

MONUMENT HEIGHTS PATIO HOMES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Boyd L. Wheeler, Charles D. Holmes, Loretta S. Reddick and Shirley A. Lane are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2304 Page 140, Book 2269 Page 402 and Book 2212 Page 950, (respectively) of the Mesa County Clerk and Recorders Office, and being situated in the SW 1/4 NE 1/4 NW 1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A REPLAT OF THE SOUTHERN MOST PART OF TRACT-B, LOTS 4,5,6 AND 7 OF MONUMENT HEIGHTS TOWN HOMES SUBDIVISION (PLAT BOOK: 14, PAGES: 365 AND 366) AND LOTS 4,5 AND 6 BLOCK 4, OF MONUMENT HEIGHTS SUBDIVISION (PLAT BOOK: 9, PAGE: 114)

That said owners have caused the said real property to be laid out and surveyed as MONUMENT HEIGHTS PATIO HOMES, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

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

All common or open space identified as Tract C on the plat and said utility easements to the use and benefit of the owners of Lots 1,2,3,8,9 and 10 of Monument Heights Town Homes Subdivision and Lots 9,10,11 and 12 of Monument Heights Patio Homes.

All common or open space areas identified as Tract C on the plat, to the benefit of the owners of Lots 1,2,3,8,9 and 10 of Monument Heights Town Homes Subdivision and Lots 9,10,11 and 12 of Monument Heights Patio Homes.

To the City of Grand Junction and the owners of the lots herein platted, the real property labeled as Tract C Open Space as a perpetual easement for the drainage and use of public utilities for the installation, operation, maintenance and repair of utilities and appurtenances.

Streets and right-of-ways as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multipurpose easements to the City of Grand Junction for the use of the 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, and grade structures;

All utility easements to the City of Grand Junction for the use of the 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.

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

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/Retention easements, the right to dredge; 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7th

day of June A.D., 1997.

Boyd L. Wheeler
Boyd L. Wheeler

Charles D. Holmes
Charles D. Holmes

Loretta S. Reddick
Loretta S. Reddick

Shirley A. Lane
Shirley A. Lane

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 7th day of June A.D., 1997 by Boyd L. Wheeler, Charles D. Holmes, Loretta S. Reddick and Shirley A. Lane.

My commission expires: 8/30/98

Dianna E. Wiltgen
Notary Public

153 1/2 25 Road
Grand Junction, CO 81505

ENCUMBRANCE'S RATIFICATION AND APPROVAL

The owners hereby certify that no liens against said real property exist.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 2:56 o'clock P.M. this 26 day of June

A.D., 1997, and is duly recorded in Plat Book No. 15, Page 334

CITY APPROVAL

This plat of MONUMENT HEIGHTS PATIO HOMES, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23rd day of JUNE A.D. 1997

Shirley A. Lane
City Manager

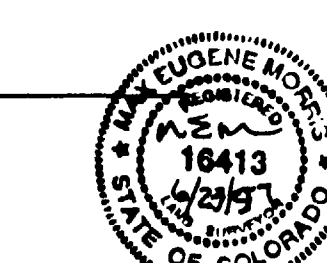
Paul J. Levy
President of Council

SURVEYOR'S CERTIFICATE

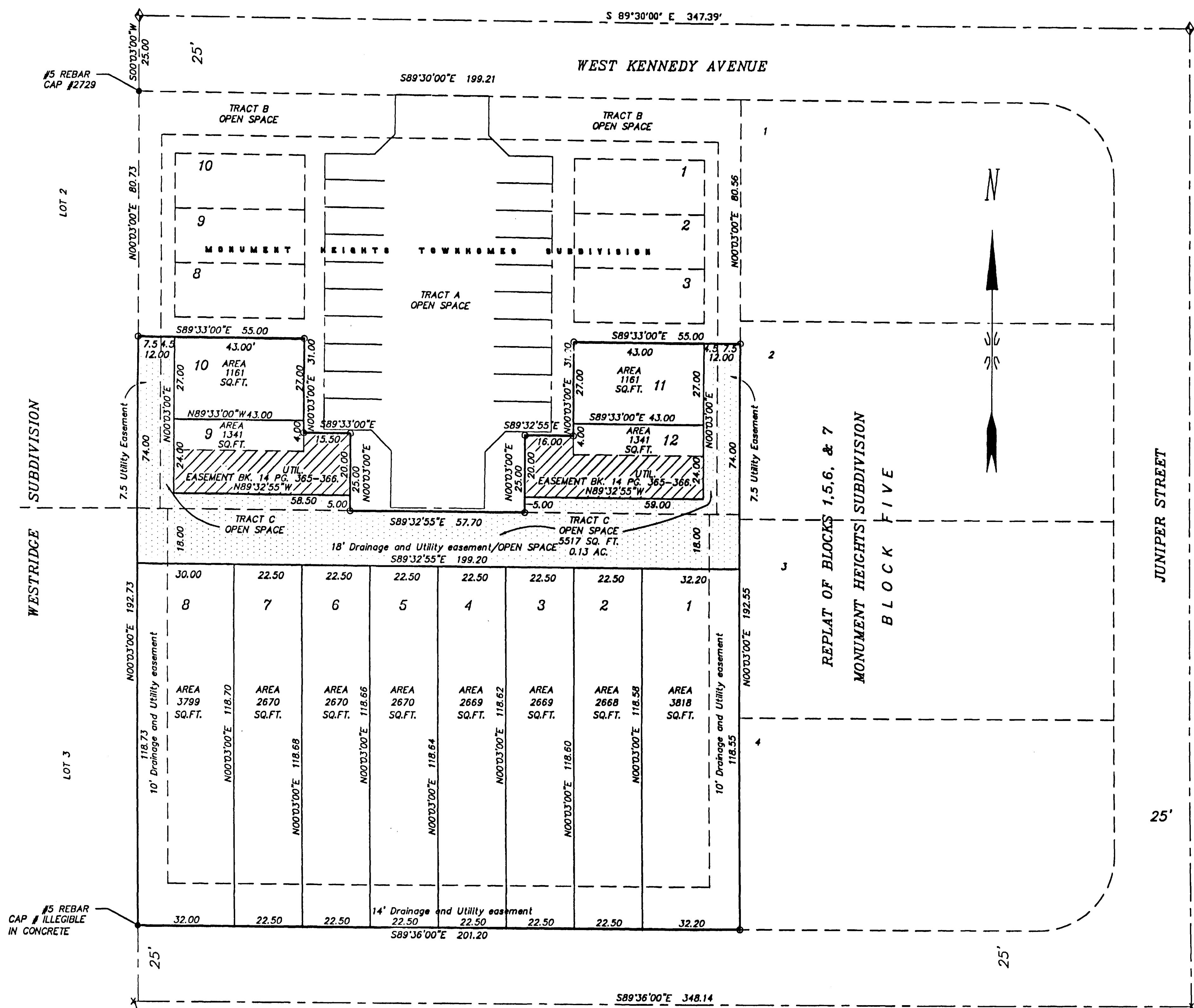
I, Max E. Morris, certify that the accompanying plat of MONUMENT HEIGHTS PATIO HOMES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat 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

6/23/97
Date



NOTICE:
ACCORDING TO COLORADO LAW YOU MUST OBTAIN AN INSURANCE POLICY WHICH SHALL BE IN FULL FORCE AND EFFECT AT THE TIME OF THE SURVEY. IF YOU DO NOT OBTAIN SUCH POLICY, YOU MAY BE SUBJECT TO PENALTY. THE POLICY SHALL BE OBTAINED WITHIN 30 DAYS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

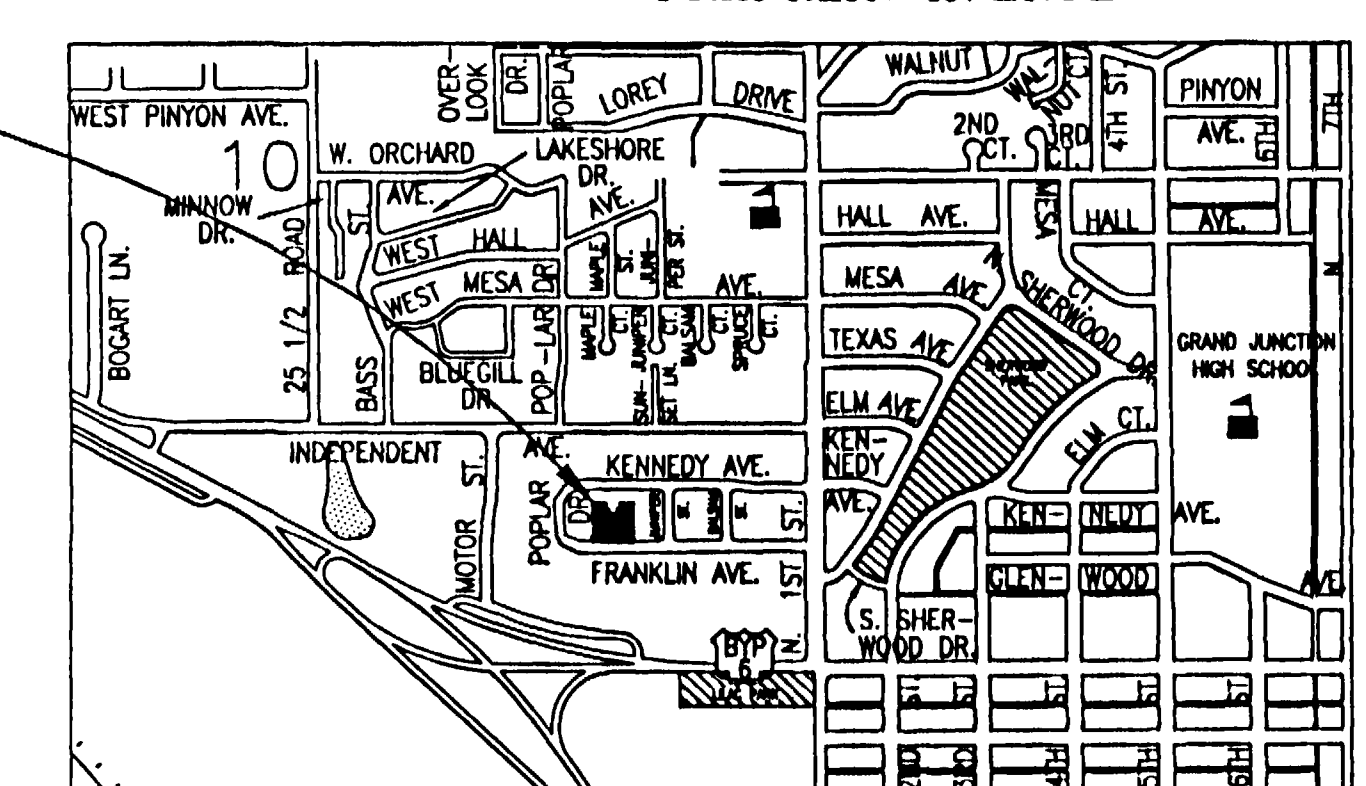


AREA SUMMARY

TRACT "C"	= 0.13 ACRES = 17%
LOTS	= 0.65 ACRES = 83%
TOTAL	= 0.78 ACRES = 100%

- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS
 - SET NO. 5 REBAR IN CONC. W/CAP L.S. 16413
 - ◆ CITY MONUMENT, STREET CENTERLINE
 - x PK MAIL
 - └ NO. 5 REBAR W/ CAP LS 16413

BASIS OF BEARING
N00°05'00"W 322.85 (BASIS OF BEARINGS FROM PLAT OF MONUMENT HEIGHTS TOWN HOMES)



MONUMENT HEIGHTS PATIO HOMES FINAL PLAT

SITUATED IN THE SE 1/4 SE 1/4 SECTION 10, T1S, R1W, U.M.

FOR: HOLMES	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: SB GD
SCALE: 1" = 20'		DRAWN BY: MEM RDF
DATE: 2/17/97		ACAD ID: MHFINAL
		SHEET NO. FILE: 96061