

GOLDEN COURT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Hershl B. Pilcher and Julius Poole are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Northeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian as shown on the accompanying plat thereof; said real property being more particularly described by notes and bounds as follows:

LEGAL DESCRIPTION

Beginning at a point which bears West 206.3 feet from the NE corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence S89°17'30"W 186.3 feet, thence S 15° 16' 00" W 166.1 feet, thence East 10.0 feet, thence South 123.26 feet to the North Right-of-Way of the City of Grand Junction Irrigation Co. Canal, thence S 11° 59' 17" W 288.17 feet, thence East 117.50 feet to the north line of said Section 11, thence East 117.50 feet to the Point of Beginning, EXCEPT the North 39.8 feet road right-of-way, the EXCEPT an easement to Western Slope Land Co., as described in Book 906, Page 212, also EXCEPT a 25-foot road easement to the City of Grand Junction, Colorado along the South line.

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 dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and shrubs, with the right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That said owners have caused the said real property to be laid out and platted as Golden Court, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

IN WITNESS WHEREOF said Hershl B. Pilcher and Julius Poole have caused their names to be hereunto subscribed this 17 day of Dec 1977

Hershl B. Pilcher
Hershl B. Pilcher
Julius Poole
Julius Poole

STATE OF COLORADO) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of Dec 1977 A.D. by Hershl B. Pilcher and Julius Poole.

My Commission expires DECEMBER 4, 1977
Witness my hand and official seal

Ed M. Bennett
Ed M. Bennett
Notary Public

CITY APPROVAL

This plat of Golden Court, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this _____ day of _____ 19____.

CITY OF GRAND JUNCTION

By _____
City Manager
President of Council

By _____
Chairman, Grand Jct. City Planning Commission
Director of Development

By _____
Utilities Coordinating Committee
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss.
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at _____ Colorado, _____ A.D., 19____, and is duly recorded in Plat Book No. _____, Page _____.

By _____
Clerk & Recorder

SURVEYOR'S CERTIFICATE

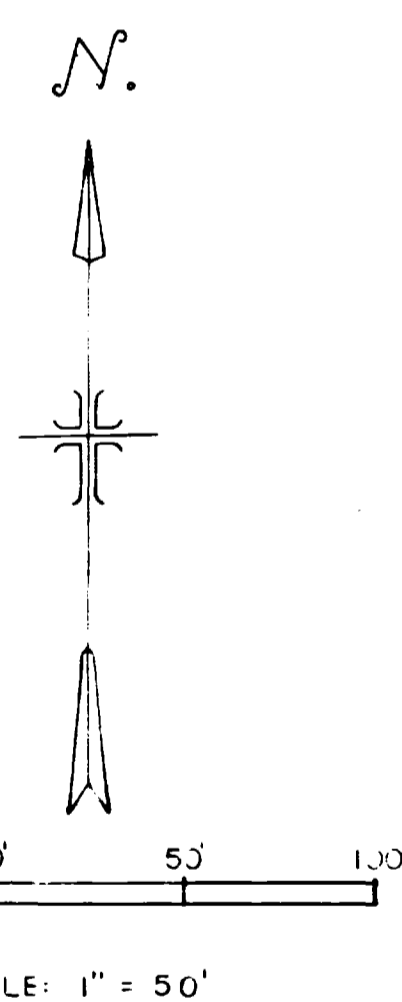
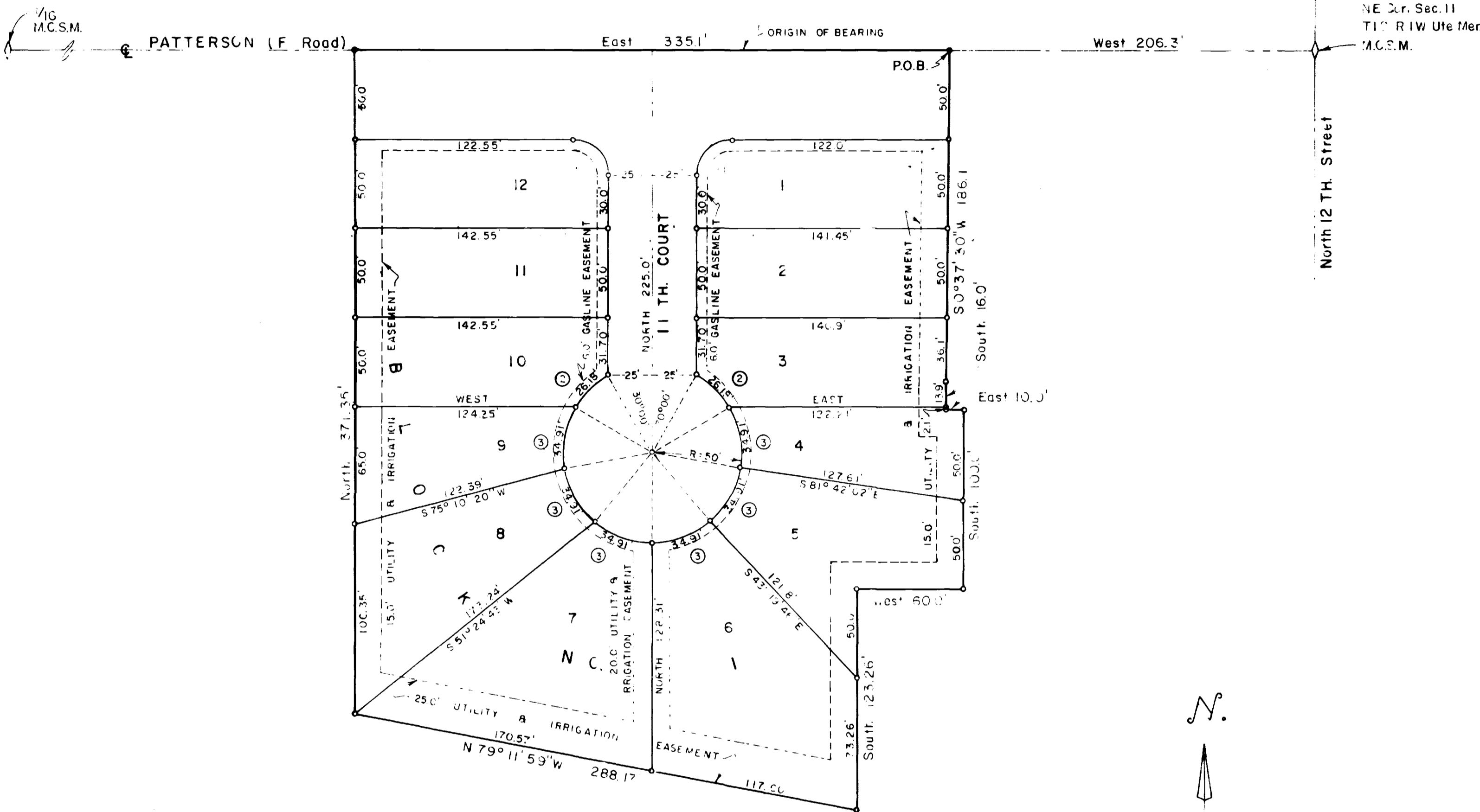
I, Clarence J. Niesick, do hereby certify that the accompanying plat of Golden Court, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was prepared under my direction and accurately represents a field survey of said

Registered Land Surveyor

By _____ Date: _____
Mesa County Road Dept.

WESTERN ENGINEERS, INC.
PLAT OF
GOLDEN COURT
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED D.B. DRAWN G.L.A. CHECKED C.J.B.
GRAND JUNCTION, COLO. DWG. 1499-8 11-3 11/28/77



CURVE NO.	CURVE DATA		DATA	
	RADIUS	CENTRAL ANGLE	ARC L.	CHORD L.
①	200.0'	90°00'00"	311.6'	28.28'
②	50.0'	30°00'00"	26.13'	25.88'
③	50.0'	40°00'00"	34.91'	34.20'

LEGEND

- Hinge Nail
- # 5 Rebar set at all Lot corners
- ◇ Mesa County Survey Monument

LOT AREA IN SQ FEET

LOT NO.	SQ. FEET
1	7,000.05
2	7,056.00
3	7,110.78
4	5,425.69
5	9,809.69
6	13,468.69
7	13,208.63
8	3,155.63
9	5,863.69
10	7,323.11
11	7,127.50
12	7,041.05