

FOUNTAIN GREENS TOWNHOMES 5 SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Skelton Construction, Inc., a Colorado Corporation, is the owner of that real property located in part of the Southeast Quarter (SE1/4) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as recorded in Warranty Deed Book 2768, Page 523, Mesa County records, being more particularly described as follows:

Lot 11, Block 1, Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 238, Mesa County Records.

That said owners have caused the real property to be laid out and platted as Fountain Greens Townhomes 5 Subdivision, a subdivision of a part of the City of Grand Junction, Colorado.

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All 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 of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor 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, Skelton Construction, Inc., a Colorado Corporation, has caused their names to be hereunto subscribed this 21 day of MARCH, A.D., 2001.

by: Don Skelton
for: Skelton Construction, Inc., a Colorado Corporation

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Don Skelton for Skelton Construction, Inc., a Colorado Corporation, this 21 day of MARCH, A.D., 2001.
Witness my hand and official seal:

Kimberly D. Nelson
Notary Public
My Commission Expires 7-8-2002

CITY OF GRAND JUNCTION APPROVAL

This plat of Fountain Greens Townhomes 5 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22 day of MARCH, A.D., 2001.

City Manager David A. VanOrdy
City Mayor Gene Kenney

CLERK AND RECORDER'S CERTIFICATE

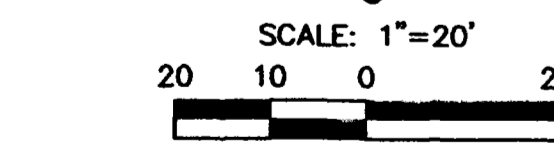
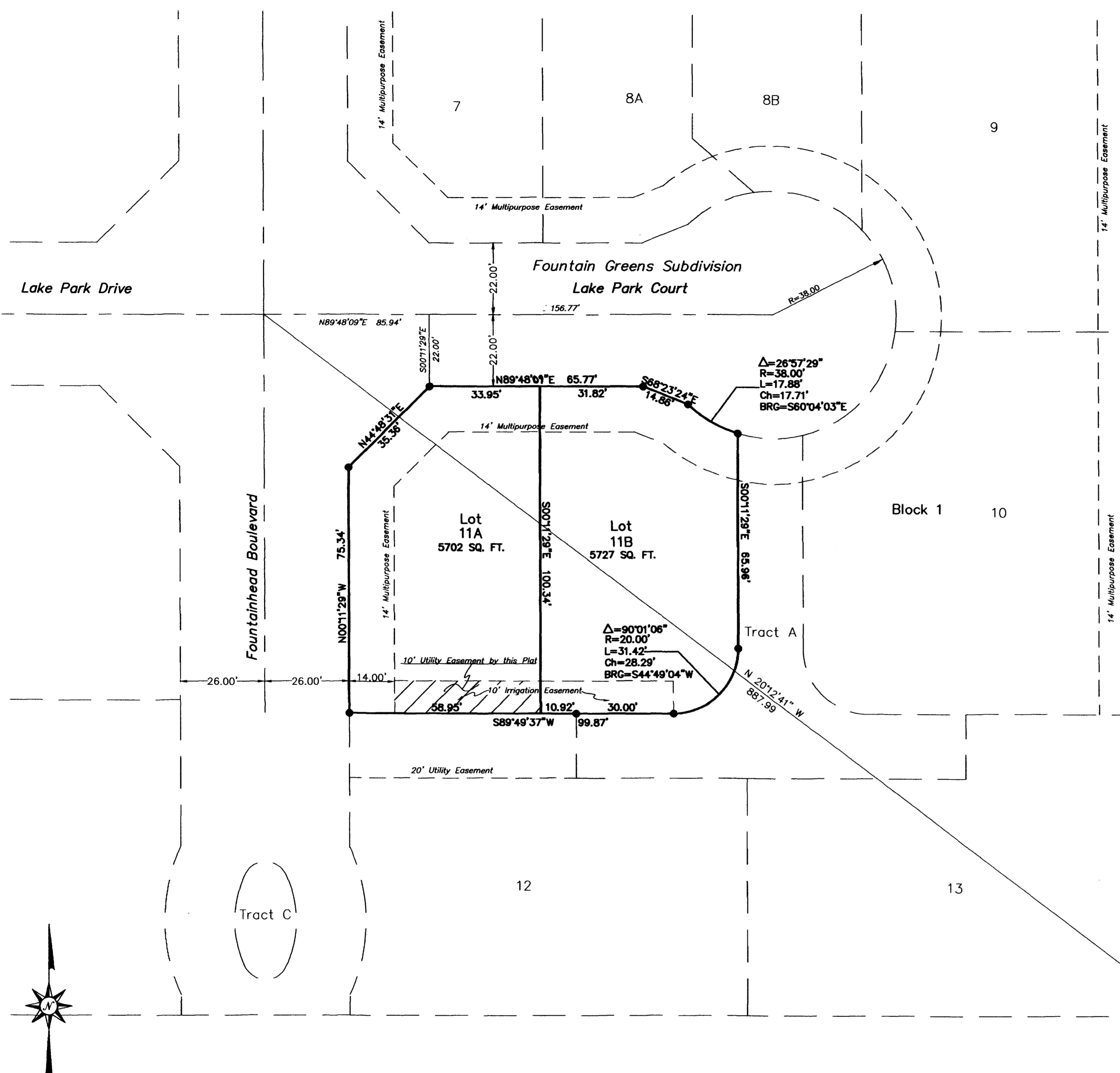
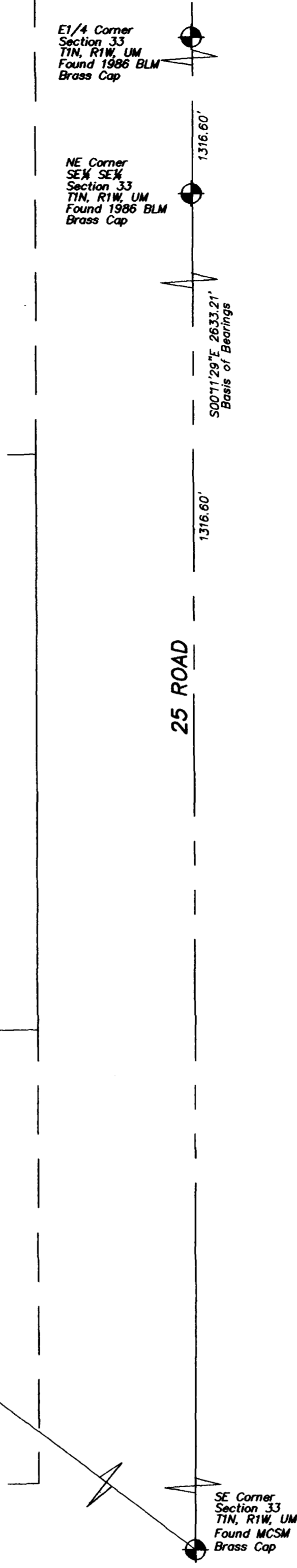
STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:20 o'clock P.M., MARCH, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 125
Reception No. 1998986 Drawer No. 99-98 Fees \$10.00

Clerk and Recorder _____ By: _____
Deputy

Leinholder Ratification of Plat

by Bank of Colorado is recorded in Book 2020, Page 303, Mesa County records.



- LEGEND**
- ◆ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - ◆ SET 2" ALUM. CAP ON No. 6 REBAR, PLS 17485
 - FOUND REBAR, AS NOTED
 - ▨ UTILITY EASEMENT BY THIS PLAT
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

GENERAL NOTES

1. Basis of bearings assume the East line of the SE1/4 of Section 33 to bear South 00 degrees 11 minutes 29 seconds East, a distance of 2633.21 feet. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.
2. Easement and title documents (schedules A&B) provided by First American Title Company, Title policy No. 00139109.
3. Existing property corners which were recovered during this survey which were within 0.25± feet of the calculated position were accepted as being "in position".
4. Fountain Greens Townhomes 5 Subdivision is subject to the Declaration of Covenants and Restrictions for Fountain Greens Subdivision recorded at Book 2667, Pages 1 through 45, Mesa County Records.
5. Further information about the project can be found in the City of Grand Junction Community Development Department file number #FPP-1999-183.
6. See recorded "Building Envelope Sitting Plan" for Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 239, for building foundation, setback, and zoning requirements.
7. All easements and rights-of-way, as shown, are from recorded plat of Fountain Greens Subdivision, as recorded in Plat Book 17, Pages 237 through 239 unless noted.

AREA SUMMARY

LOTS	=	11429sf	100%
TOTAL	=	11429sf	100%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Fountain Greens Townhomes 5 Subdivision, 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 applicable laws of the State of Colorado.

Date certified MARCH 21, 2001

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

FOUNTAIN GREENS TOWNHOMES 5 SUBDIVISION
REPLAT OF LOT 11, BLOCK 1
FOUNTAIN GREENS SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 North 7th Street
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2001-33	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Mar., 2001	RM/TLP	TLP	PG	1	1