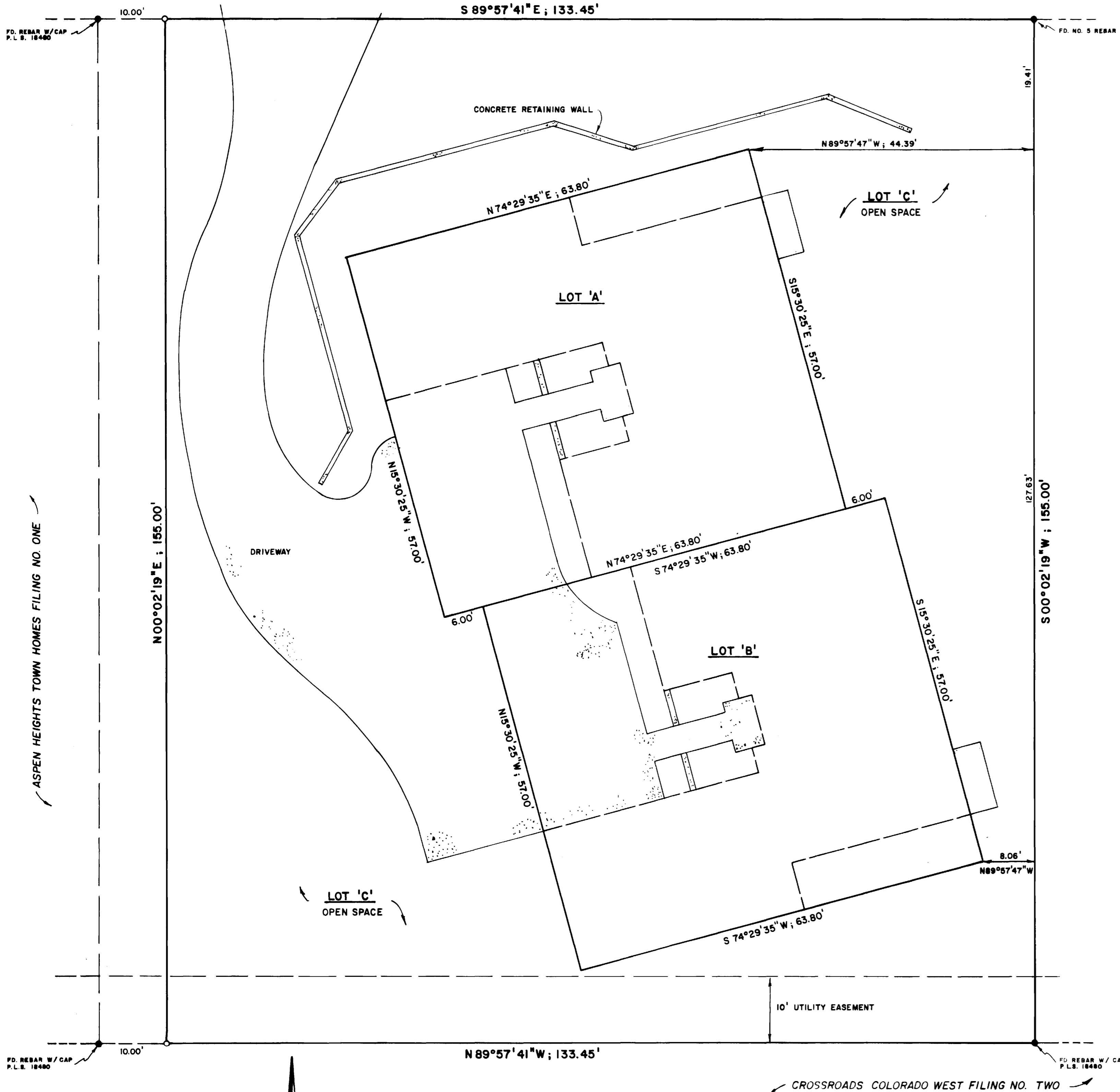


ASPEN HEIGHTS TOWN HOMES FILING NO. TWO

CROSSROADS BOULEVARD
60' R.O.W.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Edward H. Settle, is the owner of Lot 2 Block Five, except the West 10.00 feet thereof, of the Replat of Lot 1, Block 5, CROSSROADS COLORADO WEST FILING NO. TWO, City of Grand Junction, County of Mesa, State of Colorado.

That said owner has caused the above-described real property to be laid out and surveyed as ASPEN HEIGHTS TOWN HOMES FILING NO. TWO on the accompanying plat.

That said owner does hereby dedicate and set apart:

- A. Those portions of said property that are labeled "Utility Easement" on said plat to the City of Grand Junction on behalf of the Public Utilities as perpetual easements for the installation and maintenance of underground electric, gas, telephone, and cable television lines and sewer and water mains.
- B. Those portions of said property that are labeled "LOT C OPEN SPACE" on said plat as a perpetual easement for ingress and egress by vehicular and pedestrian traffic (which easement shall be open and available for use by all Federal, State and Municipal vehicles and fire, police and emergency vehicles)

All of said easements being also available by the owner and future owners of the balance of the Replat of Lot 1 of Block 5 Crossroads Colorado West Filing No. Two, on a mutual non-exclusive basis.

IN WITNESS WHEREOF said owner has caused his name to be hereto subscribed this 28th day of December, 1990.

Edward H. Settle
EDWARD H. SETTLE

STATE OF COLORADO)
COUNTY OF MESA) ss

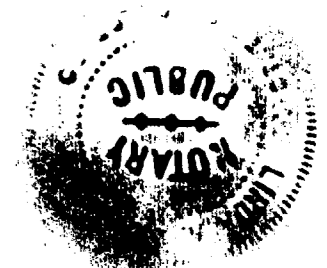
The foregoing instrument was acknowledged before me this 28th day of December, 1990, by Edward H. Settle, Owner.

My commission expires March 22, 1994

Witness my hand and official seal

Linda A. Watzel
Notary Public

Address 537 1/2 Sunrise Dr.
Grand Jct, CO 81504



CITY APPROVAL

This plat of ASPEN HEIGHTS TOWN HOMES FILING NO. TWO, being a replat of Lot 2 Block Five, except the West 10.00 feet thereof, of the Replat of Lot 1, Block 5, Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 28th day of December, 1990.

Ronald M. Lopez City Manager
William E. McPerry President of Council

John A. ... Chairman, Grand Junction Planning Commission
Jenny Don ... Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:55 o'clock P.M., this 8th day of December, 1990, and is duly recorded in Plat Book No. 13, Page 502, January, 1991.

Monika Todd Clerk and Recorder
Jarvis Martin Deputy

Fee \$12.00

LEGEND
● Found PROPERTY CORNER as noted above
○ PROPERTY CORNER location

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 Aspen Heights Townhomes Filing No. Two were made by me and/or under my direct supervision and that to the best of my knowledge and belief both are accurate and conform to all applicable requirements of the zoning and development code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Date: Dec. 28, 1990

Kenneth Scott Thompson
Kenneth Scott Thompson P.L.S. #18480
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO

ASPEN HEIGHTS TOWN HOMES FILING NO. TWO
Located in the S 1/2 of the NW 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado.
D H THOMPSON SURVEYS INC.
1231 No. 23rd St., #106
Grand Junction, CO 81501-6572

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 completion of this survey.