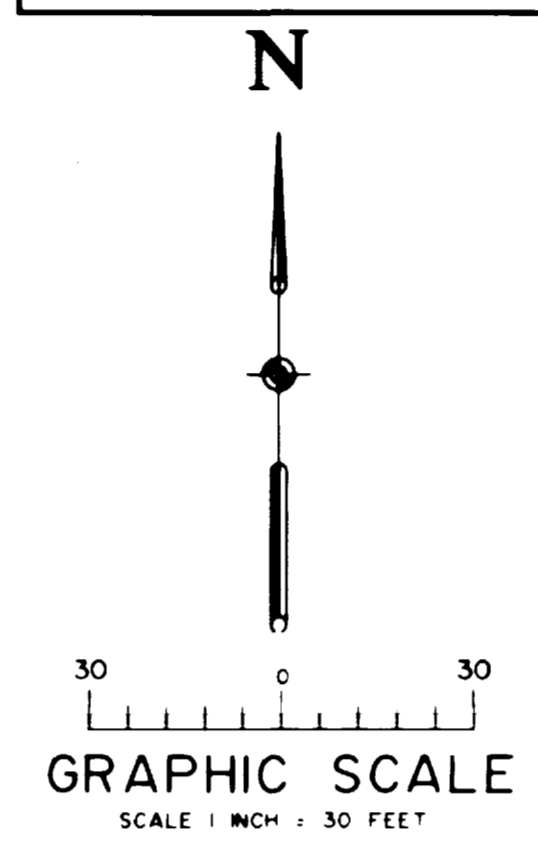


MINI "COVE" SUBDIVISION A REPLAT OF A PORTION OF THE REPLAT OF FOUNTAINHEAD SUBDIVISION, EXCEPT LOT 1, BLOCK 3, MESA COUNTY, COLORADO

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 53° 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 = 52.40'	T = 26.62'	C = 51.98'	CB = S 12° 42' 05" E
⑦	Δ = 90° 00' 00"	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 = 15° 56' 51"	R = 80.00'	L = 22.27'	T = 11.21'	C = 22.20'	CB = S 08° 10' 02" 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



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1/2" ALUMINUM CAP MARKED BANNER 20632
- M.C.S.M. MESA COUNTY SURVEY MARKER
- R = DIMENSION OF RECORD
- M = MEASURED
- TRACT T42 TO T49, INCLUSIVE AND OPEN SPACE OF PREVIOUS RECORD ARE HEREBY VACATED BY THIS PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lambert J. Detrick being the owner in fee simple of that real property located in the County of Mesa, State of Colorado shown herein and which is Mini "Cove" Subdivision, a Replat of a Portion of the Replat of Fountainhead Subdivision, except Lot 1, Block 3, which is filed for record in Book 13 of Pages 77 to 82 in the records of the Mesa County Clerk and Recorder's office and does Replat such portion of the Replat of Fountainhead Subdivision under the name and style of Mini "Cove" Subdivision, a Subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

Mini "Cove" Subdivision is located in a Portion of the Replat of Fountainhead Subdivision, SE 1/4 of Section 33, Township 33N, Range 1 West, Ute Meridian, which is a Mesa County Survey Marker brass cap, bears S 65° 51' 00" E, 383.58 feet.

LEGAL DESCRIPTION OF MINI "COVE" SUBDIVISION

Beginning at the southeast corner of Mini "Cove" Subdivision whence the southeast corner of Section 33, Township 33N, Range 1 West, Ute Meridian, which is a Mesa County Survey Marker brass cap, bears S 65° 51' 00" E, 383.58 feet:

1. Thence S 89° 48' 31" W, 240.52 feet
2. Thence southwesterly 31.40 feet along the arc of a circular curve concave to the southeast with a radius of 20.00 feet, a deflection of 89° 57' 34" and a chord bearing S 44° 49' 45" W, 28.27 feet
3. Thence N 00° 09' 30" W, 55.42 feet
4. Thence northeasterly 205.00 feet along the arc of a circular curve concave to the southeast with a radius of 75.00 feet, a deflection of 67° 09' 02" and a chord bearing N 33° 25' 29" E, 93.56 feet
5. Thence N 67° 00' 00" E, 93.36 feet
6. Thence northeasterly 72.23 feet along the arc of a circular curve concave to the northeast with a radius of 225.00 feet, a deflection of 18° 23' 37" and a chord bearing N 53° 48' 11" E, 71.92 feet
7. Thence southwesterly 25.72 feet along the arc of a circular curve concave to the west with a radius of 20.00 feet, a deflection of 73° 41' 03" and a chord bearing S 11° 45' 51" W, 23.98 feet
8. Thence southwesterly 52.40 feet along the arc of a circular curve concave to the west with a radius of 120.00 feet, a deflection of 25° 01' 02" and a chord bearing S 12° 42' 05" E, 51.98 feet
9. Thence S 00° 11' 29" E, 96.72 feet to the Point of Beginning.

Mini "Cove" Subdivision as described above contains .78 acres more or less.

That said owner does hereby dedicate these portions of the streets as shown on the Replat of Mini "Cove" Subdivision for ingress, egress, drainage, and utilities and does hereby dedicate these portions thereof 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 run interfering lines and brush and with the perpetual right of ingress and egress for installation of such facilities. These areas labeled Open Space are dedicated for utility easements and Open Space. Said easements and rights shall be utilized in a reasonable and prudent manner.

I, WITNESS WHEREOF, hereunto affix my hand and official seal this 24th day of December, A.D. 1999.

Lambert J. Detrick
Lambert J. Detrick, City Engineer

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado ss
County of Mesa

On this 24th day of December, A.D. 1999, before me the undersigned official, personally appearing Lamberton J. Detrick and acknowledging that he is the owner of the foregoing Certificate of Ownership for the purposes hereof stated:

I, WITNESS WHEREOF, hereunto affix my hand and official seal this 24th day of December, A.D. 1999.

Adrian Clark
Notary Public

2415 9th Rd Grand Junction, CO 81505
Address

THE BANK OF GRAND JUNCTION

This Replat of a Portion of the Replat of Fountainhead Subdivision, except Lot 1, Block 3, of the SE 1/4 of Section 33, T. 33 N., R. 1 W., U.M. is hereby approved by The Bank of Grand Junction this 24th day of December, 1999.

Robert E. Johnson
Robert E. Johnson, President

CITY APPROVAL

Mini "Cove" Subdivision, a Replat of a Portion of the Replat of Fountainhead Subdivision, except Lot 1, Block 3, a Subdivision of the City of Grand Junction, County of Mesa, State of Colorado is hereby approved and accepted on this 24th day of December, A.D. 1999.

Robert Jensen
City Manager

John E. Simer
Chairman of the Grand Junction City Planning Commission

David R. Smith
City Planning Director

J. Dan Hamilton
City Engineer

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado | ss
County of Mesa | ss

I hereby certify that Mini "Cove" Subdivision a Replat of a Portion of the Replat of Fountainhead Subdivision, except Lot 1, Block 3, a Subdivision 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 4:30 P.M. on the 24th day of December, A.D. 1999 in Book No. 158867 Page NO. 32 Reception No. 158867 Drawer 2-26

[Signature]
Mesa County Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

I, Wallace E. Beebe, a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that Mini "Cove" Subdivision, a Replat of a Portion of the Replat of Fountainhead Subdivision, except Lot 1, Block 3, SE 1/4 of Section 33, T. 33 N., R. 1 W., U.M. 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.

I, WITNESS WHEREOF, hereunto affix my hand and official seal this 5th day of December, 1999.

Wallace E. Beebe
Wallace E. Beebe
P.E. & P.L.S.
1988

AREA TABLE

LOTS	0.359 ACRES ±
OPEN SPACE	0.375 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.

MINI "COVE" SUBDIVISION A REPLAT OF A PORTION OF THE REPLAT OF FOUNTAINHEAD SUBDIVISION, EXCEPT LOT 1, BLOCK 3, SE 1/4 OF SECTION 33, T. 1 N., R. 1 W., U.M. MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 30' JOB NO: 8229-03 DATE: 12-05-91 SHEET NO: 1 of 1

