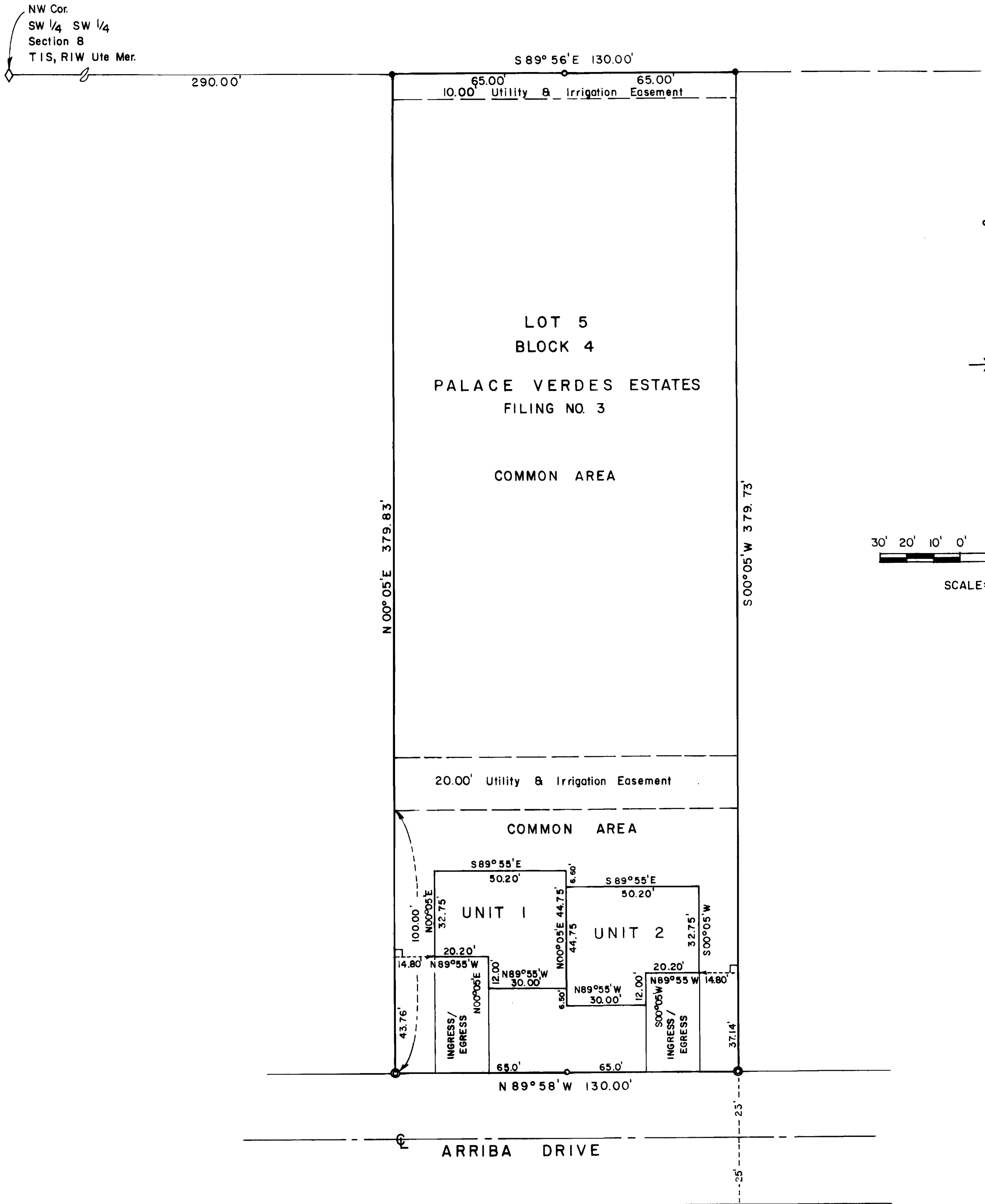


# ARRIBA TOWNHOMES OF LOT 5, BLOCK 4 PALACE VERDES ESTATES FILING NO. 3



**LEGEND**

- ◆ Mesa County Survey Monument
- # 4 Rebar Found & accepted (set in concrete)
- # 5 Rebar w/cap set
- ◎ # 5 Rebar w/cap set in concrete

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Craig A. Davis and H. Martin Davis are the owners of that real property situated in the County of Mesa, State of Colorado and being Lot 5, Block 4, Palace Verdes Estates, Filing No. 3 as shown on the accompanying plat, said real property being more particularly described as follows:  
Unit 1 and Unit 2 of Arriba Townhomes of Lot 5, Block 4, Palace Verdes Estates Filing No. 3.  
That said owners have caused the said real property to be laid out and surveyed as Arriba Townhomes of Lot 5, Block 4, Palace Verdes Estates No. 3 and hereby certify that the accompanying plat has been prepared pursuant to the purposes stated in the Declaration of Covenants.  
That said owners do hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19<sup>th</sup> day of JANUARY A.D., 1983.

Craig A. Davis  
Craig A. Davis  
H. Martin Davis  
H. Martin Davis

STATE OF COLORADO )  
COUNTY OF MESA ) ss.  
The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January A.D., 1983 by Craig A. Davis and H. Martin Davis.

My Commission Expires May 25, 1983  
Witness my hand and official seal.

Anna M. Shaemick  
Notary Public  
200 Grand Ave., Grand Ave., CO  
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss. RECEPTION No. 1315699 FILE U-88  
I hereby certify that this instrument was filed in my office at 10:15 o'clock A. M. on this 17 day of FEB. A.D., 1983 and is duly recorded in Plat Book No. 13 Page 121.  
Fee \$ 10.00  
Earl Sawyer Deputy  
Mary Baker Clerk and Recorder

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 28<sup>th</sup> day of February A.D., 1983 County Planning Commission of the County of Mesa, Colorado.

James B. Young  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 25<sup>th</sup> day of January A.D., 1983 Board of County Commissioners of the County of Mesa, Colorado.

Martine Albino  
Chairman

**SURVEYOR'S CERTIFICATE**

I, Thomas O'Don Service, do hereby certify that the accompanying plat of Arriba Townhomes, has been prepared under my direction and accurately represents a field survey of same.

Thomas O'Don Service  
Thomas O'Don Service  
Colorado Reg. No. 18476

The declaration of Covenants and restrictions referred to in the dedication are recorded in Book 144 at Page 211-216.



WESTERN ENGINEERS, INC.  
**ARRIBA TOWNHOMES**  
OF LOT 5, BLOCK 4  
**PALACE VERDES ESTATES**  
FILINGS NO. 3  
MESA COUNTY, COLORADO

SURVEYED T.S. \_\_\_\_\_ DRAWN G.L.A. \_\_\_\_\_ CHECKED J.B.P. \_\_\_\_\_  
GRAND JUNCTION, COLO. DWG. 206-966-1 9/2/82