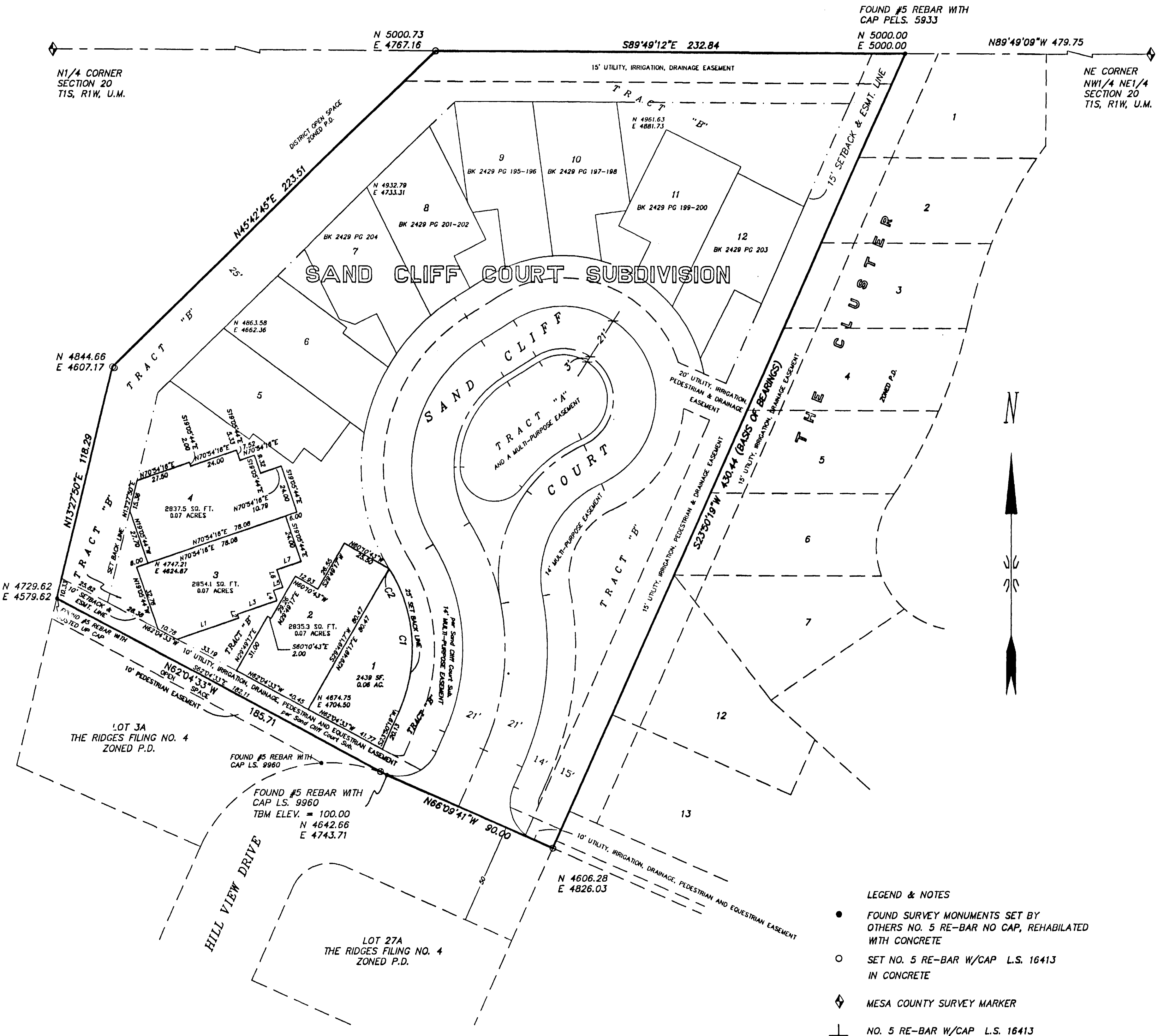


# SAND CLIFF COURT SUBDIVISION, REPLAT



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 NW1/4 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:

Lots 1 thru 4 and an un-divided interest in Tract "B", SAND CLIFF COURT SUBDIVISION

That said owners have caused the said real property to be laid out and surveyed as SAND CLIFF COURT SUBDIVISION REPLAT, 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 of Tract "B" as OPEN SPACE to the Sand Cliff Court Homeowner's Association for their mutual enjoyment, together with the obligation to perpetually maintain said Tract B, and 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 easements and rights-of-way dedicated on the SAND CLIFF COURT SUBDIVISION are still applicable, as the purpose of this plat is to reconfigure the size of Lots 1 thru 4 and a portion of Tract "B" as platted on the SAND CLIFF COURT SUB.

The owners of Lots 5 thru 13 SAND CLIFF COURT SUBDIVISION have RATIFIED AND CONFIRMED the changes as shown hereon and said ratification's and conformations are recorded in Book 2429 at Pages 195 thru 204 of the Mesa County Clerk and Recorder's Office. **AND BOOK 2472 AT PAGES 631 THROUGH 640**

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 "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 24<sup>TH</sup> day of APRIL A.D., 1998.

Merritt Construction, Inc.  
Merritt Construction, Inc., a Colorado Corp.  
By: MERRITT SIXBY

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

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

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of APRIL A.D., 1998, by MERRITT SIXBY as president of Merritt Construction, Inc., a Colorado Corporation, and W.D. GARRISON as president of GNT Development Corp., a Colorado Corporation.

11/16/1998  
My commission expires:

Max E. Morris  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary Public  
Address 108 COLO. AVE. G.J.T. CO. 81501

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 9:15 o'clock A. M. this 29 day of April A.D., 1998, and is duly recorded in Plat Book No. 16, Page 154.

CITY APPROVAL

This plat of SAND CLIFF COURT SUBDIVISION, REPLAT, 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 April A.D. 1998.

David Vanley  
City Manager (active)

Janet L. Jery  
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SAND CLIFF COURT SUBDIVISION, REPLAT, 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

1/24/98  
Date

- 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.

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.

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	76.00	73.04	70.26	S03°41'40"E	55°03'58"	39.62
C2	99.00	0.98	0.98	S30°56'38"E	00°34'02"	0.49

LINE	BEARING	DISTANCE
L1	S70°54'16"W	32.18
L2	N19°05'44"W	2.00
L3	N70°54'16"E	20.82
L4	S19°05'44"E	5.34
L5	N70°54'16"E	4.94
L6	N19°05'44"W	9.32
L7	N70°54'16"E	12.79

TRACT	ACRES
TRACT "B" SAND CLIFF COURT SUB.	1.16
TRACT "B" SAND CLIFF COURT SUB., REPLAT	1.13
LOTS 1 - 4 SAND CLIFF COURT SUB.	0.24
LOTS 1 - 4 SAND CLIFF COURT SUB., REPLAT	0.27
<b>NET CHANGE IN AREA OF TRACT "B"</b>	<b>-0.03</b>
<b>NET CHANGE IN AREA OF LOTS 1 - 4</b>	<b>+0.03</b>

SAND CLIFF COURT SUBDIVISION, REPLAT

FINAL PLAT

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

FOR: GARRISON	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568</p>	SURVEYED BY: DS GD
SCALE: 0 15 30 1" = 30 FT 0 3 10 METERS		DRAWN BY: DMM MEM
DATE: 4/24/98		ACAD ID: SANDFIN2
		SHEET NO.
		FILE: 95361