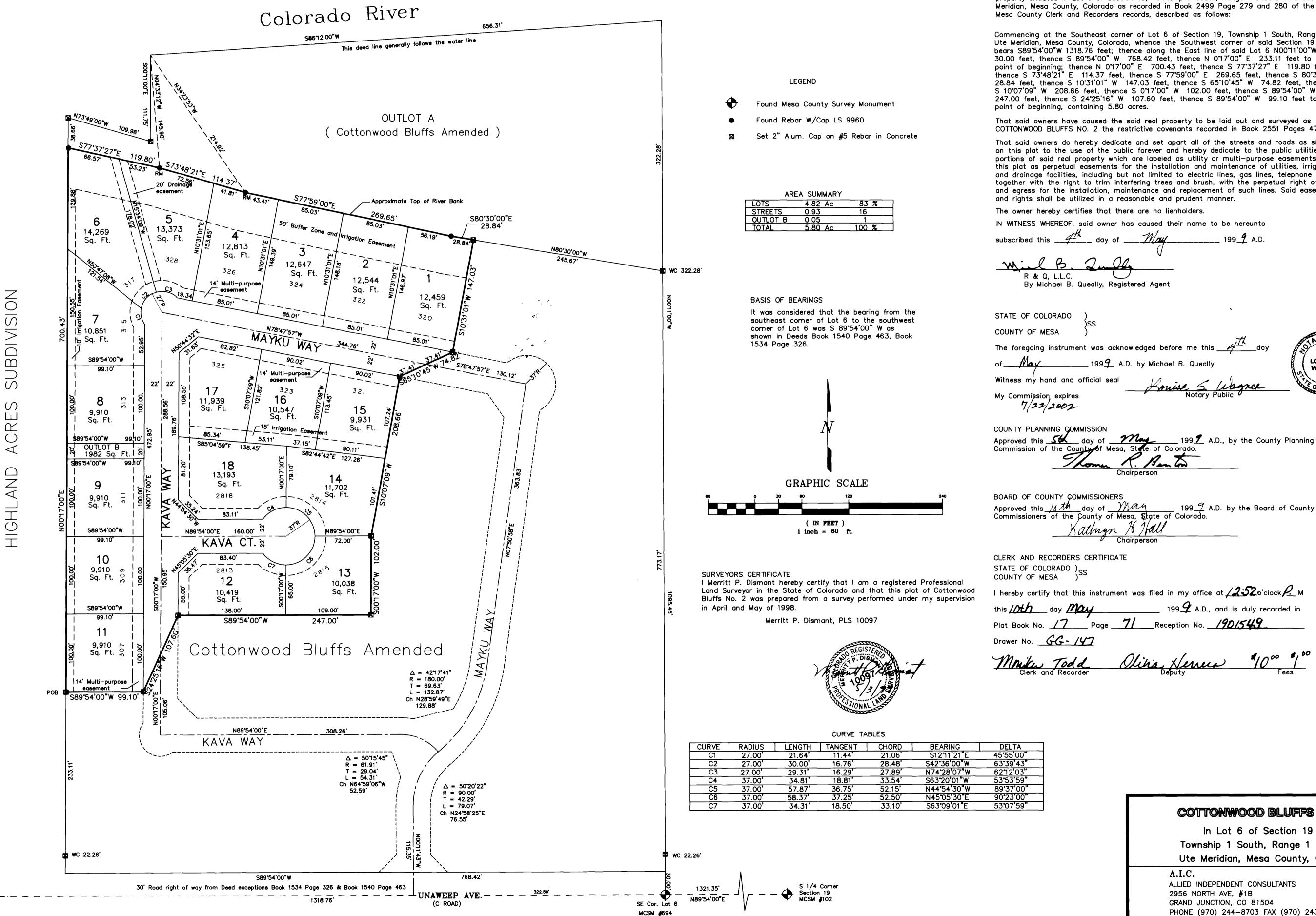
COTTONWOOD BLUFFS NO. 2

A REPLAT OF BLOCK 2 COTTONWOOD BLUFFS Amended TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN



NOTE: This corner position was determined from references provided by the City of Grand Junction.

S89"54'00"W

OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned is the owner of that real property situated in Lot 6 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 2499 Page 279 and 280 of the Mesa County Clerk and Recorders records, described as follows:

Commencing at the Southeast corner of Lot 6 of Section 19, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, whence the Southwest corner of said Section 19 bears S89°54'00"W 1318.76 feet; thence along the East line of said Lot 6 N00°11'00"W 30.00 feet, thence S 89'54'00" W 768.42 feet, thence N 0'17'00" E 233.11 feet to the point of beginning; thence N 0°17'00" E 700.43 feet, thence S 77°37'27" E 119.80 feet, thence S 73°48'21" E 114.37 feet, thence S 77°59'00" E 269.65 feet, thence S 80°30'00" E 28.84 feet, thence S 10°31'01" W 147.03 feet, thence S 65°10'45" W 74.82 feet, thence S 10°07'09" W 208.66 feet, thence S 0°17'00" W 102.00 feet, thence S 89°54'00" W 247.00 feet, thence S 24°25'16" W 107.60 feet, thence S 89°54'00" W 99.10 feet to the point of beginning, containing 5.80 acres.

That said owners have caused the said real property to be laid out and surveyed as COTTONWOOD BLUFFS NO. 2 the restrictive covenants recorded in Book 2551 Pages 474 to 499.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on this plat to the use of the public forever and hereby dedicate to the public utilities those portions of said real property which are labeled as utility or multi-purpose easements on this plat as perpetual easements 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 the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The owner hereby certifies that there are no lienholders.

By Michael B. Queally, Registered Agent

The foregoing instrument was acknowledged before me this _____

_____ 199<u></u>9_ A.D. by Michael B. Queally

_ 199 $m{\mathcal{I}}$ A.D., by the County Planning

BOARD OF COUNTY COMMISSIONERS

Approved this 16 th day of Way 199 9 Commissioners of the County of Mesa, State of Colorado. $_{\perp}$ 199 $_{\perp}$ A.D. by the Board of County

Kathyn 16 Hall

I hereby certify that this instrument was filed in my office at $\angle 2.52$ o'clock $\stackrel{\frown}{P}$ M

COTTONWOOD BLUFFS NO. 2

In Lot 6 of Section 19 Township 1 South, Range 1 East Ute Meridian, Mesa County, Colo.

A.I.C. ALLIED INDEPENDENT CONSULTANTS 2956 NORTH AVE, #1B GRAND JUNCTION, CO 81504 PHONE (970) 244-8703 FAX (970) 243-2681

Drawn By PC & MPD Mar. 1999

MPD Job No. 9829

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