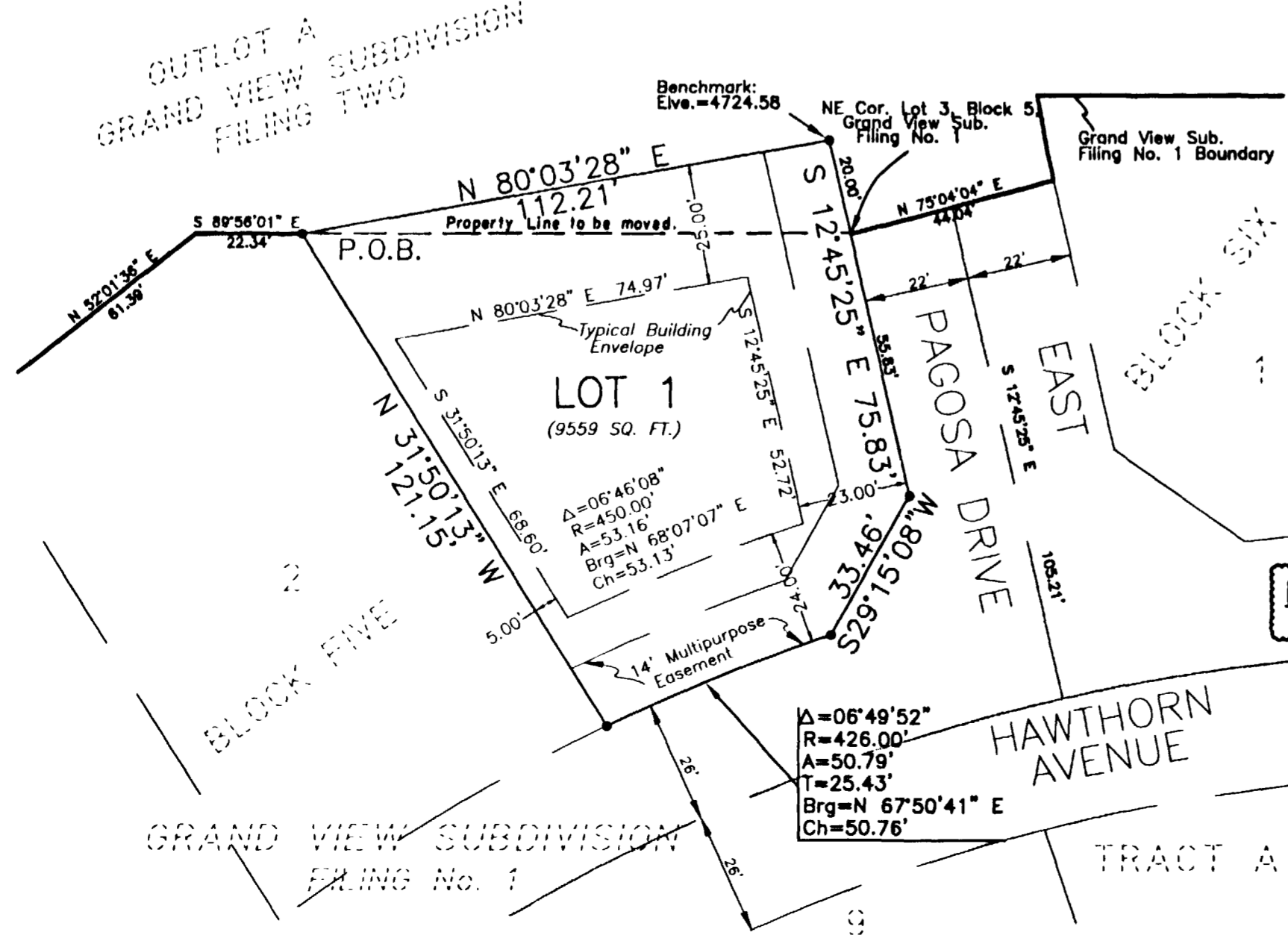
SCHOOL DISTRICT 51

SOUTHWEST 1/16 CORNER SECTION 6, T1S, R1E, U.M. FOUND 2" ALUM CAP LS 16835



AREA SUMMARY

OUTLOT A	=	41.05 Acres	99.47%
LOT 1	=	0.22 Acres	0.53%
TOTAL	=	41.27 Acres	100.00%

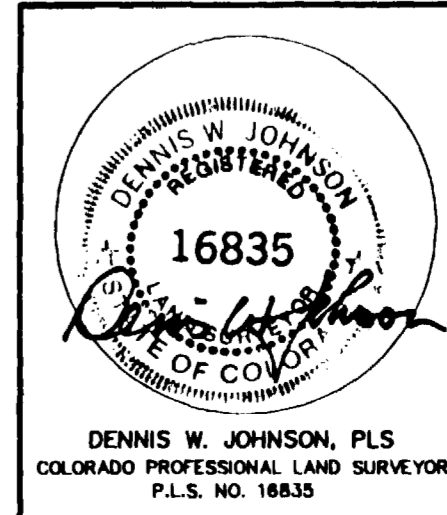


- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET CENTERLINE MONUMENT PER CITY CODE
 - ◇ FOUND REBAR AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105(3A)
- ALL BOUNDARY MONUMENTS TO BE SET IN OR RESET IN CONCRETE PER CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of ADA SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified Dec 19, 1996



ADA SUBDIVISION
 NW1/4 & SW1/4 SECTION 6
 T1S, R1E, UTE MERIDIAN
 MESA COUNTY, COLORADO 8152502.t

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 259 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 96035	SUR. BY:	DRAWN	CHECKED	SHEET	OF
DATE: DEC., 1996		RSK		2	2

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 CERTIFICATION SHOWN HEREON.