

DARTAGNAN SUBDIVISION

A REPLAT OF LOT 3 IN MONUMENT VIEW ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That William Shawn McLean and Kelli McLean, as joint tenants, are the owners of that real property located in the Northwest Quarter Southeast Quarter of Section 10, Township 1 South, Range 1 West, Ute Meridian, Known as MONUMENT VIEW ESTATES, Lot 3, as described in Plat Book 12, Page 30, Reception No. 1162400, Drawer 526H, of the Mesa County Records and being further described as follows:

Commencing at the Southeast 1/16 corner Section 10, Township 1 South, Range 1 West of the Ute Meridian, thence N89°47'00"W 40.00 feet to the Point of Beginning, thence N89°47'00"W 97.00 feet; thence N00°00'00"E 205.00 feet; thence S89°47'00"E 97.77 feet; thence S08°45'04"W 5.06 feet; thence S00°00'00"W 200.00 feet to the Point of Beginning. Said Parcel contains 0.456 acres as described.

That said owners have caused the real property to be laid out and platted as DARTAGNAN SUBDIVISION A REPLAT OF LOT 3 IN MONUMENT VIEW ESTATES. That said owners does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of DARTAGNAN SUBDIVISION A REPLAT OF LOT 3 IN MONUMENT VIEW ESTATES, as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

All Multi-purpose Easements to the City of Grand Junction for the use of City-approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

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 owner(s), their guest(s), and invitee(s), 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 7th day of AUGUST, A.D. 2000

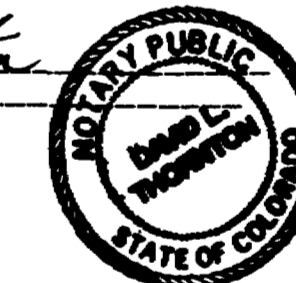
By: William Shawn McLean Kelli McLean
William Shawn McLean Kelli McLean

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by William Shawn & Kelli McLean this 7th day of AUGUST, A.D. 2000
Witness my hand and official seal

Notary Public David Y. Thornton
My Commission Expires 8/15/2004



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:28 o'clock

P.M., August 14, A.D. 2000, and was duly recorded in Plat Book 18

Page No. 216 Reception No. 2010352 Drawer No. LL13 Fees: \$10.00

Clerk and Recorder _____

By: _____
Deputy

CITY OF GRAND JUNCTION APPROVAL

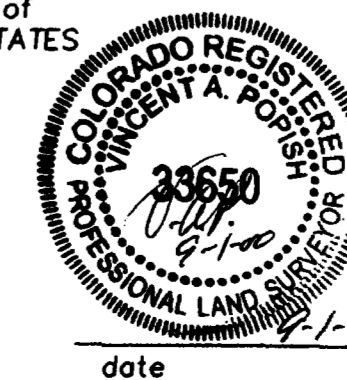
This DARTAGNAN SUBDIVISION, A REPLAT OF LOT 3 IN MONUMENT VIEW ESTATES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 7th day of August, A.D. 2000

City Manager [Signature]
President of City Council [Signature]

SURVEYORS CERTIFICATION

I, Vincent A. Popish, do hereby certify that the accompanying plat of DARTAGNAN SUBDIVISION, A REPLAT OF LOT 3 IN MONUMENT VIEW ESTATES, 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
Vincent A. Popish, Colorado PLS #33650

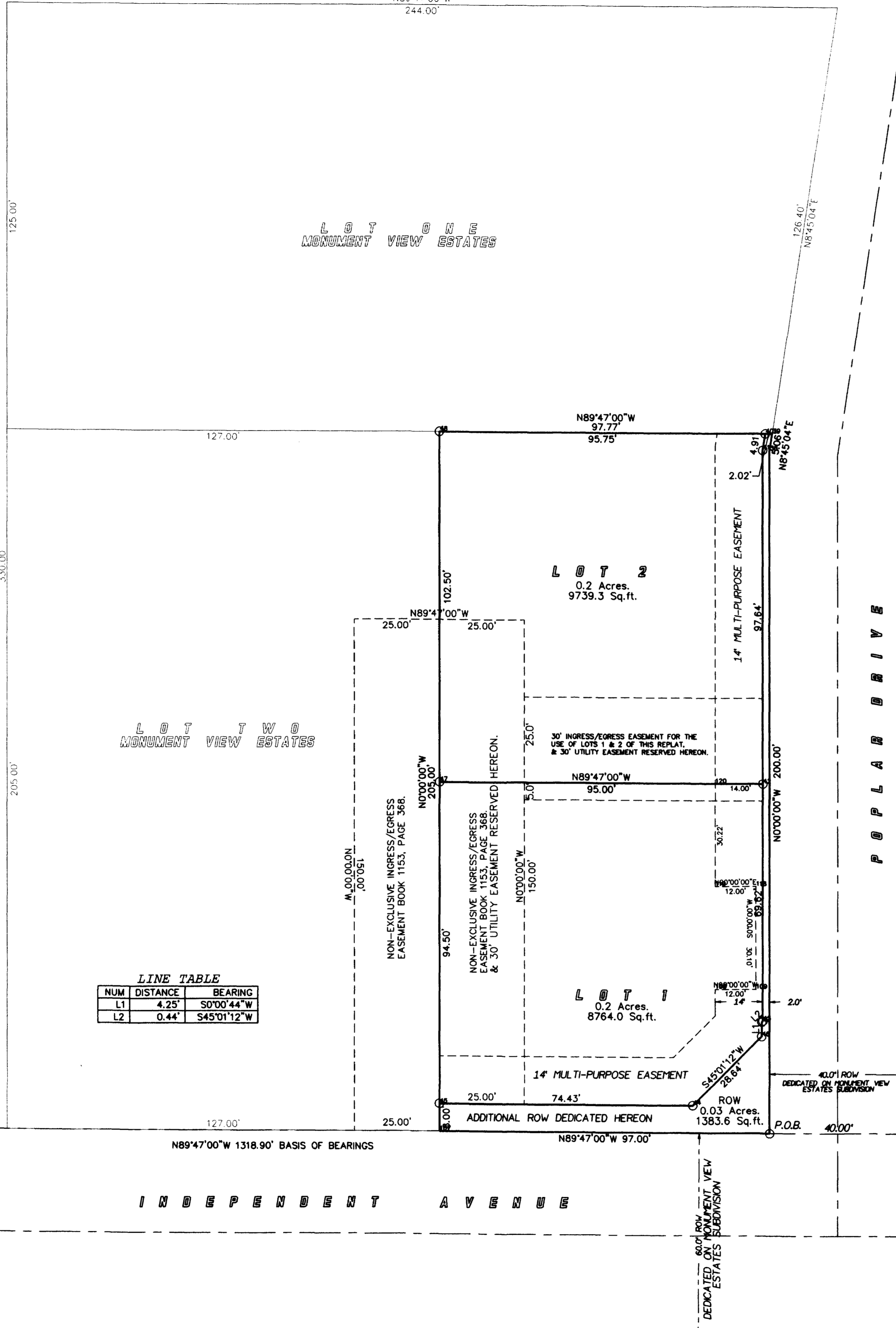


DARTAGNAN SUBDIVISION A REPLAT OF LOT 3 IN MONUMENT VIEW ESTATES

FINAL PLAT

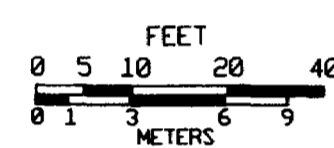
SITUATED IN THE NW 1/4 SE 1/4 SECTION 10, T1S, R1W, UTE MERIDIAN

INDEPENDENT SURVEY	Client: William Shawn McLean
DATE: 06/27/00	Scale: 1" = 20'
Drawn by: vap	Checked by:
File No.: 200119	File Name: MONSUB



GRAPHIC SCALE

1" = 20'



SE 1/16 COR SEC 10,
T1S, R1W, UTE MERIDIAN

N89°47'00"W 1318.90' BASIS OF BEARINGS

INDEPENDENT AVENUE

SE 1/16 COR SEC 10,
T1S, R1W, UTE MERIDIAN
BENCH ELEV. 4589.22

LEGEND

- = FOUND NO. 5 REBAR
- = FOUND NO. 5 REBAR NO CAP
- = SET NO. 5 REBAR LSW#33650 (EXTERIOR IN CONCRETE)
- ◆ = MESA COUNTY SURVEY MARKER

BASIS OF BEARING STATEMENT:
BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 SECTION 10 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, FOUND IN PLACE A MESA COUNTY SURVEY MARKER AT THE SE CORNER NW 1/4 SE1/4 AND THE SW CORNER NW 1/4 SE1/4 OF SAID SECTION 10, THE VALUE USED N89°47'00"W, IS GIVEN FOR THIS LINE ON THE MONUMENT VIEW ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 30 OF THE MESA COUNTY RECORDS.

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.