

REPLAT OF MINI "COVE" SUBDIVISION, SE 1/4, SECTION 33, T.1 N., R.1 W., U.M., MESA COUNTY, COLORADO

CURVE INFORMATION

1	Δ	89° 57' 34"	R = 20.00'	L = 31.40'	T = 19.99'	C = 28.27'	CB = S 44° 49' 45" W
2	Δ	99° 09' 57"	R = 20.00'	L = 34.62'	T = 23.49'	C = 30.45'	CB = N 40° 36' 30" W
3	Δ	58° 01' 32"	R = 175.00'	L = 177.23'	T = 97.06'	C = 169.75'	CB = N 37° 59' 14" E
4	Δ	18° 23' 37"	R = 225.00'	L = 72.23'	T = 36.43'	C = 71.92'	CB = N 57° 48' 11" E
5	Δ	73° 41' 03"	R = 20.00'	L = 25.72'	T = 14.98'	C = 23.98'	CB = S 11° 45' 51" W
6	Δ	25° 01' 02"	R = 120.00'	L = 62.40'	T = 26.62'	C = 51.98'	CB = S 12° 42' 05" E
7	Δ	80° 00' 26"	R = 20.00'	L = 31.42'	T = 20.00'	C = 28.28'	CB = S 44° 48' 31" W
8	Δ	67° 09' 02"	R = 200.00'	L = 234.40'	T = 132.76'	C = 221.21'	CB = N 33° 25' 29" E
9	Δ	96° 52' 02"	R = 20.00'	L = 33.81'	T = 22.55'	C = 29.93'	CB = S 64° 34' 16" E
10	Δ	11° 07' 08"	R = 80.00'	L = 15.52'	T = 7.79'	C = 15.50'	CB = S 10° 34' 53" E
11	Δ	32° 03' 26"	R = 100.00'	L = 55.95'	T = 28.73'	C = 55.22'	CB = N 16° 13' 13" W
12	Δ	67° 11' 29"	R = 200.00'	L = 234.54'	T = 132.86'	C = 221.33'	CB = N 33° 24' 16" E
13	Δ	67° 09' 02"	R = 175.00'	L = 205.10'	T = 116.16'	C = 193.56'	CB = N 33° 25' 29" E
14	Δ	04° 48' 42"	R = 80.00'	L = 6.74'	T = 3.37'	C = 6.74'	CB = S 02° 36' 28" E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Lambert J. Dietrich being the owner in fee simple of that real property known as Mini "Cove" Subdivision, shown hereon, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado, does hereby replot said real property in the manner shown hereon.

Mini "Cove" Subdivision is located in a portion of the Replat of Founthead Subdivision, SE 1/4 of Section 33, Township 1 North, Range 1 West, Ute Meridian, which is a Mesa County Survey Marker, brass cap, bears S 85° 50' 10" E, 383.58 feet;

Mini "Cove" Subdivision is located in a portion of the Replat of Founthead Subdivision, SE 1/4 of Section 33, Township 1 North, Range 1 West, Ute Meridian and is more particularly described as follows:

**LEGAL DESCRIPTION OF THE REPLAT OF MINI "COVE" SUBDIVISION**

Beginning at the southeast corner of the replat of Mini "Cove" Subdivision whence the southeast corner of Section 33, Township 1 North, Range 1 West, Ute Meridian, which is a Mesa County Survey Marker, brass cap, bears S 85° 50' 10" E, 383.58 feet;

- Thence S 89° 48' 31" W, 240.52 feet;
- Thence southwesterly 31.40 feet along the arc of a circular curve to the left with a radius of 20.00 feet, a delta of 89° 57' 34", and a chord bearing S 44° 49' 45" W, 28.28 feet;
- Thence N 00° 09' 30" W, 55.42 feet;
- Thence northeasterly 205.10 feet along the arc of a circular curve to the right with a radius of 175.00 feet, a delta of 67° 09' 02", and a chord bearing N 33° 25' 29" E, 193.56 feet;
- Thence N 67° 00' 00" E, 93.36 feet;
- Thence northeasterly 72.23 feet along the arc of a circular curve to the left with a radius of 225.00 feet, a delta of 18° 23' 37", and a chord bearing N 57° 48' 11" E, 71.92 feet;
- Thence southwesterly 23.49 feet along the arc of a circular curve to the left with a radius of 20.00 feet, a delta of 99° 09' 57", and a chord bearing S 44° 48' 31" W, 23.98 feet;
- Thence southwesterly 52.40 feet along the arc of a circular curve to the right with a radius of 120.00 feet, a delta of 25° 01' 02", and a chord bearing S 12° 42' 05" E, 51.98 feet;
- Thence S 02° 36' 28" E, 196.72 feet to the Point of Beginning.

The Replat of Mini "Cove" Subdivision as described above contains 1.178 acres more or less.

That said owner does hereby dedicate those portions of the streets as shown on the Replat hereon to the City of Grand Junction for ingress, egress, drainage, and utilities and does hereby dedicate those portions labeled utility easements as perpetual easements for the installation and maintenance of utility and drainage facilities, including but not limited to electric lines, gas lines, water lines, sewer lines, and telephone lines together with the right to trim interfering trees and brush and with the perpetual right of ingress and egress for installation of such facilities. Said easements and rights shall be dedicated for utility easements and common Open Space. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 15th day of May, A.D. 1992.

Lambert J. Dietrich by J.R. Studebaker, Attorney in Fact

**ACKNOWLEDGEMENT OF OWNERSHIP**

State of Colorado )  
County of Mesa )

On this 15th day of May, A.D. 1992, before me the undersigned officer, personally appeared J.R. Studebaker, Attorney in Fact for Lambert J. Dietrich and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

Wallace E. Beadle, Notary Public

**THE BANK OF GRAND JUNCTION**

This Replat of Mini "Cove" Subdivision, a subdivision of a portion of the City of Grand Junction, Colorado is hereby approved by the Board of Grand Junction, this 15th day of May, 1992.

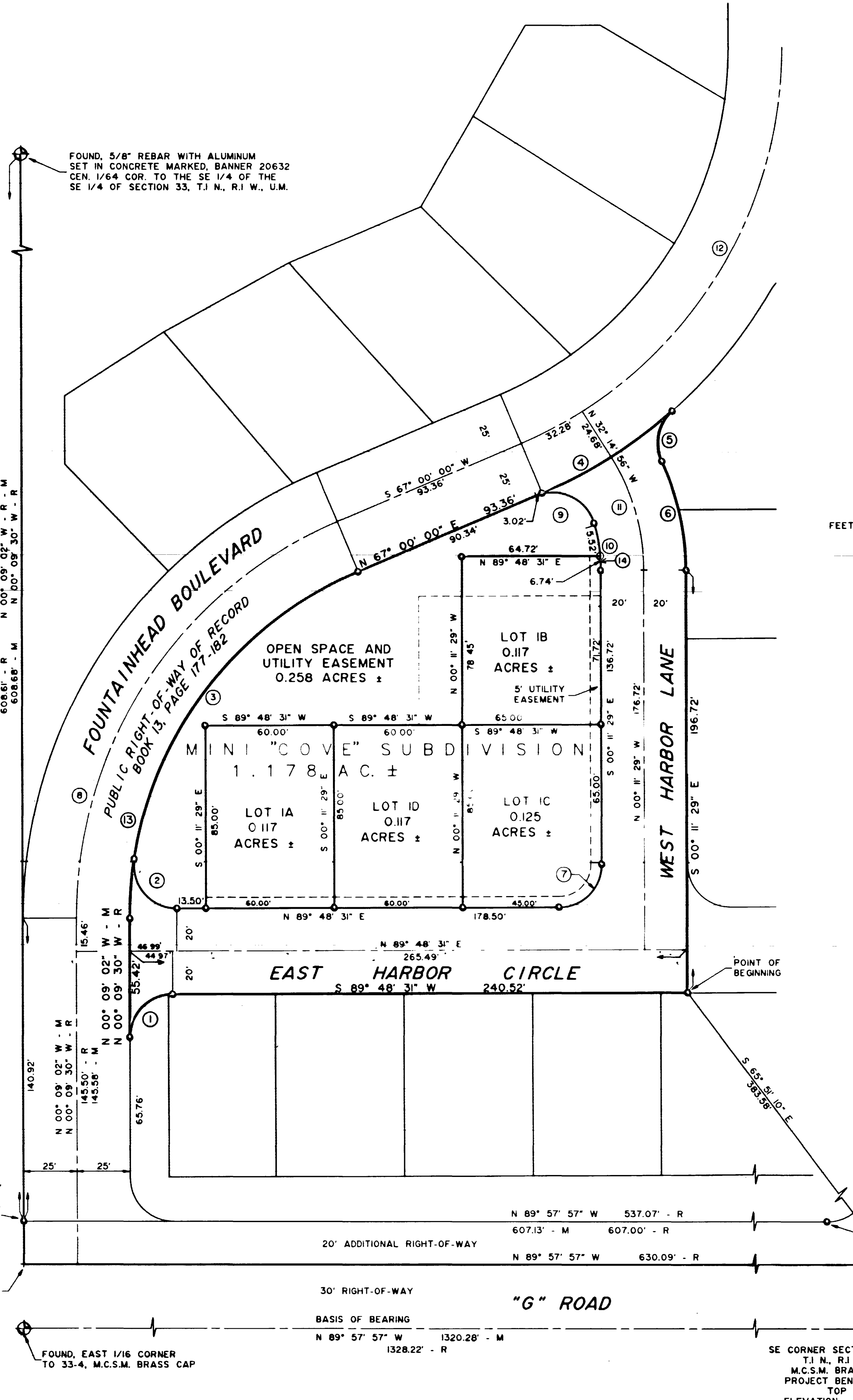
Robert E. Johnson, President

**SURVEYOR'S CERTIFICATE**

I, Wallace E. Beadle, a Professional Land Surveyor, licensed under the laws of the State of Colorado do hereby certify that the Replat of Mini "Cove" Subdivision, a subdivision of a portion of the City of Grand Junction, Mesa County, Colorado has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable Mesa County and State of Colorado regulations to the best of my knowledge and belief.

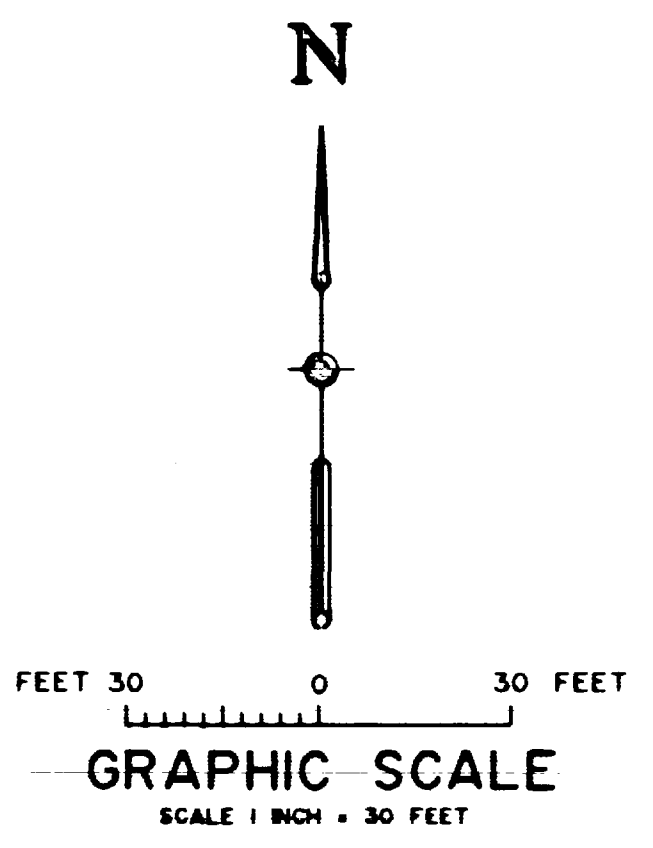
IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 15th day of May, A.D. 1992.

Wallace E. Beadle, P.E. & P.L.S. 20132



**LEGEND**

- FOUND THIS SURVEY, 5/8" REBAR WITH 1/2" ALUMINUM CAP MARKED BANNER 20632, OR AS DESCRIBED
- M.C.S.M. FOUND, MESA COUNTY SURVEY MARKER
- R = DIMENSION OF RECORD
- M = MEASURED



**CITY APPROVAL**

The Replat of Mini "Cove" Subdivision, a Subdivision of the City of Grand Junction, County of Mesa, State of Colorado is hereby approved and accepted on this day of A.D. 1992.

City Manager

President of the Grand Junction City Council

Chairman of the Grand Junction City Planning Commission (ROW MALSBY)

City Planning Director

City Engineer

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
County of Mesa )

I hereby certify that the Replat of Mini "Cove" Subdivision, a subdivision of a portion of the City of Grand Junction, County of Mesa, State of Colorado was filed for record in the office of the County Clerk and Recorder of Mesa County at on the 15th day of May, A.D. 1992 in Book No. 19 Page No. 49 Reception No. 1602985

Mesa County Clerk and Recorder

Deputy

**AREA TABLE**

LOTS	0.476 ACRES ±
OPEN SPACE	0.258 ACRES ±
ACCESS ROADS	0.444 ACRES ±
TOTAL	1.178 ACRES ±

NOTE: BASIS OF BEARINGS IS THE SECTION LINE ALONG THE COMMON BOUNDARY BETWEEN SECTIONS 33 AND 34, T.1 N., R.1 W., U.M., SAID LINE HAS A RECORD BEARING OF N 89° 57' 57" W WITH A MESA COUNTY SURVEY MARKER AT EACH END.

REPLAT OF MINI "COVE" SUBDIVISION SE 1/4, SEC. 33, T.1 N., R.1 W., U.M. MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC. GRAND JUNCTION, COLORADO

SCALE: 1" = 30' JOB NO: 8229-05 DATE: 5-13-92 SHEET NO: 1 of 1