

# ASHLEY SUBDIVISION

## A REPLAT OF LOTS 33, 34, + 35 BLOCK 9 IN ORCHARD MESA HEIGHTS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Ronald L. Ashley and Angelina Ashley, as joint tenants, are predecessors in interest to that real property located in the Southeast Quarter Southwest Quarter of Section 23, Township 1 South, Range 1 West, Ute Meridian, known as ORCHARD MESA HEIGHTS, Lots 33, 34 & 35, as described in Plat Book 2, Page 11, of the Mesa County records, pursuant to the terms of a certain warranty deed recorded at Book 2633 and Page 936 of the records of Mesa County Clerk and Recorder's and being further described as follows:

Beginning at the Northwest corner of Lot 35 of ORCHARD MESA HEIGHTS Subdivision, thence S89°58'29"E 125.30 feet; thence S0°01'46"W 75.03 feet; thence N89°56'57"W 125.33 feet; N0°03'11"E 74.97 feet to Point of Beginning, Said Parcel contains 0.22 acres as described.

That said owners have caused the real property to be laid out and platted as ASHLEY SUBDIVISION, A REPLAT OF LOTS 33, 34, & 35 BLOCK 9 IN ORCHARD MESA HEIGHTS, That said owners does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of ASHLEY SUBDIVISION A REPLAT OF LOTS 33, 34, & 35 BLOCK 9 IN ORCHARD MESA HEIGHTS, as follows:

Tract "A" is dedicated to the Home Owners Association, duly incorporated for the use and benefit of the owners and co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2739, Pages 308-315, subject to further conditions and restrictions as may be set forth in that instrument, along with the Declarations, Covenants and Restrictions as recorded with above deed.

All Ingress/Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owners, their guests, and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book \_\_\_\_\_, Page \_\_\_\_\_, subject to further conditions and restrictions as may be set forth in that instrument.

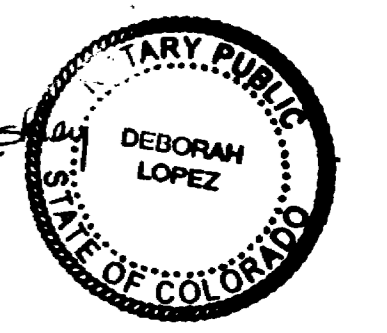
All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

In WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 29 day of September A.D. 2000

By: Ronald L. Ashley Angelina Ashley  
 Ronald L. Ashley Angelina Ashley

**NOTARY PUBLIC CERTIFICATION**

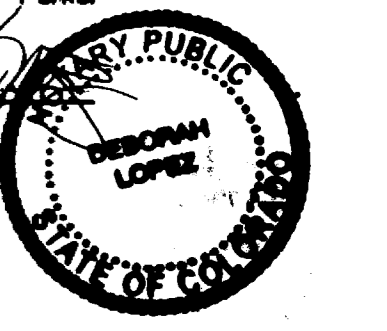
STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me by Ronald L. Ashley and Angelina Ashley this 29th day of September A.D. 2000  
 Witness my hand and official seal  
 Notary Public Deborah Lopez  
 My Commission Expires 5-12-2007



**LENDER'S RATIFICATION OF PLAT**

THE UNDERSIGNED financial institution, having property interests in or encumbrances upon the real property involved, DOES HEREBY RATIFY AND AFFIRM ASHLEY SUBDIVISION. Signed this 29th day of September 2000.  
Wells Fargo Bank West, N.A. - F/W/A Name IT Bank Colorado WELLS FARGO BANK WEST, N.A.  
 by: Jeff Parker for: PFA NORWEST BANK COLORADO, N.A.

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me this 29th day of September A.D. 2000, by Jeff Parker for WELLS FARGO BANK WEST, N.A. Witness my hand and official seal:  
5-12-2001  
 My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_



**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 2:18 o'clock P.M. Nov - 14th A.D. 2000, and was duly recorded in Plat Book 19  
 Page No. 52 Reception No. 1972615 Drawer No. 00-33 Fees: \_\_\_\_\_  
 Clerk and Recorder \_\_\_\_\_ By: \_\_\_\_\_  
 Deputy \_\_\_\_\_

**CITY OF GRAND JUNCTION APPROVAL**

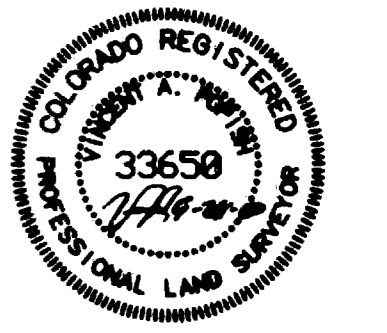
This ASHLEY SUBDIVISION, A REPLAT OF LOTS 33, 34, & 35 BLOCK 9 IN ORCHARD MESA HEIGHTS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 7 day of NOVEMBER, A.D. 2000

City Manager Darrel Vandy  
 President of City Council Gene Fensay

**SURVEYORS CERTIFICATION**

I, Vincent A. Popish, do hereby certify that the accompanying plat of ASHLEY SUBDIVISION, A REPLAT OF LOTS 33, 34, & 35, BLOCK 9 IN ORCHARD MESA HEIGHTS, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the application laws of the State of Colorado.

Vincent A. Popish 9-24-2000  
 Vincent A. Popish, Colorado PLS #33650 date



**ASHLEY SUBDIVISION**  
 A REPLAT OF LOTS 33, 34, & 35 BLOCK 9 IN ORCHARD MESA HEIGHTS

**FINAL PLAT**

Situated in SE1/4 SW1/4 Sec. 23, Township 1 South, Range 1 West, Ute Mer.

Client: Ashley
Date: 07/27/2000
Scale: 1" = 10'
Drawn by: vap
Checked by: pwc
File No.: 200189
File Name: Ashley

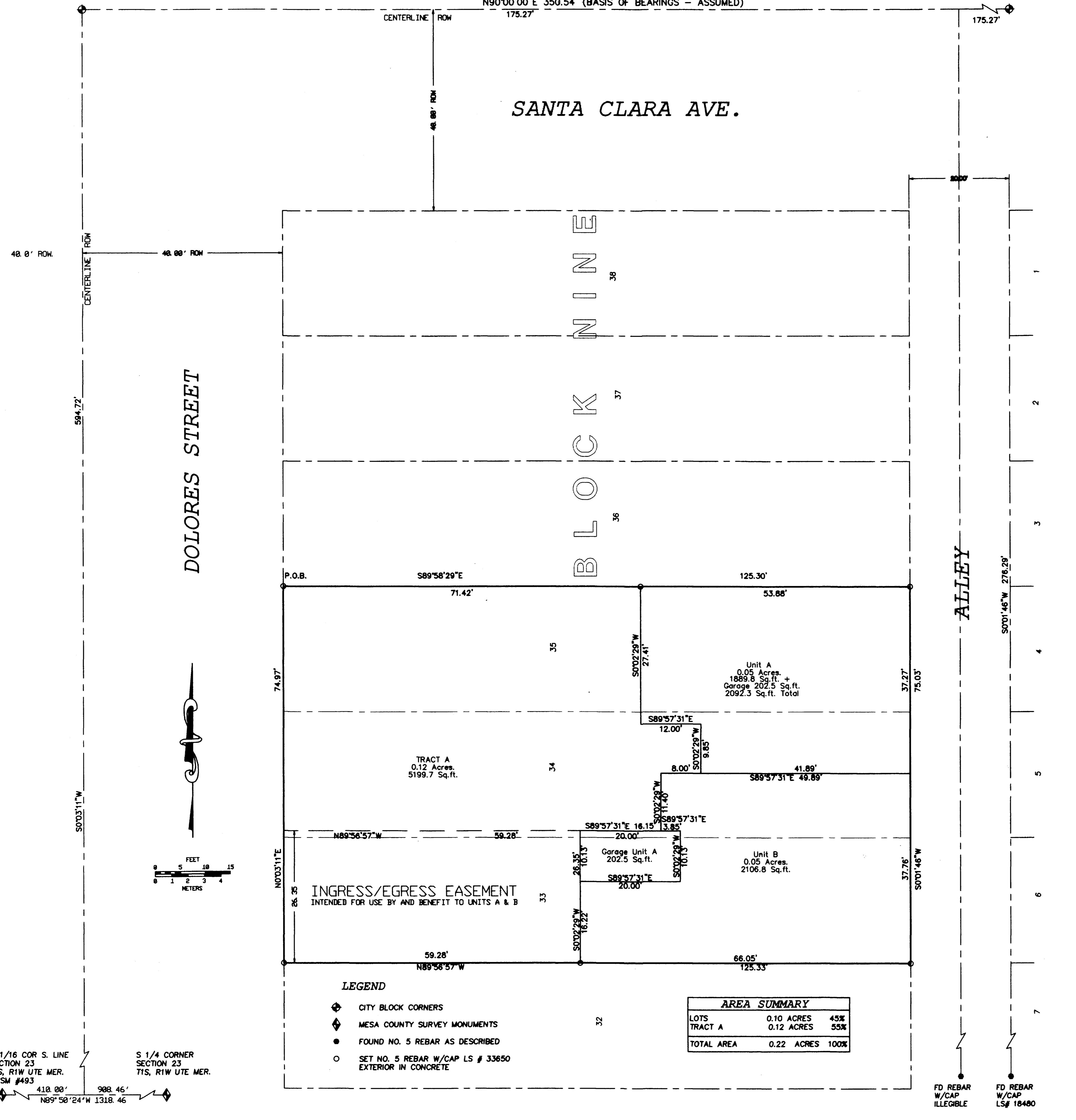
**INDEPENDENT SURVEY**

**VINCENT A. POPISH, PLS**

739 Road Avenue Ph. & Fax (970)257-7552  
 Grand Junction, Colorado 81501 Call (970)261-1409

**BASIS OF BEARINGS STATEMENT:**  
 BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF BLOCK 9 OF ORCHARD MESA HEIGHTS SUBDIVISION DEFINED BY TWO FOUND CITY BLOCK CORNER MONUMENTS BEARS N90°00'00".

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



W 1/16 COR S. LINE SECTION 23 T1S, R1W UTE MER. MCSM #493

S 1/4 CORNER SECTION 23 T1S, R1W UTE MER.

410.00' 908.46' N89°58'24"W 1318.46'

