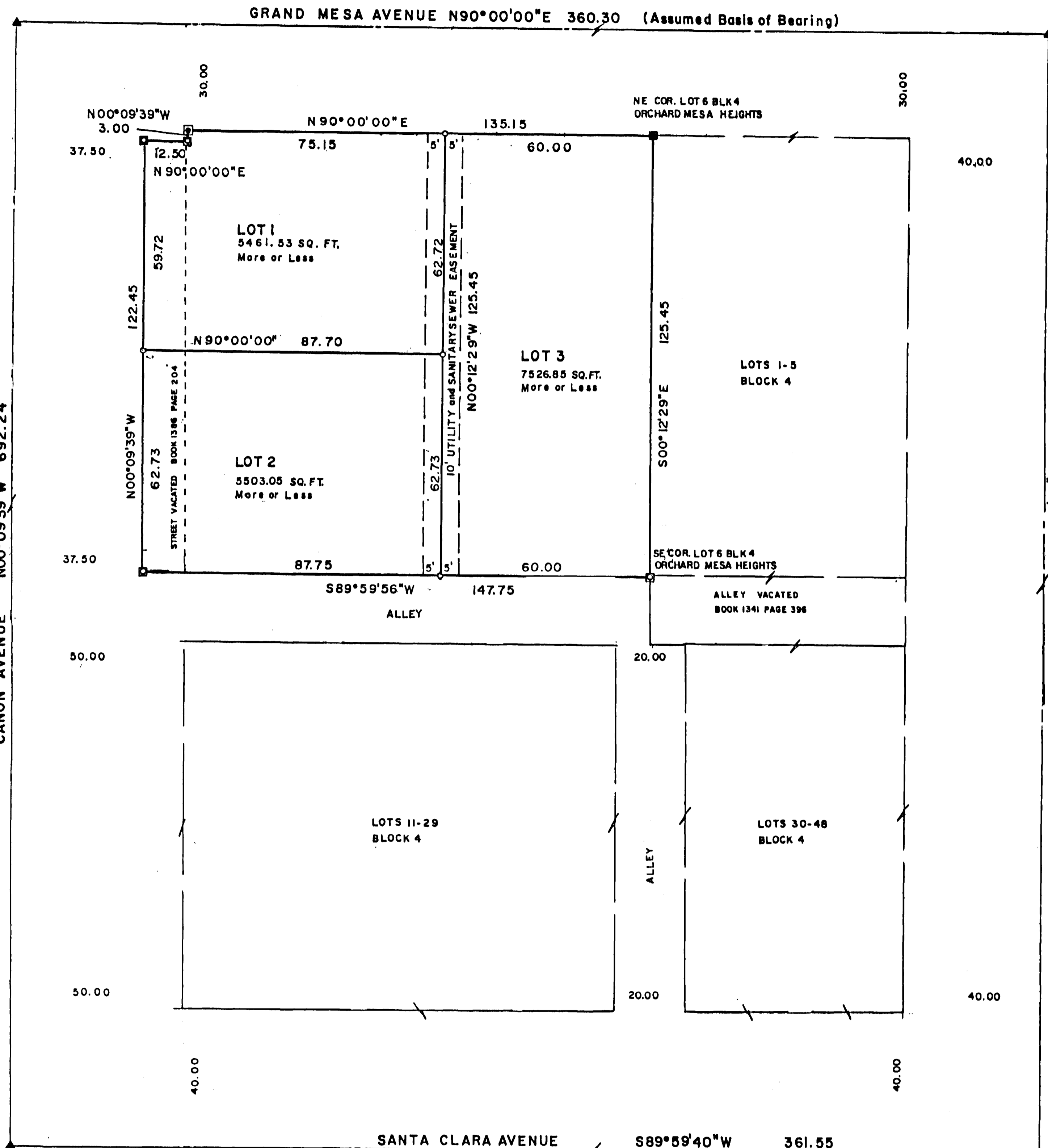


ASHMONT HEIGHTS

A REPLAT OF LOTS 6,7,8,9, AND 10 OF ORCHARD MESA HEIGHTS SUBDIVISION.



DEDICATION:
KNOW ALL MEN THESE PRESENTS

That Ronald I. Ashley and Angelina Ashley are the owner's of that real property as described in Book 2248 at Page 836 in the Mesa County Clerk and Recorder's Office and being described as follows:
Lots 6,7,8,9 and 10 in Block 4 of ORCHARD MESA HEIGHTS SUBDIVISION, TOGETHER with vacated right-of-way adjacent to said lots as described in Ordinance No. 2069 recorded August 10, 1982 in Book 1386 at Page 204, Mesa County, Colorado.

And being more particularly described as follows: Beginning at the Northeast corner of said Lot 6, Block 4 ORCHARD MESA HEIGHTS, whose North line is assumed to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence S00°12'29"E 125.45 feet to the Southeast corner of said Lot 6; thence S89°59'56"W 147.75 feet to the East right-of-way of vacated Cannon street as recorded in Book 1386 at Page 204; thence N00°09'39"W 122.45 feet; thence N90°00'00"E 12.50 feet; thence N00°09'39"W 3.00 to the South right-of-way of Grand Mesa Avenue; thence N90°00'00"E 135.15 feet to the point of Beginning, Mesa County, Colorado.

That said owner has caused that real property to laid out and surveyed as ASHMONT HEIGHTS.

That said Owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows: 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 thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner's has caused his name to be hereunto subscribed this 19 day of November AD 1996

Ronald I. Ashley
Ronald I. Ashley
Angelina Ashley
Angelina Ashley

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19 day of November AD 1996

My commission expires September 20, 1997

Shondra S. Edwards
Notary Public

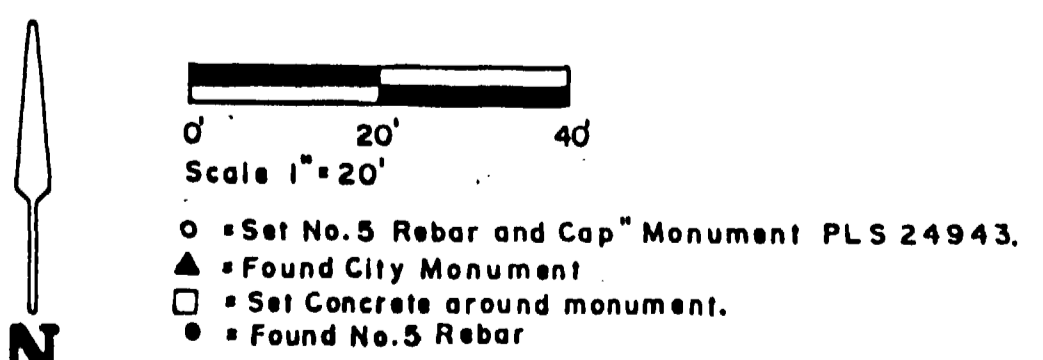
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 12:47 o'clock PM this 19 day of November AD 1996 and is duly recorded as Reception Number 1996-195 in Plat Book 19 at Page 205 Drawer 12-103

CITY OF GRAND JUNCTION APPROVAL
Mark Clehner City Manager
Sandra Rejman President City Council

AREA SUMMARY

LOTS	18491.43	Sq.Ft.	100%
STREETS	00	Sq.Ft.	0%
TOTAL	18491.43	Sq.Ft.	100%



SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of ASHMONT HEIGHTS, a subdivision of a part of Mesa County, Colorado, has been under my direct supervision and accurately represents a true and correct survey of the same. This Plat conforms to the City of Grand Junction Development Code

Cecil D. Caster
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

Date 11-19-96

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.

Monument Surveying Co.
755 Road Avenue
Grand Junction, CO 81501
(303) 245-4189 FAX (303) 245-4674

ASHMONT HEIGHTS
A REPLAT OF LOTS 6,7,8,9 AND 10 OF ORCHARD MESA HEIGHTS SUBDIVISION.
Located in the SW 1/4 of Section 23, Township 1 South, Range 1 West, Ute Meridian.

DESIGNED	_____ CDC _____	FIELD APPROVAL	_____
DRAWN	_____ CDC _____	TECHNICAL APPROVAL	_____
CHECKED	_____	APPROVED	_____
PREPARED FOR	ASHLEY CONSTRUCTION		JOB NO: 96-42