

MONUMENT VILLAGE SHOPPING CENTER

A REPLAT OF BLOCK C, MONUMENT VILLAGE SUBDIVISION, MESA COUNTY, COLORADO

DEDICATION

That the undersigned Eugene B. Fletcher, Inc., a California Corporation, is the owner of that real property being Block C, Monument Village, as described in Plat Book 15, Page 126 of the Mesa County Records and being situated in the NW1/4 and the NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1039, Pages 876 through 879 and Book 1365, Pages 102 through 105.

Block C, Monument Village, as recorded in Plat Book 15, Page 126 of the Mesa County Records.

That said owner has caused the said real property to be laid out and surveyed as MONUMENT VILLAGE SHOPPING CENTER, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose and utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage easements, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Said owners hereby declare there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this 26th day of November, A.D., 1997.

Claire M. Fletcher, President
By: Claire M. Fletcher, President
for: Eugene B. Fletcher, Inc. a California Corporation

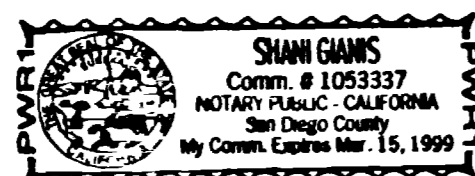
NOTARY PUBLIC CERTIFICATION

STATE OF California } ss
COUNTY OF San Diego }

The foregoing instrument was acknowledged before me by Claire M. Fletcher, President, of Eugene B Fletcher, Inc., a California Corporation, this 26th day of November, A.D., 1997.

Witness my hand and official seal *Shauigianis*
Notary Public

My Commission Expires March 15, 1999



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of January, A.D., 1998, by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman *Chad Lytle*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 8th day of January, A.D., 1998, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman *Kathryn K Wall*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:13 o'clock P.M., January 9th A.D., 1998, and was duly recorded in Plat Book 16 Page No. 1616 Reception No. 1827507 Drawer No. DD174 Fees 30.00 + 1.00

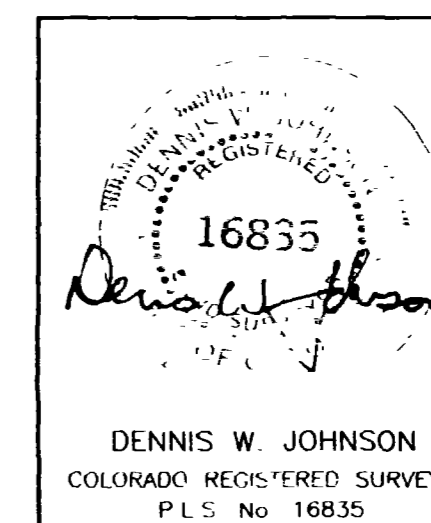
Monika Toba
Clerk and Recorder

By: *Kathy West*
Deputy

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VILLAGE SHOPPING CENTER and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 1st day of Dec., 1997



located in the NE 1/4 & NW 1/4 Section 23, T11S, R101W, 6th PM

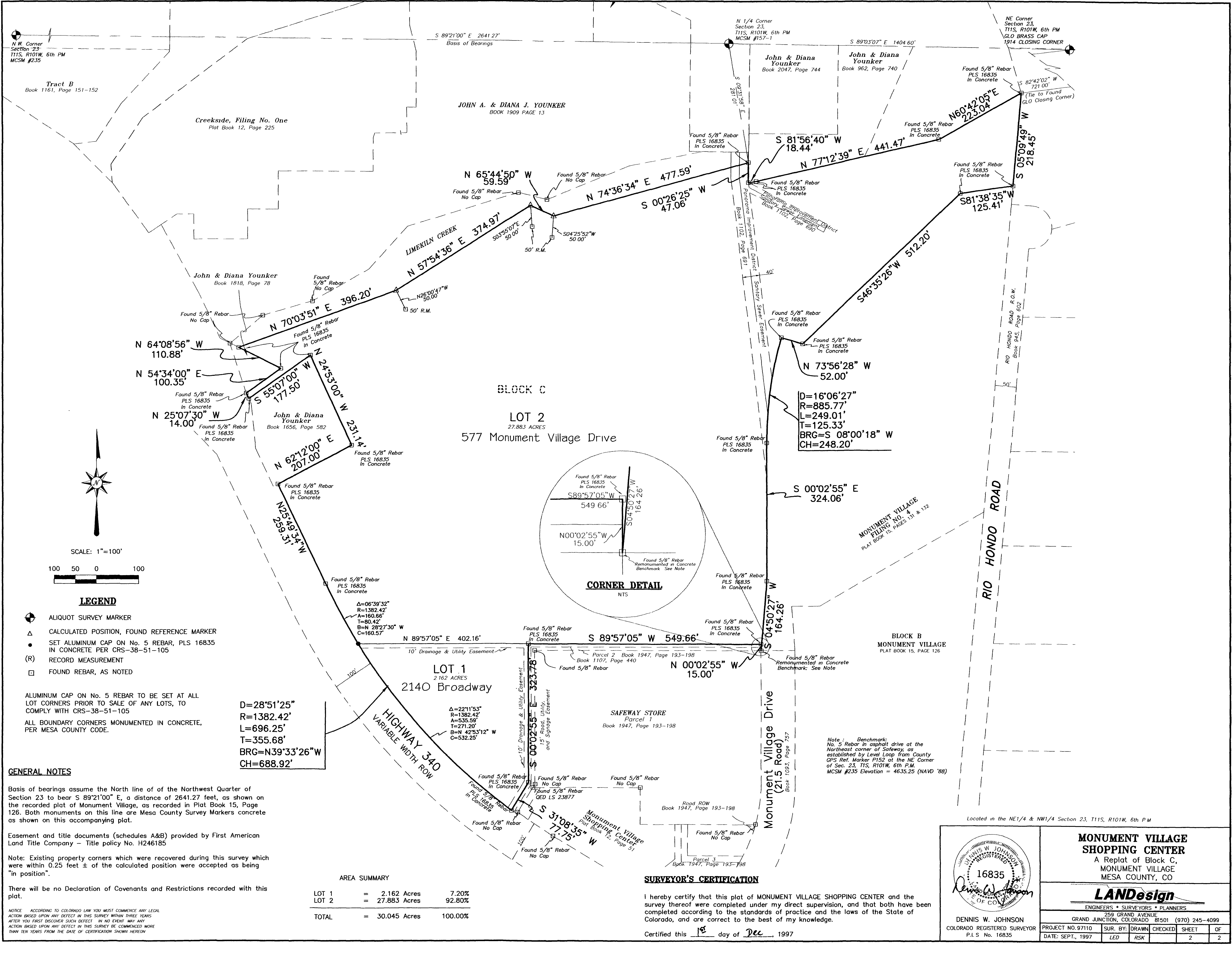
MONUMENT VILLAGE SHOPPING CENTER
A Replat of Block C,
MONUMENT VILLAGE
MESA COUNTY, CO

LANDesign

ENGINEERS • ARCHITECTS • PLANNERS

204 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO 9/110	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE SEPT., 1997	LED	HSR		1	2



N.W. Corner Section 23, T11S, R101W, 6th PM MCSM #235

Tract B Book 1161, Page 151-152

Creekside, Filing No. One Plat Book 12, Page 225

S 89°21'00" E 2641.27' Basis of Bearings

JOHN A. & DIANA J. YOUNKER BOOK 1909 PAGE 13

N 1/4 Corner Section 23, T11S, R101W, 6th PM MCSM #157-1

John & Diana Younker Book 2047, Page 744

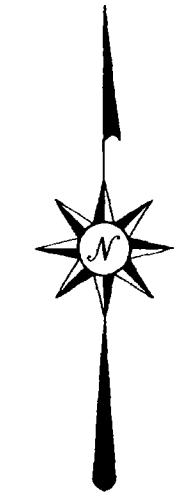
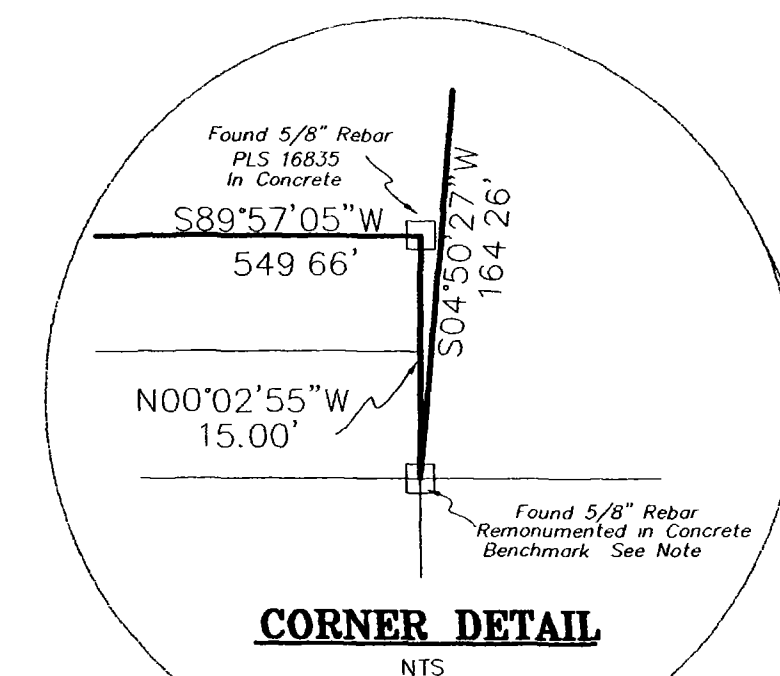
NE Corner Section 23, T11S, R101W, 6th PM GLO BRASS CAP 1914 CLOSING CORNER

John & Diana Younker Book 1818, Page 78

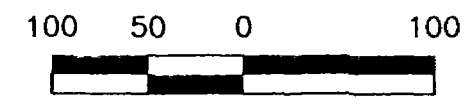
John & Diana Younker Book 1656, Page 582

BLOCK C
LOT 2
27.883 ACRES
577 Monument Village Drive

D=16'06'27"
R=885.77'
L=249.01'
T=125.33'
BRG=S 08°00'18" W
CH=248.20'



SCALE: 1"=100'



LEGEND

- ⊕ ALIQUOT SURVEY MARKER
- △ CALCULATED POSITION, FOUND REFERENCE MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

ALL BOUNDARY CORNERS MONUMENTED IN CONCRETE, PER MESA COUNTY CODE.

D=28°51'25"
R=1382.42'
L=696.25'
T=355.68'
BRG=N39°33'26" W
CH=688.92'

GENERAL NOTES

Basis of bearings assume the North line of of the Northwest Quarter of Section 23 to bear S 89°21'00" E, a distance of 2641.27 feet, as shown on the recorded plat of Monument Village, as recorded in Plat Book 15, Page 126. Both monuments on this line are Mesa County Survey Markers concrete as shown on this accompanying plat.

Easement and title documents (schedules A&B) provided by First American Land Title Company - Title policy No. H246185

Note: 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".

There will be no Declaration of Covenants and Restrictions recorded with this plat.

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.

AREA SUMMARY

LOT 1	=	2.162 Acres	7.20%
LOT 2	=	27.883 Acres	92.80%
TOTAL	=	30.045 Acres	100.00%

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VILLAGE SHOPPING CENTER and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 1st day of Dec, 1997

Located in the NE1/4 & NW1/4 Section 23, T11S, R101W, 6th P.M.

DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835

MONUMENT VILLAGE SHOPPING CENTER
A Replat of Block C, MONUMENT VILLAGE, MESA COUNTY, CO

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ENGINEERS • SURVEYORS • PLANNERS
258 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 97110	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: SEPT., 1997	LED	RSK	2	2