

SEVENTH STREET TOWNHOMES

A Replat of Lots 6 thru 12 in Block 27 of The City of Grand Junction

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cache Townhomes, LLC, a Colorado limited liability company is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 3443 at Page 576 of the Mesa County Clerk and Record's Office, and being situated in the NW¹/₄, NE¹/₄ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A Replat of Lots 6 thru 12 in Block 27 of The City of Grand Junction

Mesa County, Colorado.

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

That said owner does hereby state that there are no lien holders against the property.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

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.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 12th day of August, A.D., 2003.

Sidney Squirrel
Cache Townhomes, LLC (Sidney Squirrel - Managing Member)

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 12th day of August, A.D., 2003, by Sidney Squirrel

10/29/2005

My commission expires:

Gayleen Henderson

Notary Public
Address

CITY APPROVAL

This plat of SEVENTH STREET TOWNHOMES, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 12th day of August, A.D., 2003.

[Signature]
City Manager

[Signature]
President of Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:52 o'clock P. M. this 12th day of August, A.D., 2003, and is duly recorded in Plat Book No. 19, Page 385

Reception No. 2141571 Drawer No. DD-28 Fees: \$ 10.00 + \$1.00

TITLE CERTIFICATION

STATE OF COLORADO
COUNTY OF MESA

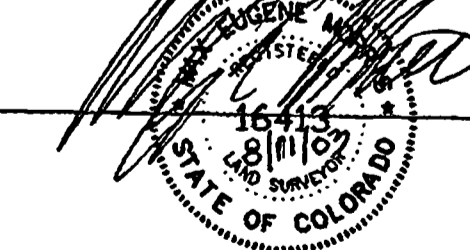
We, Abstract & Title Co. of Mesa County, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Cache Townhomes, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: 8-12-03

BY: *Debra I. Blanchette*
Debra I. Blanchette Title Officer
Abstract & Title Co. of Mesa County

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SEVENTH STREET TOWNHOMES, a subdivision of a part of the City of Grand Junction, 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 the City of Grand Junction and all applicable state laws and regulations.



Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

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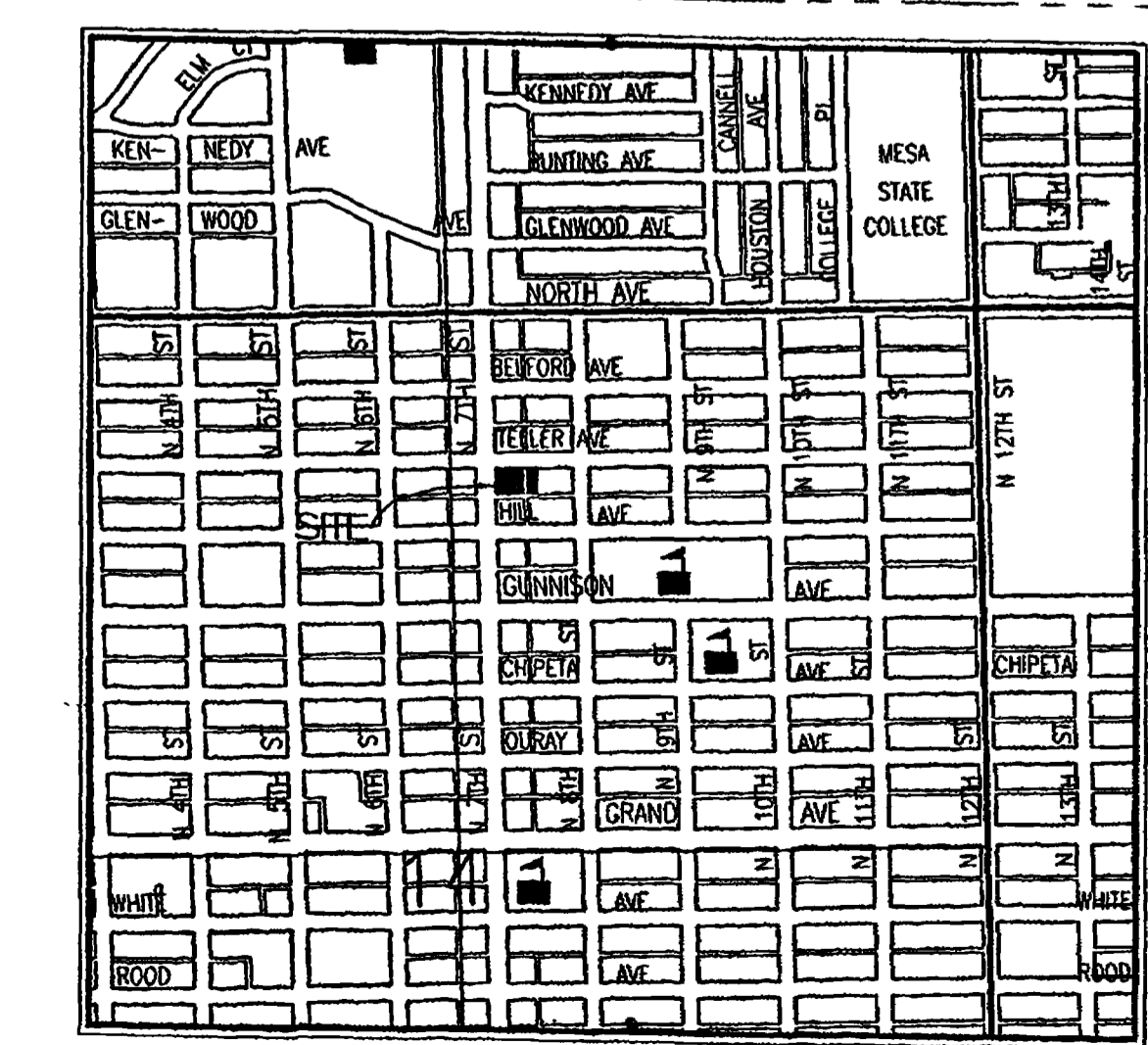
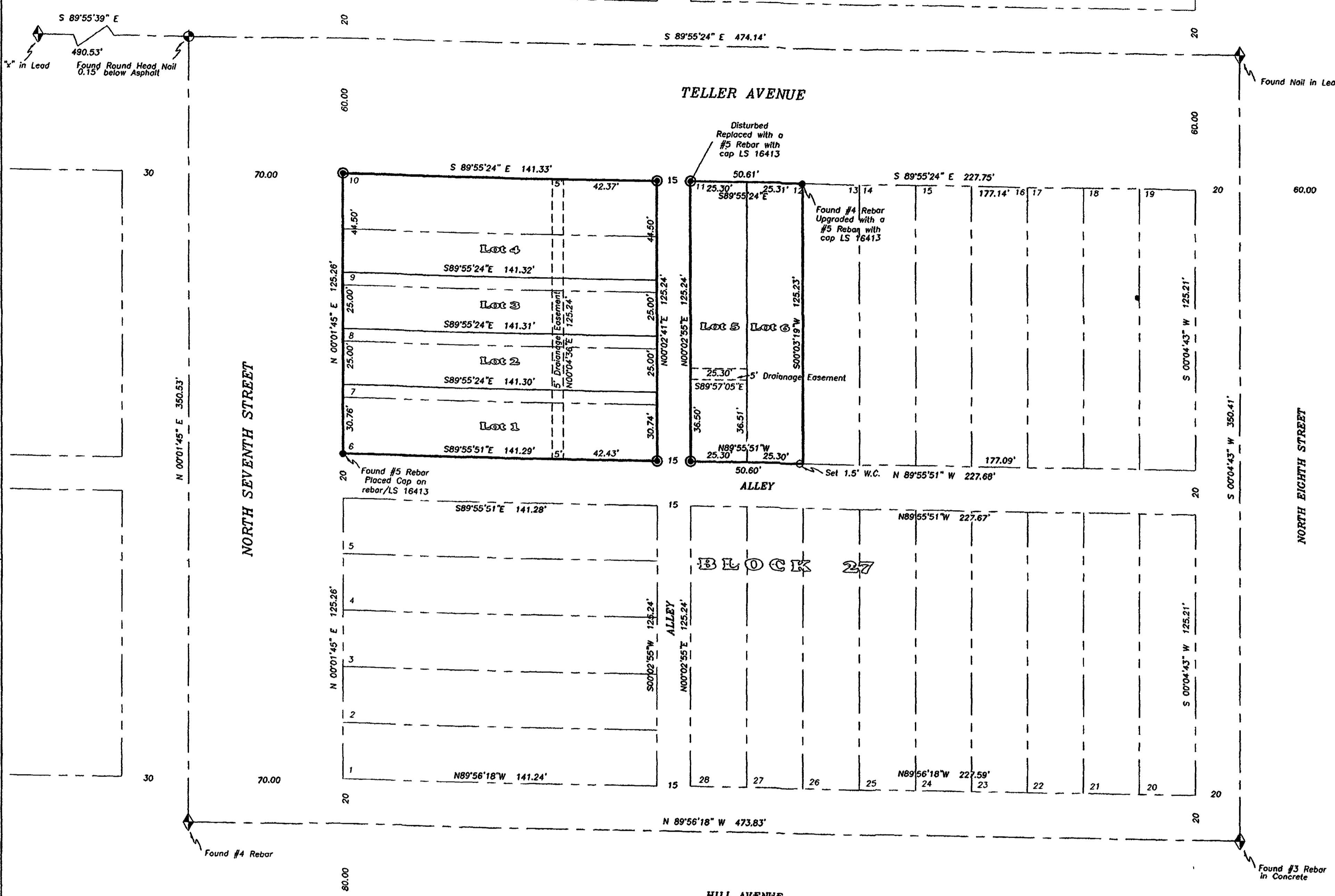
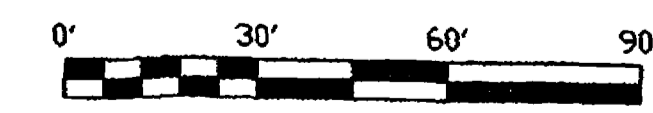
Preliminary Plat

SITUATED IN THE NW ¹ / ₄ , NE ¹ / ₄ SECTION 14, T 1 S, R 1 W OF THE UTE MERIDIAN		SURVEYED BY: RM SB	
FOR: Carl Vostatek	ACAD ID: 838 No. 7th	DRAWN BY: DMM	
SCALE: 1"=30'		CHECKED BY: MEM	
DATE: 8/07/03		SHEET NO.	
FILE: 2003-079		FILE: 2003-079	



BASIS OF BEARINGS STATEMENT

Bearings are base on the Mesa County Local coordinate System, locally determined by GPS observations on the Grand Junction City monument at the SE corner of North 8th St. & Teller Ave and the Grand Junction City monument at the SE corner of North 8th St. & Hill Ave. The measured bearing of this line is S00°04'43"W.



Vicinity Map
(NOT TO SCALE)

LEGEND

- ◆ FOUND GRAND JUNCTION CITY MONUMENT (in Monument Box)
- RECOVERED G. J. CITY MONUMENT from UNDER ASPHALT
- FOUND NO.5 REBAR W/Aluminum CAP L.S. 18469
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 16413 (PERIMETER SET IN CONCRETE)
- ⊥ LOT CORNERS TO BE SET BY A COLORADO PROFESSIONAL LAND SURVEYOR PRIOR TO THE SALE OF THE LOT

NOTES:

1. Deeds were provided by client.
2. A Title search was provided by client (Abstract & Title Co. of Mesa County, Inc., File #00909497 C). A Title Search was not performed by me.
3. Found Monuments that represent property corners are within .25± of calculated position.

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.