

COLLEGE PLACE TOWNHOMES, FILING NO. FOUR
AND REPLAT OF LOT 42
COLLEGE PLACE TOWNHOMES, FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.
That the undersigned, HAROLD P. MOSS, RUTH G. MOSS, WILLIAM WEILER, CHRISTINE WEILER, AND DAVID WEILER are the owners of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and being a part of the NE 1/4 SE 1/4 NE 1/4 Section 11, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat thereof, said real property being described as follows.

Commencing at the NE corner of the SE 1/4 NE 1/4 of Section 11, T1S, R1W, U.M.; Thence S00°00'00"W along the East line of the NE 1/4 SE 1/4 NE 1/4 of Section 11 a distance of 164.96 feet, thence S89°59'22"W 272.00 feet to the TRUE POINT OF BEGINNING, thence S00°00'00"W 62.41 feet, thence N90°00'00"W 32.00 feet, thence S00°00'00"W 102.41 feet, thence S89°59'22"W 96.00 feet, thence N00°00'00"E 164.82 feet, thence N89°59'22"E 128.00 feet to the point of beginning, containing 0.41 Acres

That said owners have caused the said real property to be laid out and surveyed as COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE FILING NO. TWO for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police and emergency vehicles. Also the areas shown as private open space are dedicated to the owners of the property within said COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE FILING NO. TWO for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14th day of December A.D. 1987.

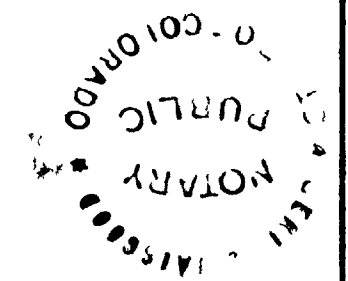
Harold P. Moss *Ruth G. Moss* *William Weiler* *Christine Weiler* *David Weiler*
HAROLD P. MOSS RUTH G. MOSS WILLIAM WEILER CHRISTINE WEILER DAVID WEILER

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 14th day of December A.D. 1987 HAROLD P. MOSS, RUTH G. MOSS, WILLIAM WEILER, CHRISTINE WEILER, AND DAVID WEILER

Witness my hand and official seal My commission expires December 27, 1988

Janet S. Sorenson
Notary public



CITY APPROVAL

This plat of COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 13th day of March A.D. 1988.

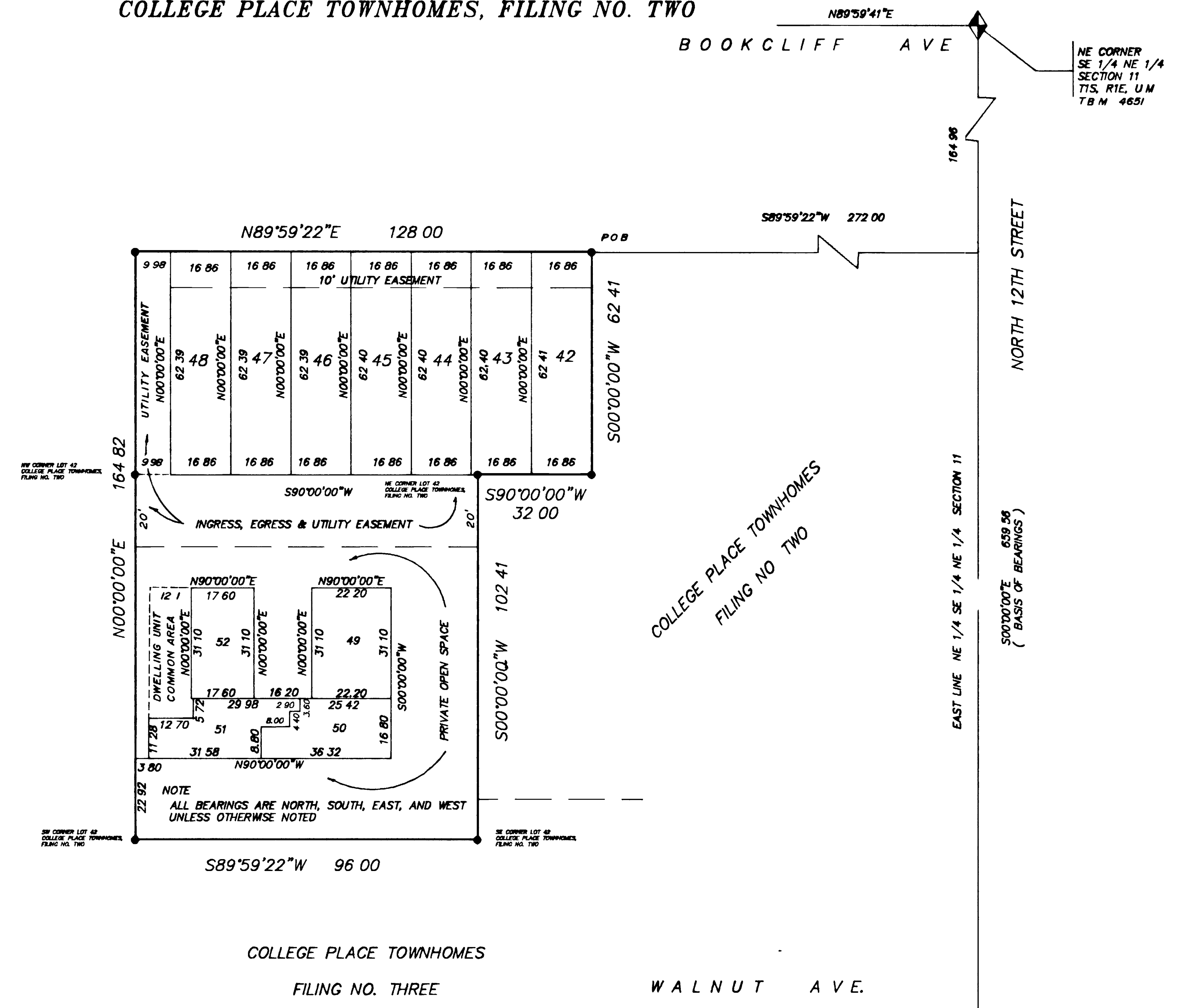
Shirley Achen City Manager
Robert Metzner Director of Development
Jerry D. Newton Grand Junction City Engineer
Stephen Poole Chairman, Grand Junction Planning Commission
Richard A. ... President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS
Reception # 148 4679

I, hereby certify that this instrument was filed in my office at 8:59 o'clock A.M. this 4th day of May A.D. 1988, and is duly recorded in Plat Book 12, Page 326 Filed 5-95

Earl Sawyer Clerk and Recorder
By Katherine J. Day Deputy Deputy
Fees: \$10.00



- LEGEND & NOTES
- INDICATES 5/8" REBAR AND CAP SET IN CONCRETE
 - ⊥ SET NO 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
 - ◆ MESA COUNTY BRASS CAP

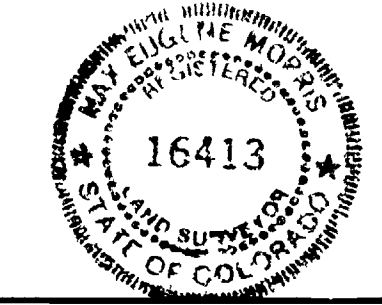
NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 80 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AREA SUMMARY	
AREA FOR BUILDINGS AND LOT USE =	9,674.34 SQ FT = 54%
AREA FOR OPEN SPACE AND EASEMENT USE =	8,145.85 SQ FT = 46%
TOTAL AREA =	17,820.19 SQ FT = 100%

SURVEYORS CERTIFICATE

I, Max E. Morris, do hereby certify that the accompanying plat of COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared by me and accurately represents a field survey of same.

Max E. Morris 11/15/87
Colo Reg Land Surveyor 16413
Max E. Morris



COLLEGE PLACE TOWNHOMES, FILING NO. FOUR AND REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO		
FOR HAROLD MOSS		SURVEYED BY MEM DKB
SCALE: 1" = 20' FT		DRAWN BY MEM (ACAD)
DATE 11/10/87		APPROVED BY
		SHEET NO
		FILE 6071