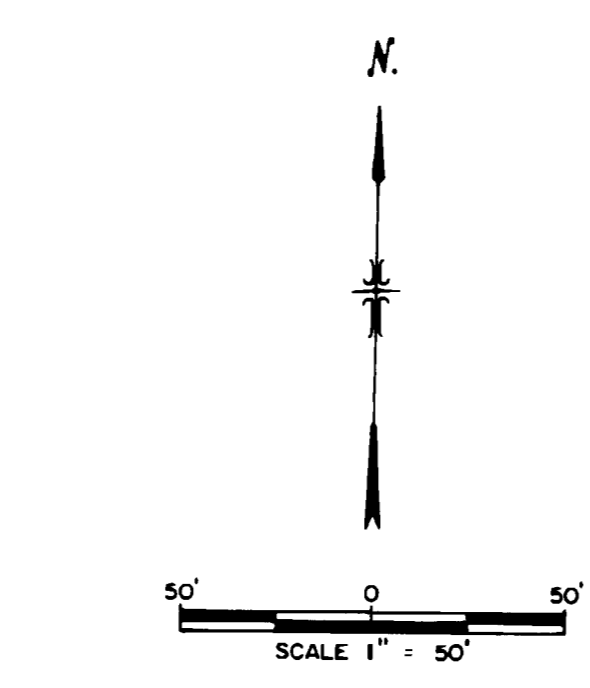
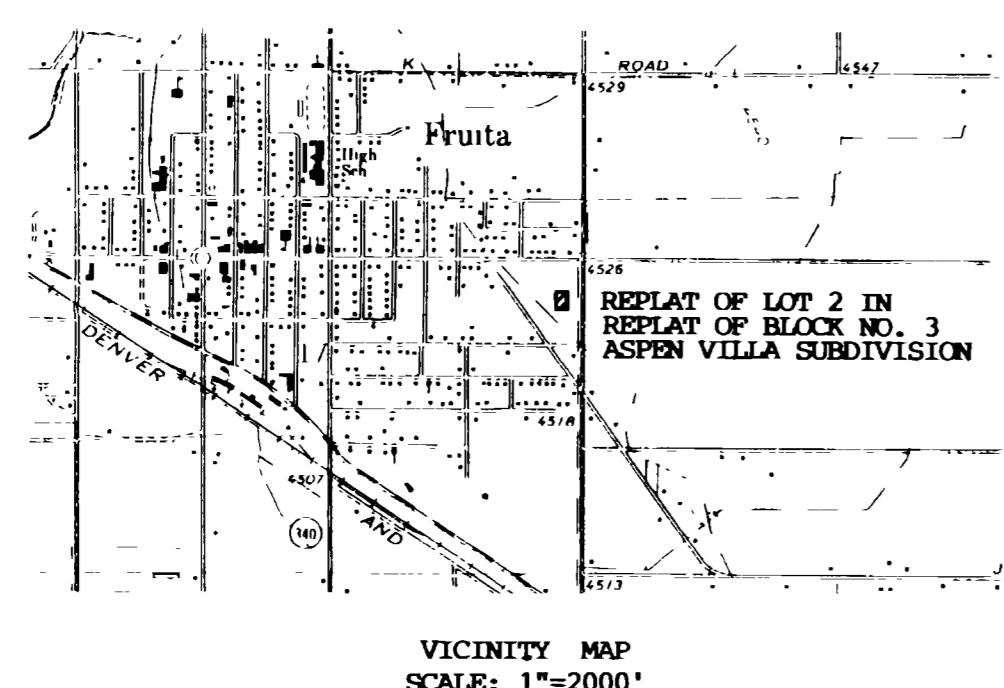
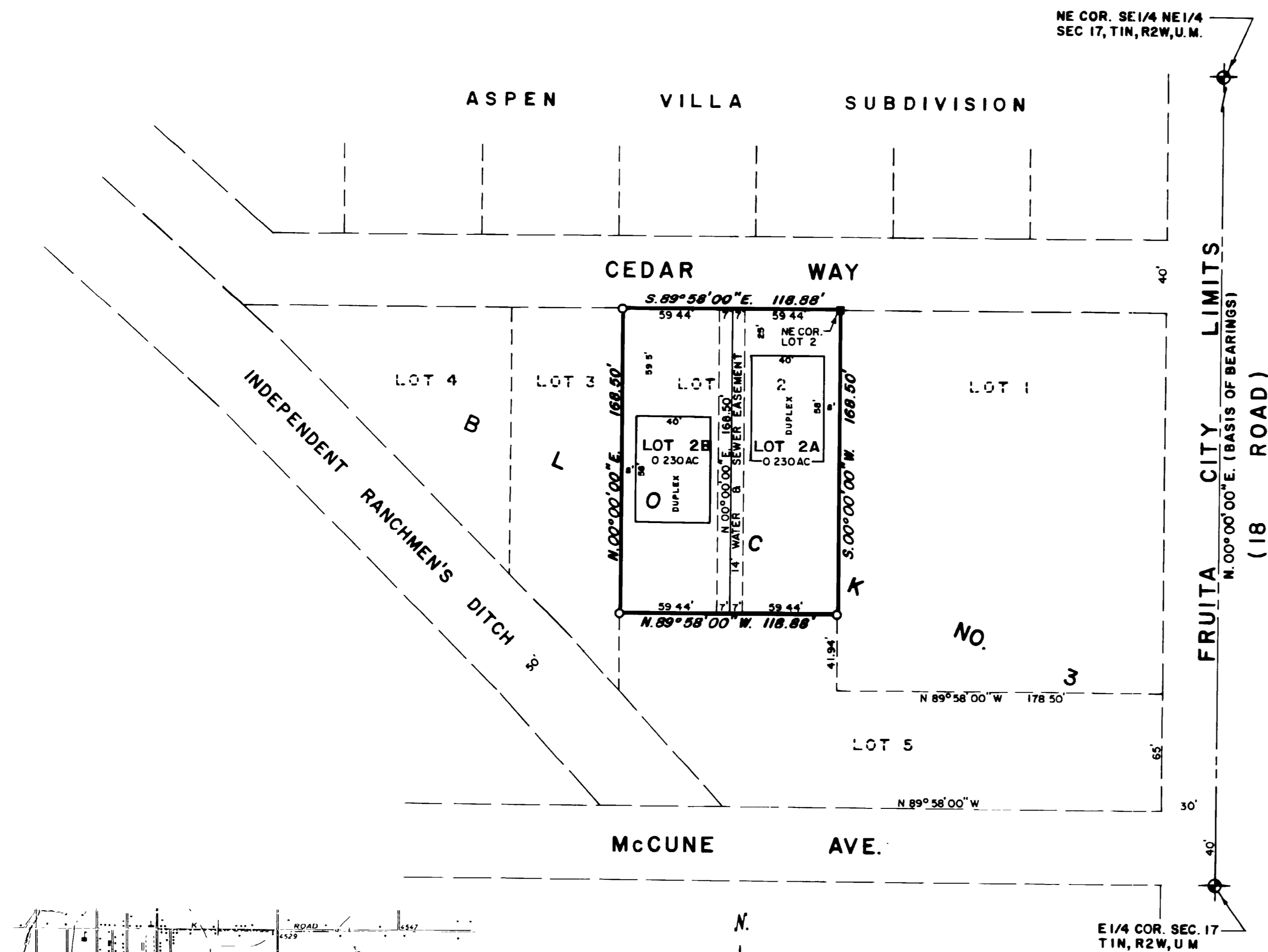


REPLAT OF LOT 2 IN REPLAT OF BLOCK NO. 3 ASPEN VILLA SUBDIVISION

WITHIN CITY OF FRUITA - MESA COUNTY, CO



NOTE: WATER & SEWER EASEMENT ACROSS LOTS 2A & 2B IS FOR THE EXCLUSIVE USE OF LOT 5.

- LEGEND**
- ⊙ MESA COUNTY SURVEY MONUMENT
 - PD. NO. 5 REBAR IN CONCRETE
 - SET NO. 5 REBAR & MON. CAP/ IN CONCRETE
 - ⊥ SET NO. 5 REBAR & MON. CAP AT ALL LOT CORNERS

AREA QUANTITIES

| | |
|-------------------------|---------------------|
| AREA IN LOTS | .0460 ACRES OR 100% |
| AREA IN ROADS | .0000 ACRES OR 0% |
| TOTAL AREA | .0460 ACRES OR 100% |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Aspen Villa Company of Colorado, a Colorado Partnership (George J. Pauls, general partner), is the owner of that real property situated in the City of FrUITA, County of Mesa, State of Colorado, as shown on the accompanying plat, and described as follows:

Lot 2, Replat of Block 3, Aspen Villa Subdivision, Lot 2 being more particularly described as follows: Beginning at the Northeast corner of Lot 2, Replat of Block 3, Aspen Villa Subdivision within the Town of FrUITA, County of Mesa, State of Colorado; thence South 168.50 feet; thence North 89°58' West 118.88 feet; thence North 168.50 feet to the southerly right-of-way of Cedar Way; thence along said right-of-way line South 89°58' East 118.88 feet to the point of beginning. SUBJECT TO easements and rights-of-way of record.

That said owner has caused the said real property to be laid out and surveyed as the REPLAT OF LOT 2 IN REPLAT OF BLOCK NO. 3, ASPEN VILLA SUBDIVISION within the City of FrUITA, Mesa County, State of Colorado.

That said owner has dedicated and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of real property labeled as Utility Easements hereon as easements for the installation and maintenance of telephone and electric lines, poles and underground cable; storm and sanitary sewer mains; water mains; gas pipe lines; and those portions which are labeled as Irrigation Easements hereon as easements for the installation and maintenance of ditches, flumes and conduits.

That all expenses involving necessary improvements for a water system, sanitary and storm sewer systems, curbs, gutters, street pavement, sidewalks, gas and electrical service, grading and landscaping shall be financed by purchaser or seller.

IN WITNESS WHEREOF, said Aspen Villa Company of Colorado, a Colorado Partnership (George J. Pauls, general partner) has caused his name to be hereunto subscribed this 30th day of January A.D., 1991.

ASPEN VILLA COMPANY OF COLORADO
A COLORADO PARTNERSHIP

By George J. Pauls
George J. Pauls, General Partner

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 30th day of January A.D. 1991, by Aspen Villa Company, a Colorado Partnership (George J. Pauls, general partner).

My Commission Expires 3-13-91

Witness my hand and seal.

Monica Todd
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss Receipt # 1562034

I hereby certify that this instrument was filed in my office at 3:19 o'clock P.M., JAN. 30th, A.D., 1991, and is duly recorded in Plat Book No. 13, Page 525. Book 13 Page 525 Fee: \$10.00 Drawer J-93

CITY OF FRUITA COUNCIL

Approved this 29th day of JANUARY, A.D., 1991. City of FrUITA, County of Mesa, State of Colorado.

By Monica Todd by Joseph A. Williams
Clerk & Recorder Deputy Co. Clerk

By Bill Kane
Mayor

SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying plat of REPLAT OF LOT 2 IN REPLAT OF BLOCK NO. 3, ASPEN VILLA SUBDIVISION within the City of FrUITA, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of the same.

Dated this 9th day of JANUARY, A.D., 1991.

Udell S. Williams
Udell S. Williams, C.S., PLS No. 4307

**REPLAT OF LOT 2
IN
REPLAT OF BLOCK NO. 3
ASPEN VILLA SUBDIVISION**
IN SE 1/4 NE 1/4 SEC. 17, T1N, R2W, U.M.

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.

UDELL S. WILLIAMS
Plat, Survey and Surveyor
P.O. Box 243, FrUITA, Colorado 81501
Surveying Western Colorado & Eastern Utah Since 1953