

# SAND CLIFF COURT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned, Merritt Construction, Inc., a Colorado Corporation, and GNT Development Corp., a Colorado Corporation are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 2249 at Page 568-569 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 Section 20, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lot 2, Block 13, THE RIDGES FILING NO. FOUR

That said owners have caused the said real property to be laid out and surveyed as SAND CLIFF COURT SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All utility and Multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.

All of Tracts "A" and "B" are dedicated to the SAND CLIFF COURT Homeowner's Association for their mutual enjoyment as well as for the perpetual maintenance of Tracts A and B. Tract "A" and all utility easements are dedicated as a utility easement to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation maintenance and repair of utilities and appurtenances

All pedestrian easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

All equestrian easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public equestrian.

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements and Open Space to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Tract "A" and "B" shall be maintained by the SAND CLIFF COURT Subdivision Homeowners Association.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9<sup>TH</sup> day of JANUARY A.D., 1997

*Merritt Sixty*  
Merritt Construction, Inc., a Colorado Corp.  
By: MERRITT SIXTY

*W.O. Garrison*  
GNT Development Corp., a Colorado Corp.  
By: W.O. GARRISON

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of JANUARY A.D., 1997, by MERRITT SIXTY as president of Merritt Construction, Inc., a Colorado Corporation, and W.O. GARRISON as president of GNT Development Corp., a Colorado Corporation.

11/16/1999

My commission expires:

*W.O. Garrison*

Notary Public

Address 1018 CO. AVE. GRAND JCT. CO. 81401

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 2:24 o'clock P.M. this 30<sup>TH</sup> day of JANUARY A.D., 1997, and is duly recorded in Plat Book No. 15, Page 252

CITY APPROVAL

This plat of SAND CLIFF COURT SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 27<sup>TH</sup> day of January A.D. 1997.

*Shirley Cleban*  
City Manager

*Tricia Lipman*  
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SAND CLIFF COURT SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*Max E. Morris*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

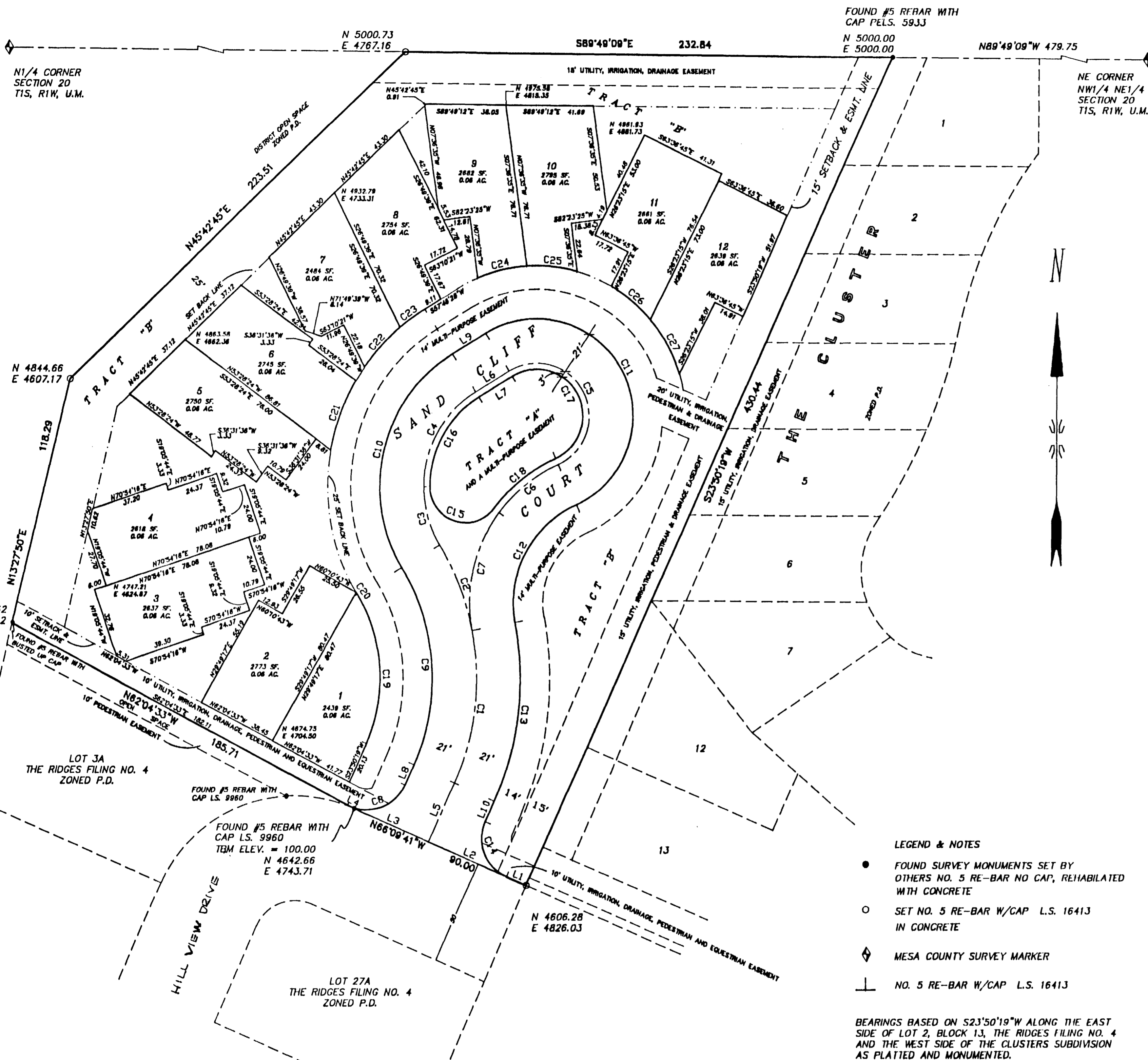
1/9/97 Date

## SAND CLIFF COURT SUBDIVISION

FINAL PLAT

SITUATED IN THE NE1/4 NW1/4 OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN

FOR: GARRISON	Q.E.D. SURVEYING SYSTEMS Inc. 1018 CO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: DS GD
SCALE: 1" = 30 FT 1" = 3 METERS		DRAWN BY: DMM MEM
DATE: 1/6/97		ACAD ID: SANDFIN
		SHEET NO.
		FILE: 95361



FOUND #5 REBAR WITH CAP PELS. 5933  
N 5000.00 E 4767.16  
S89°49'00"E 232.84  
N 5000.00 E 5000.00  
N89°49'09"W 479.75

N1/4 CORNER SECTION 20 T1S, R1W, U.M.

NE CORNER NW1/4 NE1/4 SECTION 20 T1S, R1W, U.M.

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP, REHABILITATED WITH CONCRETE
  - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
  - ◇ MESA COUNTY SURVEY MARKER
  - └ NO. 5 RE-BAR W/CAP L.S. 16413

BEARINGS BASED ON S23°50'19"W ALONG THE EAST SIDE OF LOT 2, BLOCK 13, THE RIDGES FILING NO. 4 AND THE WEST SIDE OF THE CLUSTERS SUBDIVISION AS PLATTED AND MONUMENTED.

Building heights may not exceed 25' excluding chimneys.

AREA SUMMARY

OPEN SPACE = 1.23 ACRES = 54%
LOTS = 0.72 ACRES = 32%
ROAD = 0.31 ACRES = 14%
TOTAL = 2.26 ACRES = 100%

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	122.00	73.57	72.46	S06°33'46"W	34°33'05"	37.94
C2	122.00	43.68	43.45	S20°58'13"E	20°30'53"	22.08
C3	53.00	28.94	28.58	N15°35'04"W	31°17'10"	14.84
C4	53.00	53.39	51.16	N28°54'59"E	57°42'58"	29.21
C5	25.00	81.96	49.88	S28°18'19"E	187°50'27"	364.80
C6	72.00	36.61	36.22	N51°02'52"E	29°08'06"	18.71
C7	72.00	59.30	57.64	N12°53'01"E	47°11'35"	31.45
C8	20.00	32.84	29.27	N70°52'53"E	94°05'08"	21.48
C9	101.00	97.07	93.38	S03°41'40"E	55°03'58"	52.65
C10	74.00	114.95	103.74	N13°16'24"E	89°00'07"	72.72
C11	46.00	150.81	91.78	S28°18'19"E	187°50'27"	671.24
C12	51.00	67.94	63.03	N27°27'04"E	76°19'41"	40.08
C13	143.00	86.23	84.93	S06°33'46"W	34°33'05"	44.47
C14	20.00	31.42	28.28	N21°09'41"W	90°00'00"	20.00
C15	17.00	42.60	32.30	S71°43'50"E	143°34'41"	51.67
C16	50.00	50.37	48.26	N70°52'53"E	57°05'08"	27.55
C17	22.00	72.13	48.90	S28°18'19"E	187°50'27"	321.03
C18	75.00	38.14	37.73	N51°02'52"E	29°08'06"	19.49
C19	76.00	73.04	70.26	S03°41'40"E	55°03'58"	39.62
C20	99.00	0.98	0.98	N30°56'38"W	00°34'02"	0.49
C21	99.00	34.95	34.77	N19°55'12"E	20°13'31"	17.66
C22	99.00	25.38	25.31	N41°53'58"E	14°41'25"	12.76
C23	99.00	14.74	14.73	N53°30'34"E	08°31'48"	7.38
C24	71.00	24.26	24.15	N76°05'40"E	19°34'49"	12.25
C25	71.00	24.36	24.24	S84°17'10"E	19°39'30"	12.30
C26	71.00	24.37	24.25	S50°11'16"E	19°40'00"	12.31
C27	71.00	29.58	29.37	S28°25'06"E	23°52'20"	15.01

LINE TABLE

LINE#	BEARING	DI STANCE
L1	N66°09'41"W	10.17
L2	N66°09'41"W	41.00
L3	N66°09'41"W	38.83
L4	N62°04'33"W	3.60
L5	S23°50'19"W	30.67
L6	S57°46'28"W	18.74
L7	S57°46'28"W	18.74
L8	S23°50'19"W	10.46
L9	S57°46'28"W	18.74
L10	N23°50'19"E	10.67

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. 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.