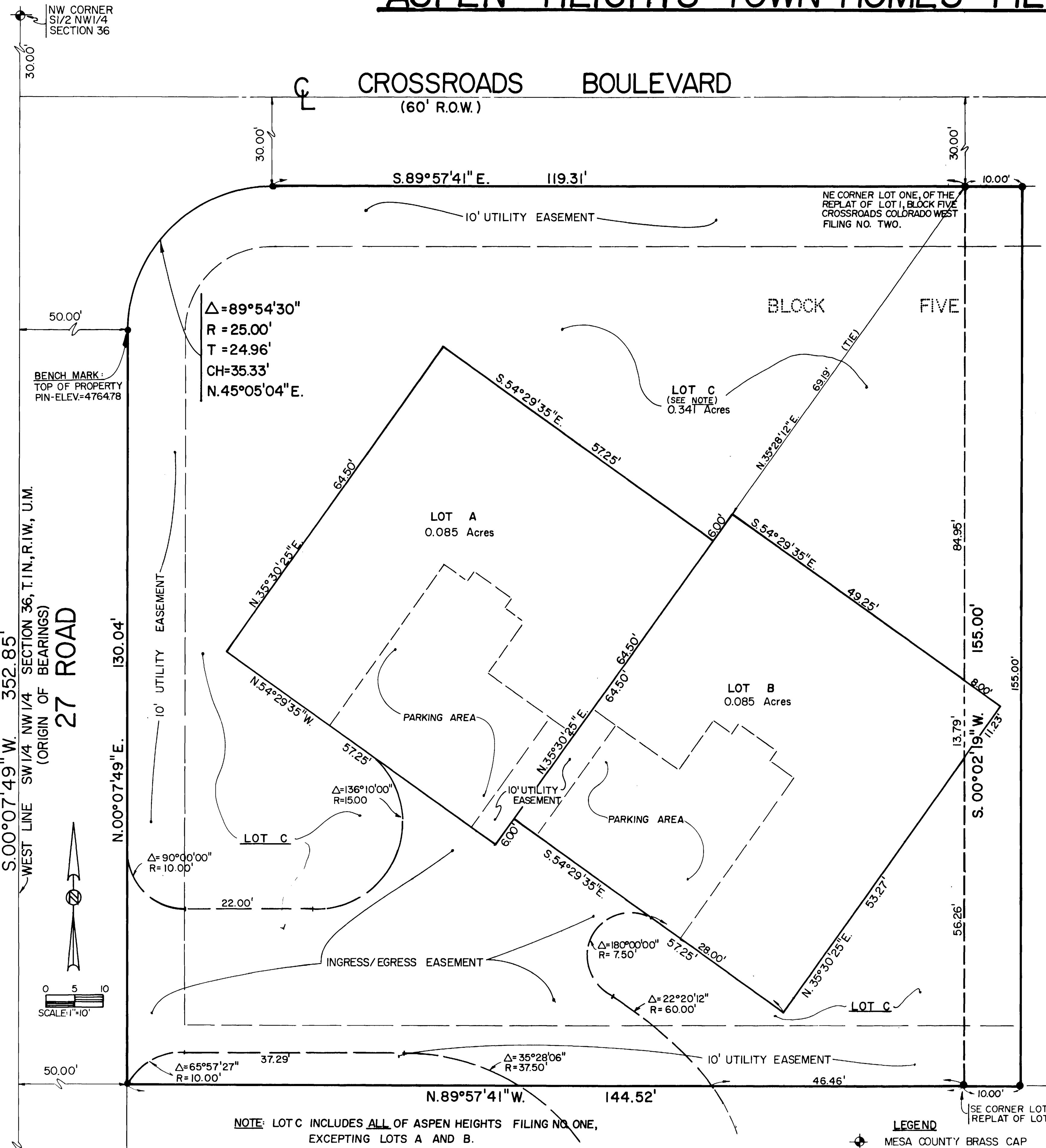


# ASPEN HEIGHTS TOWN HOMES FILING NO. ONE



NOTE: LOT C INCLUDES ALL OF ASPEN HEIGHTS FILING NO. ONE, EXCEPTING LOTS A AND B.

**LEGEND**  
 • MESA COUNTY BRASS CAP  
 { 5/8" REBAR & MONUMENT CAP  
 • (L.S. 12770)-SET IN CONCRETE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned GIBe Investments, a Colorado partnership, is the owner of Lot 1 and the West 10 feet of Lot 2 of the Replat of Lot 1, Block 5 CROSSROADS COLORADO WEST FILING NO. TWO, City of Grand Junction, County of Mesa and 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. One on the accompanying plat.

That said owner does hereby dedicate and set apart:

- The boulevard and road shown on said plat to the use of the public forever.
- Those portions of said property that are labeled "Utility Easement" on said plat as perpetual easements for the installation and maintenance of underground electric, gas, telephone and cable television lines and sewer and water mains.
- That portion of said property that is labeled as "Ingress/Egress Easement" 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 for use by the owners 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 owners have caused their names to be hereto subscribed this 14<sup>th</sup> day of May, 1984.

GIBe Investments, a Colorado partnership  
 Kenneth M. Shrum, Partner      Edward H. Settle, Partner

STATE OF COLORADO      )  
 COUNTY OF MESA            ) ss

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 1984, by Kenneth M. Shrum, Partner and Edward H. Settle, Partner, in GIBe Investments, a Colorado partnership.

My Commission expires 10-1-87  
 Witness my hand and official seal

Notary Public,      Address: 2744 S. Broadway, Grand Junction, CO 81503

CITY APPROVAL

This plat of Aspen Heights Town Homes Filing No. One, being a replat of Lot 1 and the West 10 feet of Lot 2 of the Replat of Lot 1, Block 5 Crossroads Colorado First Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 18 day of January, 1984.

Mark Ketchum      Johnnie Palmer  
 City Manager            President of Council

William F. O'Dwyer  
 Chairman, Grand Junction  
 Planning Commission

Karl Metzner      Kenneth A. Reed  
 Director of Development      Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO      )  
 COUNTY OF MESA            ) ss # 1372037

I hereby certify that this instrument was filed in my office at 3:01 o'clock P.M., this 20 day of Sept, 1984, and is duly recorded in Plat Book No. 13, page 276, Filed 1-85

Carl Sawyer      Bonnie Gilson  
 Clerk and Recorder      Deputy      Fees \$ 13.00

SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Aspen Heights Town Homes Filing No. One, being a replat of Lot 1 and the West 10 feet of Lot 2 of the Replat of Lot 1 of Block 5 Crossroads Colorado West Filing No. Two as monumented, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me and correctly shows the location and dimensions of the parcels, easements and dedicated rights of way of said subdivision; in compliance with the laws and regulations governing the subdivision of land.

By: Kenneth L. Glenn, L.S. 12770      JUN 1 1984  
 Date

NOTICE: According to Colorado law, you may 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.

<b>ASPEN HEIGHTS TOWN HOMES FILING NO. ONE</b>	WESTERN SLOPE LAND SURVEYING, INC. 243 2503 21 <sup>st</sup> STREET GRAND JUNCTION, CO. 81501
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