

REPLAT OF  
 LOT 3, BLOCK 1 MONUMENT RANCH ESTATES, FILING NO. FOUR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned, MARK W. BROWN and SHARON G. BROWN as joint tenants and JAMES K. DYER are the owners of that real property situated in the County of Mesa, State of Colorado, being situated in the E1/2 E1/2 of Section 17, Township 11 South, Range 101 West, of the 6TH Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being re-plated according to the following descriptions:

LOT 3, BLOCK 1, MONUMENT RANCH ESTATES FILING #4; AND A PARCEL OF LAND SITUATED IN THE SE1/4 NE1/4 OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS:  
 Considering the East line of the COLORADO NATIONAL MONUMENT ( Brass caps A.P. 1 to A.P. 10 to bear N17°20'10\"/>

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOT 3, BLOCK 1, MONUMENT RANCH ESTATES FILING NO. 4, a subdivision of a part of the COUNTY OF MESA, State of Colorado.  
 That said owners do hereby dedicate that portion of said real property which is labeled as drainage easement on the accompanying plat as a perpetual easement for the installation and maintenance of drainage facilities, including but not limited to pipelines and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11th day of March A.D., 1994.

Mark W. Brown Sharon G. Brown  
 MARK W. BROWN AND SHARON G. BROWN  
James K. Dyer  
 JAMES K. DYER



STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.  
 The foregoing instrument was acknowledged before me this 11th day of March A.D., 1994, by Mark W. Brown and Sharon G. Brown AND James K. Dyer.

My commission expires: June 22, 1997  
Joyce A. Aiken  
 Notary Public  
134 North 6th  
 Address  
 Grand Junction, CO 81501

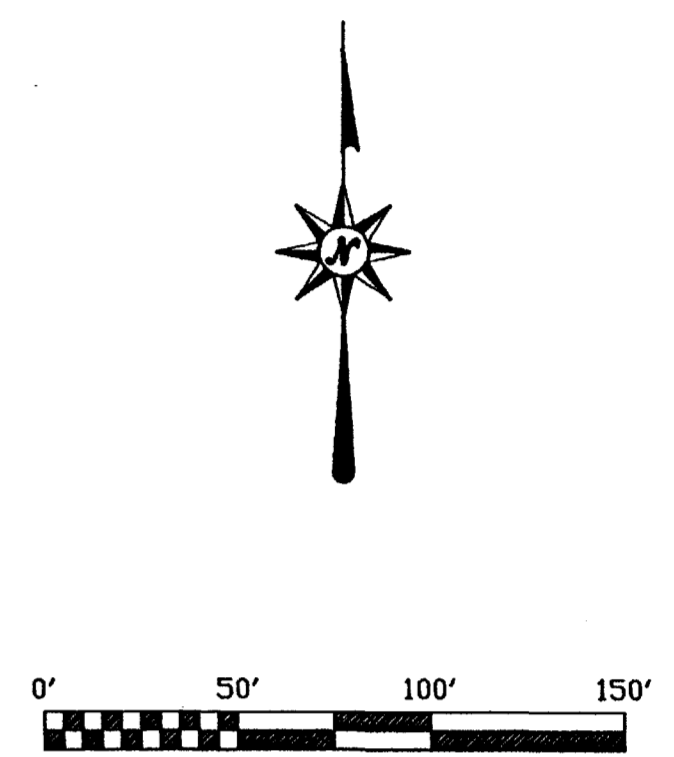
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.  
 I hereby certify that this instrument was filed in my office at 3:48 o'clock P.M. this 18th day of April A.D., 1994, and is duly recorded in Plat Book No. 74, Page 208 Rec'd # 1678793  
Drawer AA77 Deputy Clerk Kelly West for  
 Fee \$ 10.00  
 SURVEYOR'S CERTIFICATE Monika Todd

I, Daniel K. Brown, certify that the accompanying plat of REPLAT OF LOT 3, BLOCK 1 MONUMENT RANCH ESTATES, FILING NO. FOUR, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of Mesa County and all applicable state laws and regulations.

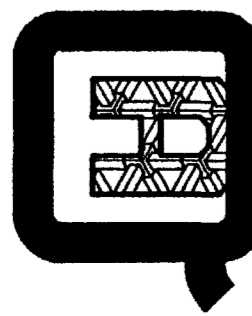
Daniel K. Brown 4/2/94  
 DANIEL K. BROWN, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 23877

Date \_\_\_\_\_



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
  - ◆ MESA COUNTY BRASS CAP
  - ⊕ ALUM. CAP SET FOR BOUNDARY OF THE COLORADO NATIONAL MONUMENT

REPLAT OF  
 LOT 3, BLOCK 1 MONUMENT RANCH ESTATES, FILING NO. FOUR  
 FINAL PLAT

SITUATED IN SECTION 17, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.		
FOR: MARK BROWN	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DKB DMM
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 1/27/94		ACAD ID: MR3RP
		SHEET NO.
		FILE: 93270.1



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 THE CERTIFICATION SHOWN HEREON.