

PLAT OF MINI "COVE" II SUBDIVISION  
 A REPLAT OF A PORTION OF THE 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 = 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Fountainhead Development Corporation, being the owner in fee simple of Lot 1A, Lot 1B and Open Space and Utility Easement in a Replat of Mini "Cove" Subdivision shown hereon, the Plat for which is filed for record in Book 14 of Page 49, and the deed for which is filed in Book 190B of Page 546, which is a portion of a Replat of a Portion of Fountainhead Subdivision, except Lot 1, Block 3, the deed for which is filed for record in Book 1733 of Page 635, and Lot 1A, the deed for which is filed in Book 1 of Page 1 (all references being to the records of the Mesa County Clerk and Recorder) a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado does hereby replat said property under the name and style of Mini "Cove" II, a subdivision of the City of Grand Junction in the manner shown hereon.

Mini "Cove" II Subdivision is located in a Replat of Mini "Cove" Subdivision which is located in a portion of a Replat of Fountainhead Subdivision except Lot 1, Block 3, SE 1/4 of Section 33, Township 1 North, Range 1 West, Ute Meridian and is more particularly described as follows:

LEGAL DESCRIPTION OF MINI "COVE" II SUBDIVISION

Beginning at the south easterly corner of Lot 1A identical with the southeasterly corner of Mini "Cove" II subdivision whence the corner common to Sections 33, 34, 3, and 4, Township 1 North, Range 1 West, Ute Meridian bears S 69° 08' 03" E, 551.31 feet;

- Thence S 89° 48' 31" W, 73.52 feet;
- Thence northwesterly 34.62 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a central angle of 99° 09' 57" and a chord bearing N 40° 36' 30" W, 30.45 feet;
- Thence northwesterly 177.22 feet along the arc of a circular curve to the right with a radius of 175.00 feet, a central angle of 58° 01' 32", and a chord bearing N 37° 59' 14" E, 169.75 feet;
- Thence northwesterly 72.23 feet along the arc of a circular curve to the right with a radius of 225.00 feet, a central angle of 18° 23' 37", and a chord bearing N 57° 48' 11" E, 71.92 feet;
- Thence southeasterly 25.72 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a central angle of 73° 41' 03", and a chord bearing S 11° 45' 51" W, 23.98 feet;
- Thence southeasterly 52.40 feet along the arc of a circular curve to the right with a radius of 120.00 feet, a central angle of 25° 01' 02", and a chord bearing S 12° 42' 05" E, 51.98 feet;
- Thence southeasterly 31.42 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a central angle of 90° 00' 00", and a chord bearing S 44° 48' 31" W, 28.28 feet;
- Thence northwesterly 234.40 feet along the arc of a circular curve to the right with a radius of 200.00 feet, a central angle of 67° 09' 02", and a chord bearing N 33° 25' 29" E, 221.21 feet;
- Thence southeasterly 33.81 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a central angle of 96° 52' 02", and a chord bearing S 64° 34' 16" E, 29.93 feet;
- Thence southeasterly 22.27 feet along the arc of a circular curve to the right with a radius of 80.00 feet, a central angle of 15° 56' 51", and a chord bearing S 08° 10' 02" E, 22.20 feet;
- Thence S 00° 11' 29" E, 71.72 feet;
- Thence S 89° 48' 31" W, 125.00 feet;
- Thence S 00° 11' 29" E, 85.00 feet to the Point of Beginning.

Mini "Cove" II Subdivision as described above contains 0.492 acres more or less.

That said owner does hereby dedicate those portions of the streets as shown on the Plat of Mini "Cove" II 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; those areas labeled Open Space are 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 31<sup>st</sup> day of March, A.D. 1995.

FOUNTAINHEAD DEVELOPMENT CORPORATION

*J.R. Studebaker*  
 J.R. Studebaker, President

ACKNOWLEDGEMENT OF OWNERSHIP

State of Colorado )  
 County of Mesa ) ss  
 On this 31<sup>st</sup> day of MARCH, A.D. 1995, before me the undersigned officer, personally appeared J.R. Studebaker, as President of Fountainhead Development Corporation 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.

*Lavinia E. Hoffman III*  
 Notary Public

815 GLENWOOD AVE, GRAND JCT, CO 81501  
 Address

MORTGAGE HOLDER'S CERTIFICATE

This Plat of Mini "Cove" II Subdivision, a subdivision of a portion of the City of Grand Junction, Colorado is hereby approved by The Bank of Grand Junction, this 30<sup>th</sup> day of March, 1995.

*Robert E. Johnson*  
 Robert E. Johnson, President

SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado do hereby certify that the Plat of Mini "Cove" II 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 28 day of March, A.D. 1995.

*Wallace E. Beedle*  
 Wallace E. Beedle  
 P.E. & P.L.S. 2063

CITY APPROVAL

The Plat of Mini "Cove" II Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is hereby approved and accepted on this 30<sup>th</sup> day of MARCH, A.D. 1995.

*Mark Mantle*  
 City Manager  
*RT Mantle*  
 President of the Grand Junction City Council

COUNTY CLERK AND RECORDER'S CERTIFICATE

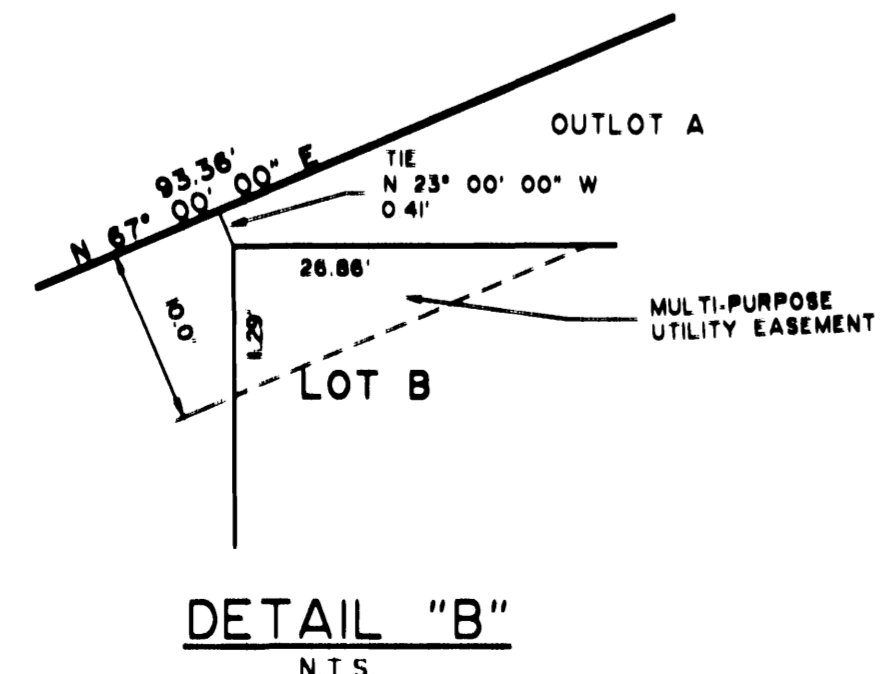
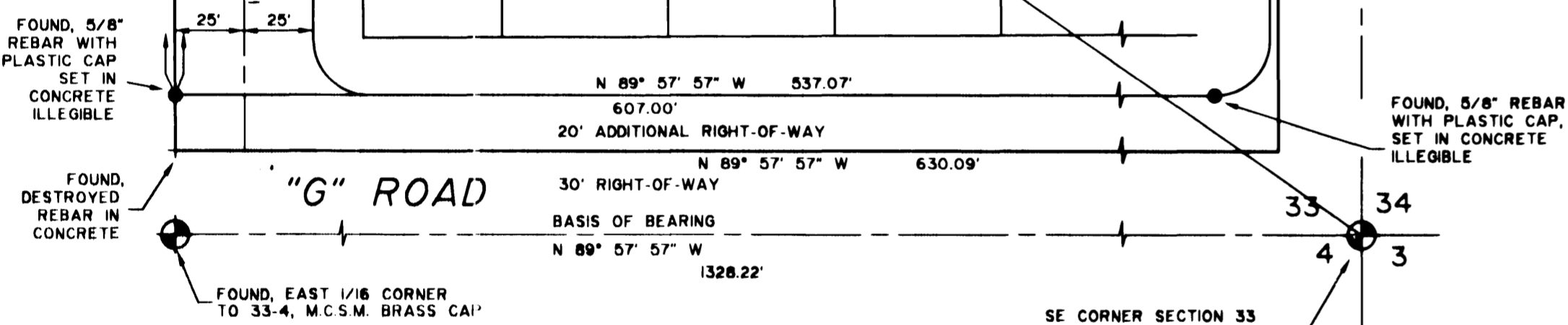
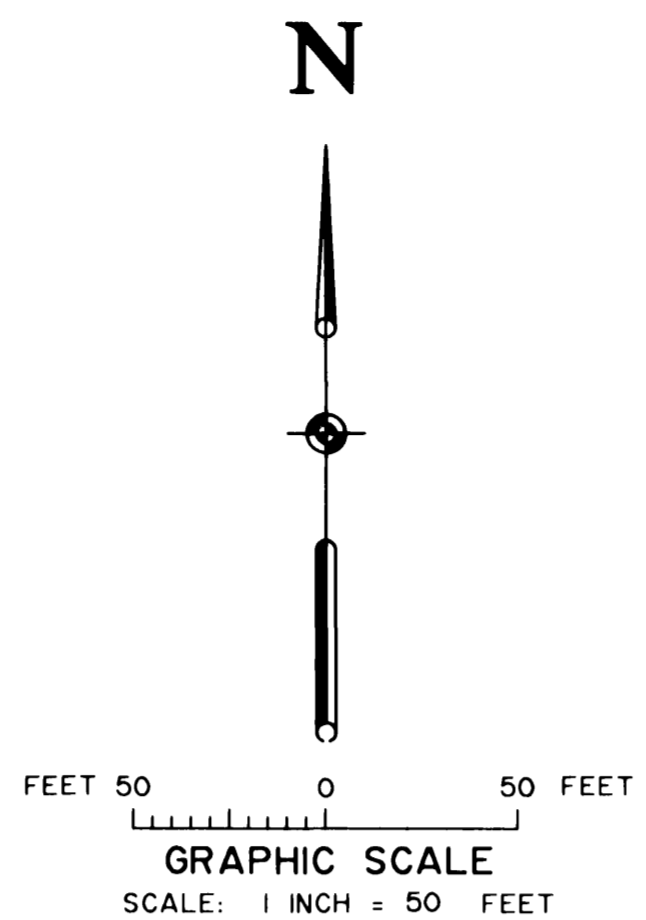
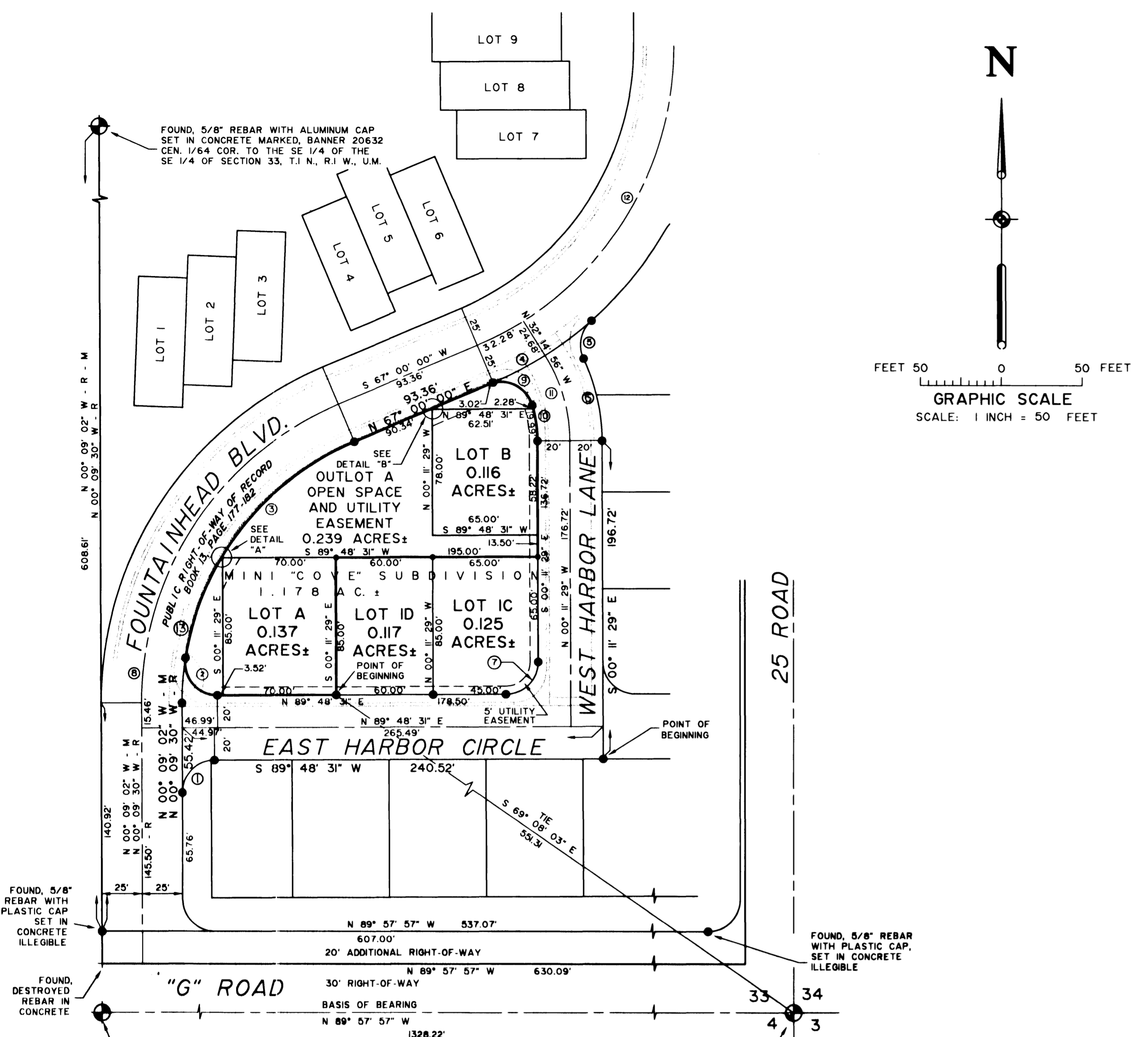
State of Colorado )  
 County of Mesa ) ss

I hereby certify that the Plat of Mini "Cove" II 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 of 1745 A.M. on the 11<sup>th</sup> day of July, A.D. 1995 in Book No. 1722975 Page No. 367 Fee \$10.00

*Monika Todd*  
 Mesa County Clerk and Recorder  
*Shirley Howard*  
 Deputy

AREA TABLE	
LOTS	0.253 ACRES ±
OPEN SPACE	0.239 ACRES ±
TOTAL	0.492 ACRES ±

NOTE:  
 BASIS OF BEARINGS IS THE SECTION LINE ALONG THE COMMON BOUNDARY BETWEEN SECTIONS 33 AND 4, 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.



PLAT OF MINI "COVE" II SUBDIVISION  
 A REPLAT OF A PORTION OF THE  
 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" = 50' JOB NO: 8229-05 DATE: 3-28-95 SHEET NO: 1 of 1