

TWELFTH COURT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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 2404 at Page 120-121 of the Mesa County Clerk and Recorders Office, and being situated in the SE/4 SE1/4 Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the Southeast Corner of Section 35, Township 1 North, Range 1 West of the Ute Meridian, thence West 341.25 feet; thence North 315.16 feet; thence East 341.25 feet to the East section Line of said Section 35; thence South 315.16 feet to the Point of Beginning. AND Beginning 341.25 feet West of the Southeast Corner of Section 35, Township 1 North, Range 1 West of the Ute Meridian; thence West 105.16 feet; thence North 315.16 feet; thence East 105.16 feet; thence South 315.16 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as TWELFTH COURT, a subdivision of a part 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 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 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 access easements 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 or man-made facilities above or below ground;

All of Tracts "A", "B" & "C" as OPEN SPACE to the Twelfth Court Homeowner's Association for their mutual enjoyment, together with the obligation to perpetually maintain said Tracts, 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.

Tracts "A", "B", & "C" shall be maintained by the Twelfth Court Homeowners Association.

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 and Detention/Retention 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.

IN WITNESS WHEREOF said owners have caused there names to be hereunto subscribed this 14th day of April, 2000 A.D., 1999/2000

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

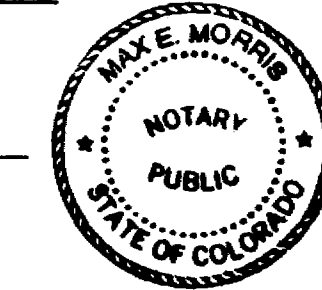
W.D. Garrison
GNT Development Corp., a Colorado Corp.
By: W.D. GARRISON

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

The foregoing instrument was acknowledged before me this 14th day of April, 2000 A.D., 1999/2000 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.

11/16/2003
My commission expires:

Max E. Morris
Notary Public
Address



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 1:19 o'clock P. M. this 21st day of April, 2000 A.D., 1999/2000 and is duly recorded in Plat Book No. 17, Page 310

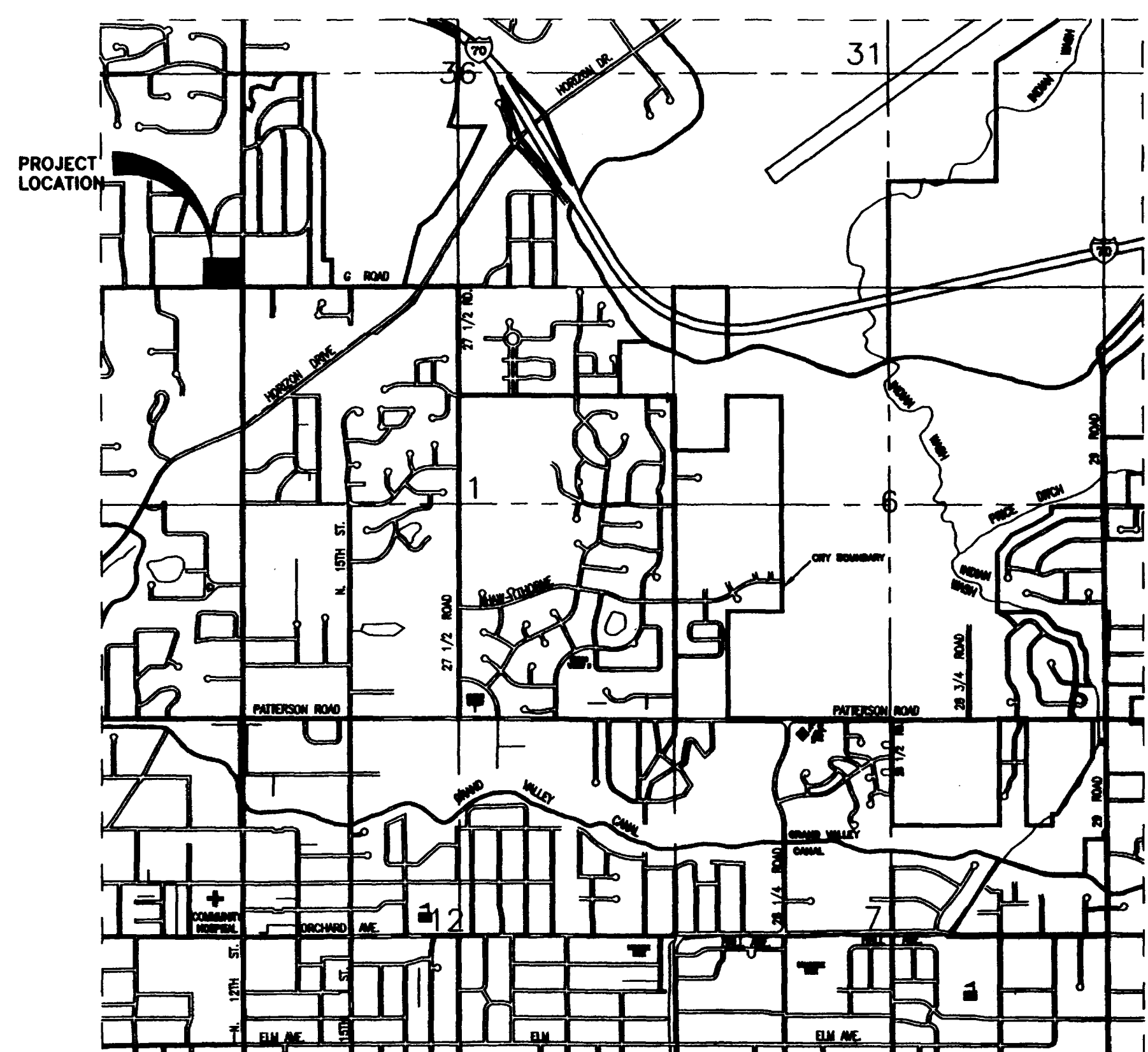
Drawer #1188
Reception #1946939

CITY APPROVAL

This plat of TWELFTH COURT, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 14th day of April, 2000 A.D., 1999/2000

Mark K. Johnson
City Manager

Gene Kinsey
President of Council



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of TWELFTH COURT, 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



4/14/2000
Date

TWELFTH COURT

FINAL PLAT		
SITUATED IN THE SE1/4 SE1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: GNT DEVELOPMENT		SURVEYED BY: SB EG
SCALE: N/A		DRAWN BY: MEM
DATE: 7/12/99		ACAD ID: 12thCT (view 2)
		SHEET NO. 1 of 2
		FILE: 98043

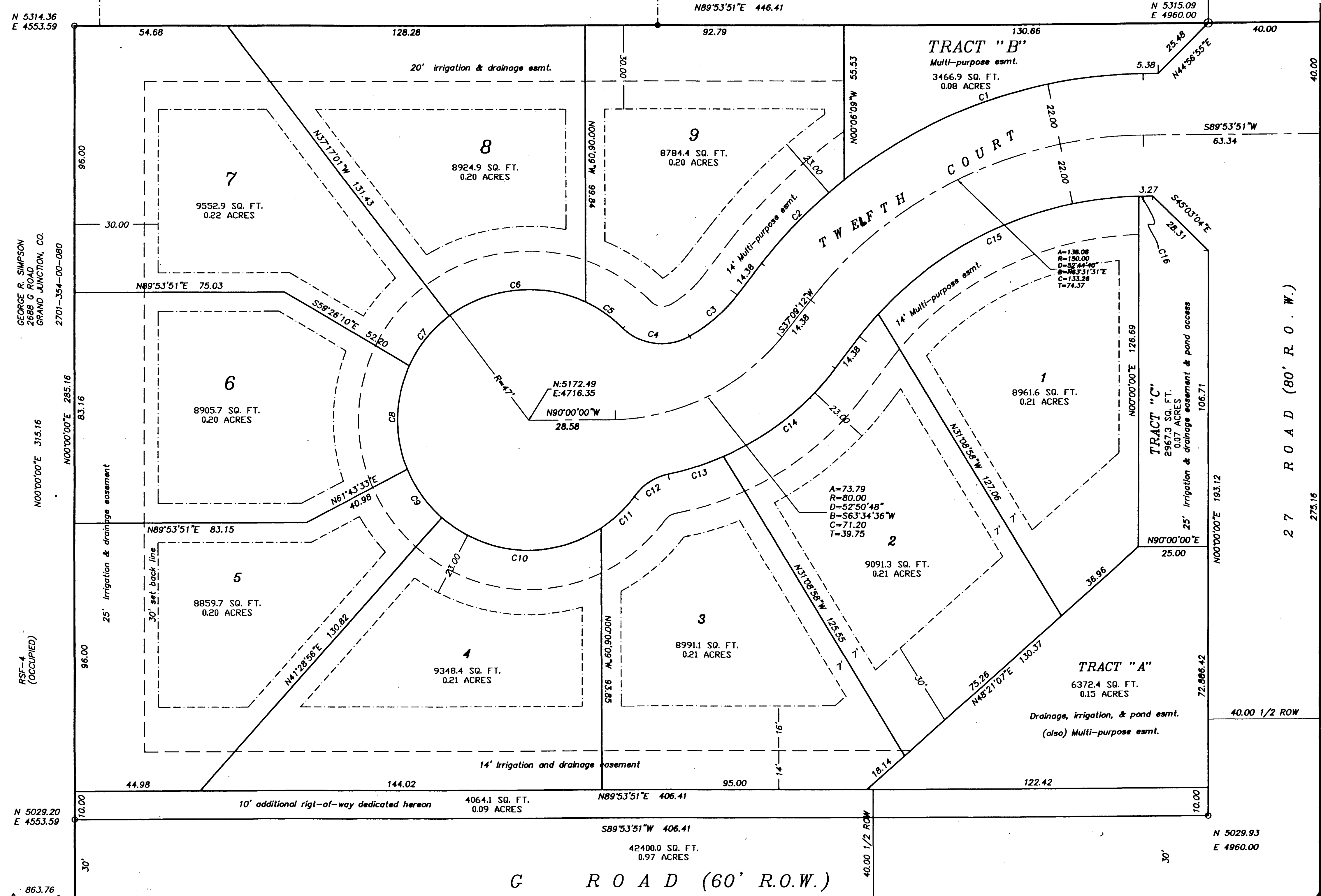
FIRST ADDITION TO BELLA VISTA SUB

TWELFTH COURT

LOT 3
RSF-4
(OCCUPIED)

LOT 2
RSF-4
(OCCUPIED)

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	115.80	172.00	113.63	N70°36'34"E	38°34'34"	60.19
C2	42.53	172.00	42.42	N44°14'14"E	14°10'05"	21.38
C3	23.04	58.00	22.88	N48°31'52"E	22°45'22"	11.67
C4	26.32	20.00	24.46	S82°23'30"E	75°23'54"	15.46
C5	16.09	47.00	16.02	S54°30'08"E	19°37'10"	8.13
C6	51.66	47.00	49.10	N84°12'08"E	62°58'18"	28.79
C7	23.18	47.00	22.95	N38°35'13"E	28°15'34"	11.83
C8	38.25	47.00	37.20	N01°08'42"E	46°37'28"	20.25
C9	21.62	47.00	21.43	S35°20'33"E	26°21'01"	11.00
C10	61.66	47.00	57.33	S86°06'11"E	75°10'16"	36.18
C11	16.77	47.00	16.68	N46°05'27"E	20°26'27"	8.47
C12	14.65	20.00	14.32	N56°51'04"E	41°57'41"	7.67
C13	20.83	102.00	20.79	N71°58'56"E	11°41'57"	10.45
C14	51.59	102.00	51.04	N51°38'35"E	28°58'46"	26.36
C15	105.53	128.00	102.57	N65°31'03"E	47°14'21"	55.97
C16	1.70	128.00	1.70	N89°31'03"E	00°45'37"	0.85



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
 - ⊥ NO. 5 RE-BAR W/CAP L.S. 16413 TO BE SET
 - ◆ MESA COUNTY SURVEY MARKER
 - - - BUILDING SETBACK LINES

NOTE: ALL TRACTS WILL BE VESTED IN THE HOME OWNERS ASSOCIATION.

AREA SUMMARY

LOTS = 1.87 ACRES = 57.89%
TRACTS = 0.30 ACRES = 09.29%
ROAD = 1.06 ACRES = 32.82%
TOTAL = 3.23 ACRES = 100%

TWELFTH COURT

FINAL PLAT

SITUATED IN THE SE1/4 SE1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN

FOR: GNT DEVELOPMENT	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: SB EG
SCALE: 1 IN = 20 FT		DRAWN BY: MEM
DATE: 7/12/99		ACAD ID: 12thCTF (view 1)
		SHEET NO. 2 of 2
		FILE: 98043