

THE COVE AT FOUNTAINHEAD

A REPLAT OF A PORTION OF THE *REPLAT OF FOUNTAINHEAD SUBDIVISION, EXCEPT LOT 1, BLOCK THREE*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THE UNDERSIGNED, LAMBERT J. DIETRICH AND FOUNTAINHEAD DEVELOPMENT CORP., AS THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land located in the southeast quarter of the southeast quarter of Section 33, Township 1 North, Range 1 West of the Ute Meridian, and being a replat of a portion of the Replat of Fountainhead Subdivision, Except Lot 1, Block Three as recorded in Book 13 at Page 177 (Reception No. 1332451) in the records of Mesa County, Colorado, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the southeast corner of said Section 33, a Mesa County Survey brass cap, from whence the east quarter corner of said Section 33, Mesa County Survey brass cap, Bears N00°11'29"W with all bearings herein relative thereto:
Thence N45°04'43"W a distance of 42.51 feet to the point of beginning;
Thence N89°57'57"W a distance of 630.09 feet;
Thence N00°09'30"W a distance of 586.49 feet;
Thence N89°48'31"E a distance of 629.75 feet to a point 30.00 feet west of, as measured at right angles, the east line of said Section 33;
Thence S00°11'29"E a distance of 588.97 feet to the point of beginning.
EXCEPT that portion platted as Replat of Mini "Cove" Subdivision as recorded in Book 14 at Page 49 (Reception No. 1602985) in the records of Mesa County, Colorado.
Containing 7.321 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as The Cove at Fountainhead, a Replat of a Portion of The Replat of the Fountainhead Subdivision, Except Lot 1, Block 3, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on accompanying plat to the City of Grand Junction on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the Public Utilities, 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, irrigation and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, sewer lines, together with the right to trim interfering trees and brush with perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

THAT all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the city of Grand Junction.

That the Cove at Fountainhead, a Replat of a Portion of The Replat of the Fountainhead Subdivision, Except Lot 1, Block 3, is subject to the Declaration of Protective Covenants recorded in Book 1443 at Page 184, and to the Fountainhead Home Owners Association Articles recorded in Book 1443 at Page 194 of the records of Mesa County, Colorado.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5 day of Oct, 1992.

Lambert J. Dietrich by J.R. Stuebaker
Lambert J. Dietrich by J.R. Stuebaker, Attorney in fact

Fountainhead Development Corp.
By J.R. Stuebaker
Title President

State of Colorado)
) ss
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of Oct 1992 by
J.R. Stuebaker

Witness my hand and official seal:

Theresa A. Martinez
Notary Public

My Commission expires: June 13, 1995

Address 250 N. 5th St.
Grand Jct CO 81501

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in Colorado, do hereby state that this subdivision plat and survey of The Cove at Fountainhead, a Replat of a portion of the Replat of Fountainhead Subdivision, Except Lot 1, Block 3, was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also state that to the best of my knowledge and belief this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations.

Date Oct 5, 1992

Kenneth Scott Thompson
Kenneth Scott Thompson
18480 P.S. No. 18480


THE BANK OF GRAND JUNCTION

This Replat of a Portion of The Replat of Fountainhead Subdivision, Except Lot 1, Block 3 is hereby approved by The Bank of Grand Junction, this 5th day of October, 1992.

Robert E. Johnson
Robert E. Johnson, President

CITY APPROVAL

The Cove at Fountainhead 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 5th day of October, A.D., 1992.

Mark Cohen
City Manager

Ron Hanson
President of the Grand Junction City Council

Ron Hanson
Chairman of the Grand Junction City Planning Commission

Gary R. Lewis
City Planning Director

Jerry Don Norton
City Engineer

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that The Cove at Fountainhead, 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 8:35 A.M., on the 20th day of October, A.D., 1992 in Book No. 14, Page No. 73 & 74, Reception No. 1617458 DRAWER 2.65 Fee: \$20

Monika Sold
Mesa County Clerk and Recorder

Carol Zinke
Deputy

BASIS OF BEARING

The Basis of Bearing is the section line along the common boundary between the south half of Sections 33 and 34, Township 1 North, Range 1 West, Ute Meridian, said line considered bearing N 89°57'57" W with a Mesa County survey marker at each end.

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. In 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.

THE COVE AT FOUNTAINHEAD
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE UTE MERIDIAN, MESA COUNTY, COLORADO.

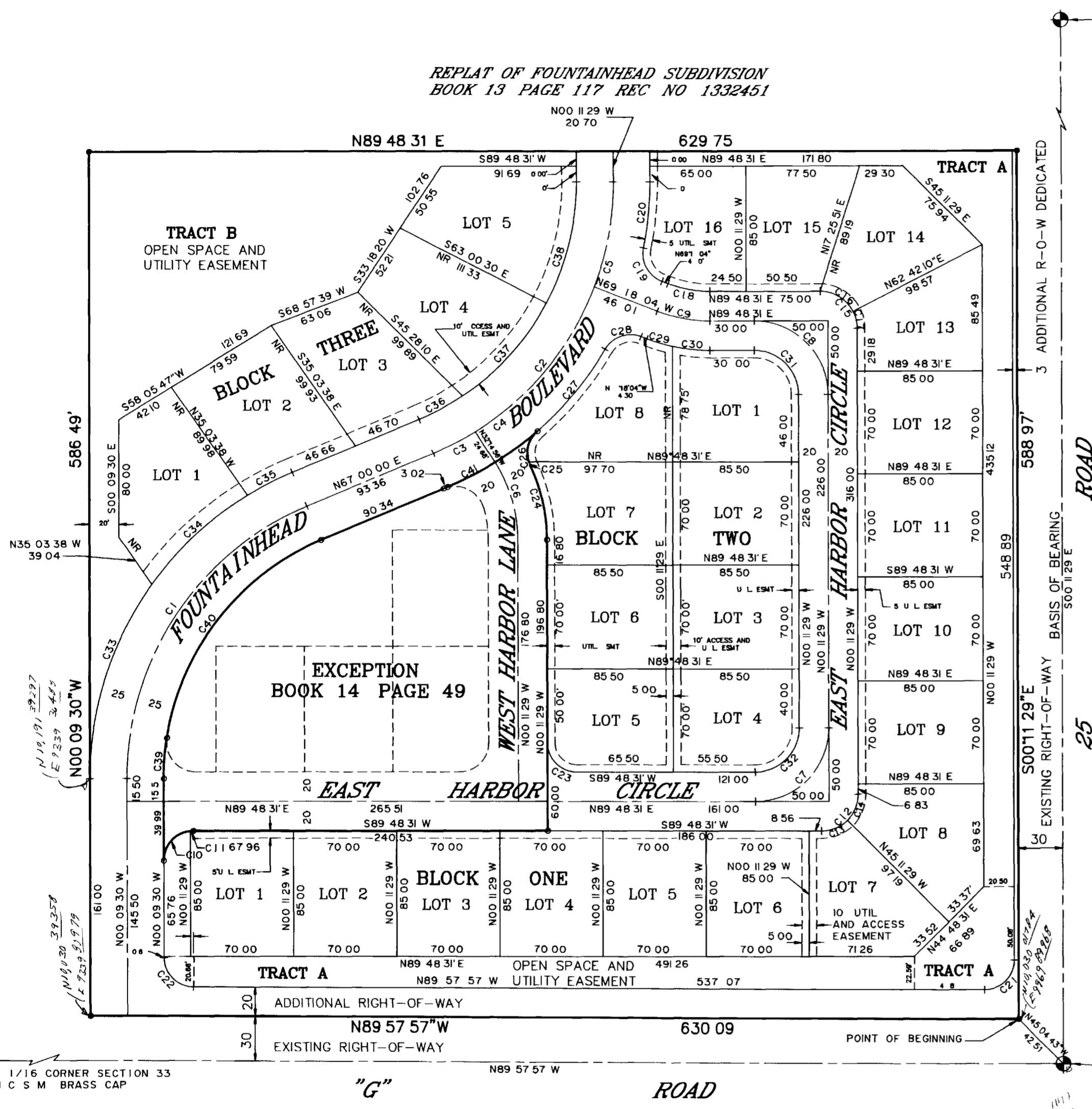
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
GRAND JUNCTION CO 81505 (303) 243-6067

Designed by: KST	Checked by: KST	Job No. 0107-002
Drawn by: JCS	Date: OCT. 92	Sheet 1 of 2

THE COVE AT FOUNTAINHEAD

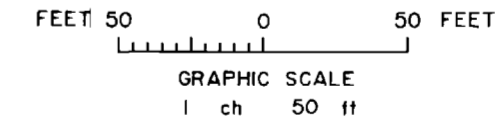
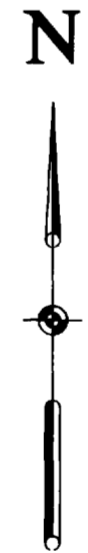
A REPLAT OF A PORTION OF THE *REPLAT OF FOUNTAINHEAD SUBDIVISION, EXCEPT LOT 1, BLOCK THREE*

REPLAT OF FOUNTAINHEAD SUBDIVISION
BOOK 13 PAGE 117 REC NO 1332451



E 1/4 CORNER SECTION 33
M C S M BRASS CAP

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00	234.43	132.77	221.24	S33 25 15 W	67 09 30
C2	200.00	234.54	132.86	221.33	N33 24 16 E	67 11 29
C3	200.00	32.28	16.18	32.25	N62 22 32 E	09 14 56
C4	200.00	129.34	67.02	127.10	N39 13 27 E	37 03 14
C5	200.00	72.91	36.87	72.51	N10 15 10 E	20 53 19
C6	100.00	55.95	28.73	55.22	N16 13 12 W	32 03 26
C7	50.00	78.54	50.00	70.71	N44 48 31 E	90 00 00
C8	50.00	78.54	50.00	70.71	N45 11 29 W	90 00 00
C9	100.00	36.46	18.43	36.26	S79 44 46 E	20 53 24
C10	20.00	31.40	19.99	28.28	S44 49 31 W	89 58 01
C11	20.00	2.04	1.02	2.04	S86 53 15 W	05 50 31
C12	25.00	39.27	25.00	35.36	N44 48 31 E	90 00 00
C13	25.00	19.63	10.36	19.13	N67 18 31 E	45 00 00
C14	25.00	19.63	10.36	19.13	N22 18 31 E	45 00 00
C15	25.00	39.27	25.00	35.36	N45 11 29 W	90 00 00
C16	25.00	27.44	15.29	26.09	N58 44 40 W	62 53 39
C17	25.00	11.83	6.03	11.72	N13 44 40 W	27 06 21
C18	80.00	29.17	14.75	29.01	S79 44 46 E	20 53 24
C19	20.00	28.14	16.96	25.87	S29 00 00 E	80 36 08
C20	225.00	45.14	22.65	45.06	N05 33 13 E	11 29 42
C21	20.00	31.49	20.08	28.34	N44 55 17 E	90 13 32
C22	20.00	31.35	19.93	28.24	S45 03 44 E	89 48 27
C23	20.00	31.42	20.00	28.28	S45 11 29 E	90 00 00
C24	120.00	52.36	26.60	51.94	N12 41 28 W	24 59 57
C25	20.00	2.67	1.34	2.66	S21 22 17 E	07 38 19
C26	20.00	23.09	13.03	21.83	S15 31 37 W	66 09 30
C27	225.00	72.70	36.67	72.38	N39 21 00 E	18 30 44
C28	20.00	28.14	16.96	25.87	S70 23 47 W	80 36 18
C29	120.00	18.06	9.05	18.04	S73 36 42 E	08 37 16
C30	120.00	25.70	12.90	25.65	S84 03 24 E	12 16 08
C31	30.00	47.12	30.00	42.43	N45 11 29 W	90 00 00
C32	30.00	47.12	30.00	42.43	N44 48 31 E	90 00 00
C33	225.00	140.30	72.51	138.03	S17 42 17 W	35 43 34
C34	225.00	89.26	45.22	88.67	S46 55 57 W	22 43 46
C35	225.00	34.18	17.12	34.14	S62 38 55 W	08 42 10
C36	175.00	33.83	16.97	33.78	N61 27 41 E	11 04 37
C37	175.00	85.70	43.73	84.85	N41 53 37 E	28 03 31
C38	175.00	85.70	43.73	84.85	N13 50 06 E	28 03 31
C39	175.00	27.80	13.93	27.77	S04 23 36 W	09 06 11
C40	175.00	177.32	97.11	169.83	S37 58 21 W	58 03 19
C41	225.00	72.23	36.43	71.92	N57 48 11 E	18 23 38



SE CORNER SECTION 33
T I N R I W U M
M C S M BRASS CAP
PROJECT BENCH MARK
TOP OF CAP ELEV 4590.90



- LEGEND**
- MESA COUNTY SURVEYOR'S MONUMENT BRASS CAP (M.C.S.M.)
 - NO 5 REBAR AND CAP NO 18480 SET IN CONCRETE
 - FOUND NO 5 REBAR AND CAP MARKED BANNER 20632
 - NR NON RADIAL

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SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

AREA SUMMARY

LOTS	3.911 ACRES	53%
ROADS	1.761 ACRES	24%
OPEN SPACE	1.649 ACRES	23%
TOTAL	7.321 ACRES	100%

THE COVE AT FOUNTAINHEAD
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
GRAND JUNCTION CO 81505 (303) 243-6087

Designed by	KST	Checked by	KST	Job No.	0107 002
Drawn by	JCS	Date	OCT 92	Sheet	12 12