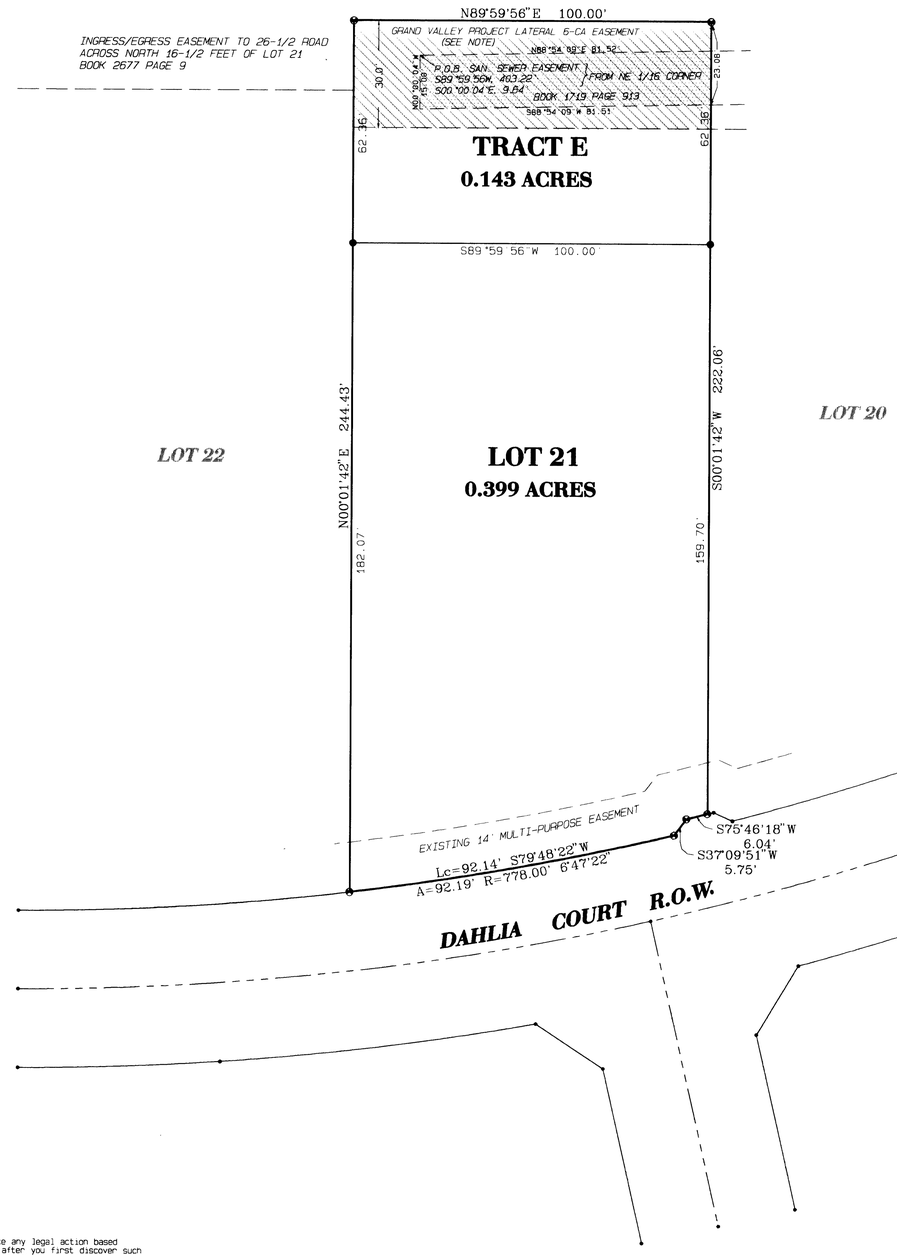
CHERRYHILL LOT 21 REPLAT

A REPLAT OF LOT 21, CHERRYHILL SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Richard Witt and Denver Cherry are the owners of that real property in the County of Mesa, State of Colorado, being situated in the Southwest one-quarter of the Northeast one-quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, described in Book 2388 at Page 706 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 21, Cherryhill Subdivision, according to the plat thereof recorded in Plat Book 17 at Page 27/28, Reception No. 1893938 in the City of Grand Junction, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as **CHERRYHILL LOT 21 REPLAT**, a subdivision of the City of Grand Junction, Mesa County, Colorado.

Tract E is conveyed to the Cherryhill Subdivision Homeowners' Association by instrument recorded in Book 2739 at Page 748 for the purpose of operation, maintenance and repair of private irrigation facilities, subject to the existing easements shown hereon.

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 31st day of July, A.D., 2000.

Richard Witt

Denver Cherry

State of Colorado)
} ss
County of Mesa)

This plat was acknowledged before me by Richard Witt and Denver Cherry on this 31st day of July, A.D., 2000, for the aforementioned purposes.

Notary Public Judy K. Wunderwald

My Commission expires: 7-5-2002

My address is: 603 29 3/8 Road Grand Jct. CO 81504

CITY APPROVAL

This plat of CHERRYHILL LOT 21 REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 1 day of August, 2000.

David Varley
City Manager

Gene Kinsey
Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 03:05 o'clock P. M., this 14th day of August, 2000, and is duly recorded in Plat Book No. 17, Page 375 as Reception No. 1961182, Drawer No. II-137

Fees $10.00

Monika Todd
Clerk and Recorder of Mesa County

by Elinor Laabs
Deputy Clerk

DECLARATION OF COVENANTS

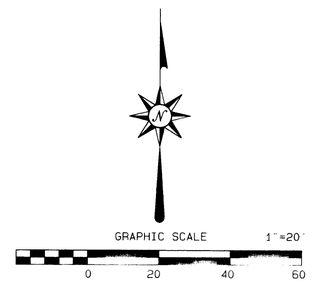
This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book 2565 at Page 680.

SURVEYOR'S STATEMENT:

I, Dennis R. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of CHERRYHILL LOT 21 REPLAT were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Dennis R. Shellhorn PLS 18478

Date Feb 28, 2000



BASIS OF BEARINGS STATEMENT

Bearings are grid bearings of the Mesa County SIMLCS, determined by GPS observations on Mesa County survey markers at the Center 1/4 corner and the C-N 1/16 corner of Section 2, with a measured bearing of N00°01'42"E

⊖ FOUND #5 REBAR/CAP "THOMPSON-LANGFORD CORP PLS 18478"

● SET #5 REBAR/CAP "THOMPSON-LANGFORD CORP PLS 18478"

NOTE: Grand Valley Water Users Association claims easement for Lateral 6-CA under authority of instrument recorded in Book 130 at Page 120. The easement shown hereon extends fifteen feet on each side of the existing concrete lined ditch. Additional area for O&M of delivery structures Nos. 36 and 37 are as provided for within the irrigation storage facility easement created with the plat of Cherryhill Subdivision.

NOTE: There is an existing water line easement (Book 764 Page 480) described "Along the North line NW1/4 SW1/4 NE1/4" that is not shown graphically. Width and location is unspecified.

Title information from a title commitment prepared by Western Colorado Title Company, Order No. 97-11-123K, dated November 21, 1997.

CHERRYHILL LOT 21 REPLAT

DENVER CHERRY/RICHARD WITT

SECTION:SW1/4 NE1/4 S.2	TWNSHP: 1 South	RNGE: 1 West	MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
829 28 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

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Drawn: DRS	Checked: KST	Date: Feb 28, 2000	Sheet 1 of 1