

ASL SUBDIVISION

A SUBDIVISION OF A PART OF THE
SE 1/4 SW 1/4 SE 1/4 SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, U. M.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Royce J. Carville, Janice A. Carville, Lester Czernonka, and Emily Czernonka are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and that being a part of the Southeast 1/4 Southwest 1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian as recorded in Book 2074 Page 714 and Book 2155 Page 295 of the Mesa County Records as shown on the accompanying plat, being more particularly 3 described as follows:

Beginning at a point from which the E 1/16 Corner for Sections 12 and 13 bears S 00°00'48" E, 47.00 feet and S 89°51'28" E, 132.14 feet; thence N 89°51'28" W, 199.23 feet; thence N 00°00'38" W, 3.00 feet; thence N 89°51'28" W, 301.38 feet; thence N 00°01'15" W, 280.00 feet; thence S 89°51'28" E, 301.43 feet; thence S 00°00'38" E, 11.81 feet; thence S 89°51'28" E, 199.21 feet; thence S 00°00'48" E, 271.19 feet to the point of beginning;

That said owner has caused said real property to be laid out and surveyed as ASL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all those portions of said real property which are labeled as "UTILITY EASEMENT" on the accompanying plat 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 television lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines;

That said owner does hereby dedicate and set apart all those portions of said real property which are labeled as "DRAINAGE EASEMENT" on the accompanying plat to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of storm sewer pipelines and appurtenances thereto;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their assigns or successors, 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 above described easements.

IN WITNESS WHEREOF said owners, Royce J. Carville, Janice A. Carville, Lester Czernonka, and Emily Czernonka, have caused their names to be hereunto subscribed this 9th day of August, 1999.

Royce J. Carville
Royce J. Carville

Janice A. Carville
Janice A. Carville

Lester Czernonka
Lester Czernonka

Emily Czernonka
Emily Czernonka

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 09 day of August, 1999, by Royce J. Carville, Janice A. Carville, Lester Czernonka, and Emily Czernonka.

My Commission expires 11-04-2002
Witness my hand and official Seal

Sharon Adley
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

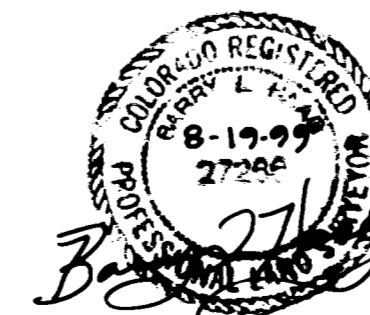
I hereby certify that this instrument was filed in my office at 4:03 o'clock P.M. this 07 day of August, 1999, and is duly recorded in Plat Book No. 17 Page 1520, Reception No. 191772, Drawer No. 11-21

Clerk and Recorder 10.- FEE Deputy

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of ASL SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504



CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This plat of ASL SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9th day of August, 1999.

Gene Kinsey
Mayor

David Varley
City Manager

C-S 1/16 CORNER SECTION 12 RAILROAD SPIKE

SE 1/16 CORNER SECTION 12 #4 REBAR

N 00°02'31" W 1313.56'

1314.24'

BEARING BASIS N 00°00'00" E

E 1/16 CORNER SECTIONS 12 & 13 #8 REBAR

1/4 CORNER SECTIONS 12 & 13 #6 REBAR IN CONCRETE IN MONUMENT BOX



LEGEND

- ⊙ FOUND MONUMENT AS DESCRIBED
- FOUND 3" ALLOY CAP, UNMARKED
- FOUND #5 REBAR & CAP, L.S. 17478
- SET #5 REBAR AND CAP, L.S. 27266

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.