

# A & H ESTATES

A REPLAT OF LOT 2, BLOCK 3,  
THE THIRD ADDITION TO THE  
GRAND VALLEY SUBDIVISION  
MESA COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Michael T Hughes Kathleen A Hughes Kenneth L Aldrich and Dorothy L Aldrich are the owners of that real property situated in the County of Mesa State of Colorado and that being a part of the SE 1/4 NW 1/4 of Section 9 Township 1 South Range 1 East of the Ute Meridian as recorded in Book 2237 Page 363 of the Mesa County Records as shown on the accompanying plat being more particularly described as follows

Lot 2 in Block 3 of The Third Addition To The Grand Valley Subdivision

That said owners have caused said real property to be laid out and surveyed as A & H ESTATES a subdivision of a part of Mesa County State of Colorado

That said owners do hereby dedicate and set apart all those portions of said real property which are labeled as "MULTI-PURPOSE EASEMENT" on the accompanying plat as easements for the installation and maintenance of such utilities and/or irrigation facilities including but not limited to electrical lines gas lines telephone lines and cable television lines with further right of ingress and egress to and from the above described easements

FURTHER said owners hereby acknowledge and affirm that there are no liens or other adverse claimants that could affect the validity of this dedication

IN WITNESS WHEREOF said owners Michael T Hughes Kathleen A Hughes Kenneth L Aldrich and Dorothy L Aldrich have caused their names to be hereunto subscribed this 23rd day of January 1997

Michael T. Hughes  
Michael T Hughes  
Kathleen A. Hughes  
Kathleen A Hughes  
Kenneth L. Aldrich  
Kenneth L Aldrich  
Dorothy L. Aldrich  
Dorothy L Aldrich

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 23rd day of January 1997 by Michael T Hughes Kathleen A Hughes Kenneth L Aldrich and Dorothy L Aldrich

My Commission expires 6/3/97  
Witness my hand and official Seal  
Shirley Ann  
Notary Public

CLERK AND RECORDERS CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 9:58 o'clock A.M., this 31st day of January, 1997, and is duly recorded in Plat Book No. 15 Page 253 Reception No. 178652 Drawer CC 144  
Morika Todd  
Clerk and Recorder  
Fees 10.00 + 1.00  
Kathleen White  
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE  
Approved this 30 day of January, 1997  
County Planning Commission of the County of Mesa, Colorado  
Sharon R. Butler  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Approved this 30th day of January, 1997  
Board of County Commissioners of the County of Mesa, Colorado  
Douglas B. Genova  
Chairman

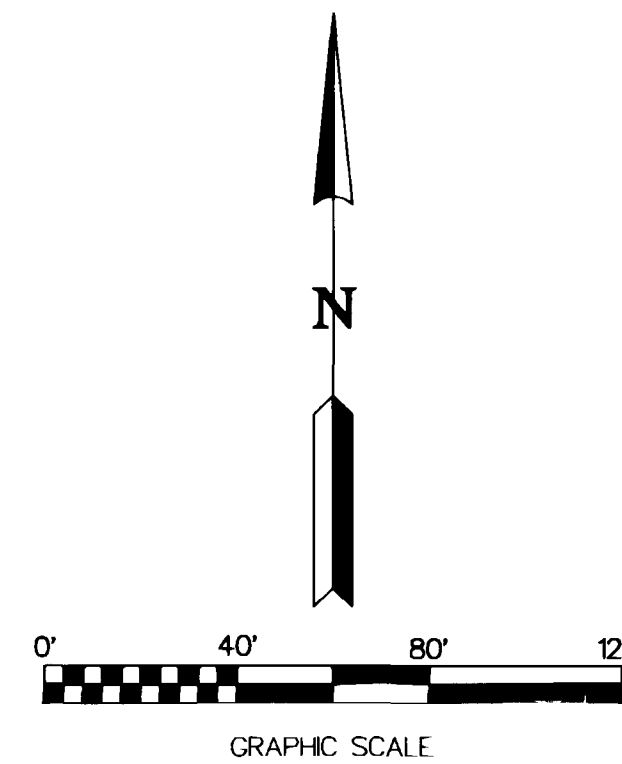
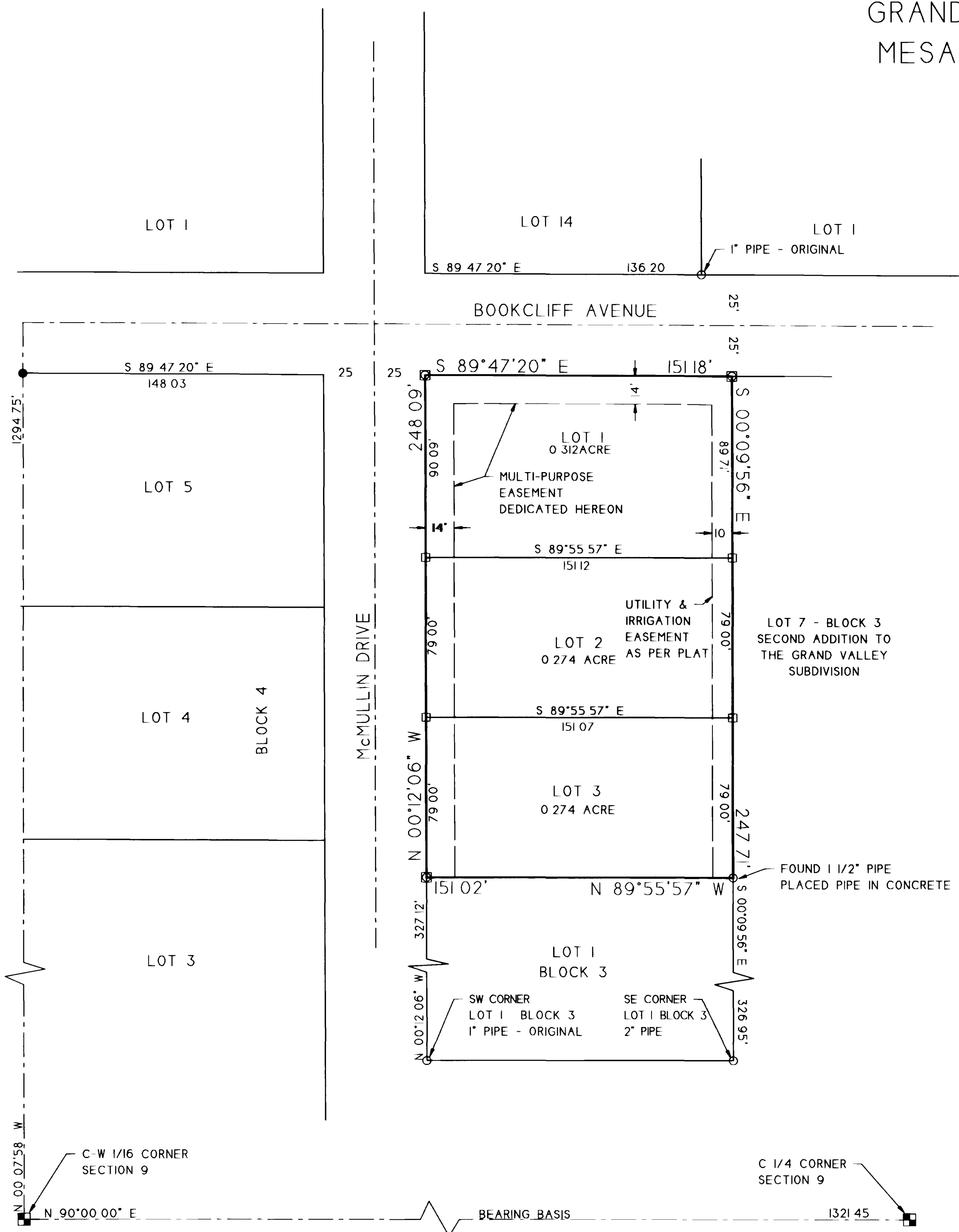
**A & H ESTATES**  
SITUATE

**LOT 2 - BLOCK 3 - THIRD ADDITION TO THE GRAND VALLEY SUBDIVISION IN THE SE 1/4 NW 1/4 SECTION 9 TOWNSHIP 1 SOUTH - RANGE 1 EAST - UTE MERIDIAN**  
**MESA COUNTY COLORADO**

PREPARED FOR  
**MICHAEL HUGHES**

SCALE: 1"=40'

AUGUST 21, 1996



- LEGEND
- MESA COUNTY SURVEY MARKER
  - FOUND IRON PIPE AS DESCRIBED
  - FOUND #5 REBAR & ALLOY CAP, L.S. 16835
  - SET #5 REBAR AND CAP L.S. 27266, IN CONCRETE
  - SET #5 REBAR AND CAP, L.S. 27266

### AREA SUMMARY

LOT 1	0.312 AC	36%
LOT 2	0.274 AC	32%
LOT 3	0.274 AC	32%
TOTAL	0.860 AC	100%

### NOTES

- 1) BEARINGS ARE BASED UPON THE SOUTH LINE OF SE 1/4 NW 1/4 SECTION 9 FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE C-W 1/16 CORNER AND THE C 1/4 CORNER OF SECTION 9. THE VALUE USED N 90 00 00° E IS GIVEN FOR THIS LINE ON THE PLAT FOR THE THIRD ADDITION TO THE GRAND VALLEY SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 104

### SURVEYOR'S CERTIFICATE

I, Barry L Haag, do hereby certify that the accompanying plat of A & H ESTATES, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

Barry L Haag  
PLS 27266  
3004 Bookcliff Avenue  
Grand Junction, Colorado 81504



**SLD PAYABLE AT BUILDING PERMIT**

Initials [Signature]  
Date 11/30/97

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.