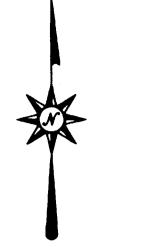
## L=48.89' Ch = 37.60'Brg=N88'29'27"E $\Delta = 1970'51$ R=572.96 L=191.84 Ch=190.91' Brg=N08'52'06"E Δ=37'54'38" R=675.26' L=446.80° Ch=438.69 Brg=S40°25'57"E Oxford Avenue Towne 263 Coventry Court Δ=11008'45" R=20.00' L=38.45' Ch=32.80' Existing Bra=\$0418'53"E TRACT A Coventry Club Subdivision 2.860 ACRES Overall AMENDED TRACT A 1.753 ACRES Δ=16'22'21" R=122.50' L=35.00' Ch=34.89' Brg=\$42'34'19"W **Δ**<del>-</del>18"24"51" R=560.66 L=180.19 Cb-179.41' Brg=S43'35'34"W POB Found 45 Reba" W/Akun Cap PLS 9831 Δ=94\*27\*18" Oxford Avenue Towne Phase Two Δ=32'01'25" R=277.50 R=20.00' L=32.97' \L=155.10' Ch=153.09 Ch=29.36 Brg=S68'48'41"W Brg+N47'56'57"W SEI/4 NWI/4 Section 30 TIS, RIE, UM PLS 11980 S89'52'41"E 1307.15' 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 CERTIFICATION SHOWN HEREON

# COVENTRY CLUB TOWNHOME A REPLAT OF TRACT A COVENTRY CLUB SUBDIVISION



SCALE: 1"=40"

#### LEGEND

ALIQUOT SURVEY MARKER, AS NOTED

- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- SET BRASS DISK ON PK NAIL, PLS 17485 PER CRS-38-51-105, IN CONCRETE FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

AMENDED TRACT A = 1.753 Acres = 1.770 Acres (Not including existing lots)

### **GENERAL NOTES:**

The Declaration of Covenants and Restrictions for Coventry Club subdivision are recorded at Book 1391, Pages 363 through 381, Mesa County Records, are amended for this plat as recorded in Book 2721. Pages 401 through

Basis of bearings is the line between the found Block Corners of Coventry Club Subdivision which bears North 06 degrees 02 minutes 24 seconds East, a distance of 589.44 feet. Intent is to maintain basis of bearings on West line of Tract A of Coventry Club Subdivision as shown on plat recorded in Plat Book 13, Page 60 of the Mesa County Records. Both monuments on this line are found number 5 rebars with aluminum caps stamped "LS 9331".

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Meridian LandTitle Company, Policy No.

The purpose of this plat is to create a new lot in Tract A of Coventry Club Subdivision for the existing club house.

The existing lots of Coventry Club Subdivision are not a part of this plat, and their locations are as determined by the Plat of Coventry Club Subdivision.

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Coventry Club Homeowners Association, a Colorado corporation, is the owner of that real property located in part of the SE1/4 NW1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Crightal-Warrents) Deed Book (3%). Page 363.)

Tract A, Coventry Club Subdivision, as recorded in Plat Book 13, Page 60.

That said owner has caused the real property to be laid out and platted as Coventry Club Townhome, a subdivision of a part of the City of Grand Junction, Calorado, and that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Coventry Club Townhame as follows:

Amended Tract A to the Coventry Club Homeowners Association for ingress/egress access, and to Amended Tract A to the Coventry Club Harneowners Association for Ingress/egress access, and to provide access for public services, such as fire, police, and mail, and as an easement for utility purposes, including but not limited to water, sewer, gas, electric, telephone and cable access television. Said Amended Tract A is not for the use of the general public, but is dedicated to the common use and enjoyment of the Herneowners in Coventry Club and Coventry Club Townhome Subdivisions, as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions for Coventry Club Subdivision as recorded in Book 1381, Pages 363 and 381, and as Amended for Coventry Club Townhome and recorded in Book 2721, Pages 461 through \_\_\_\_\_\_ of the Mesa County

across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. 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 shall not burden nor overburden said eccements by erecting or placing any improvements thereon which may prevent reasonable ingress and earess to and from the easement.

Said owner hereby declares there are no lienholders to herein described real property.

#### NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO SECURITY OF MESA

Coventry Club Homeowners Association, a Colorado corporation, this 31 day of A.D., 2000.

Witness my hand and official sed:

JONATHAN

#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO SE COUNTY OF MESA

I hereby certify that this instrument was filed in my office at  $\frac{8:58}{}$  o'clock A M., July 21<sup>37</sup>, A.D., 2000, and was duly recorded in Plat Book 17. Page No. 363 Reception No. 1958027 Drawer No. 1127 Fee: 10.00

Clerk and Recorder

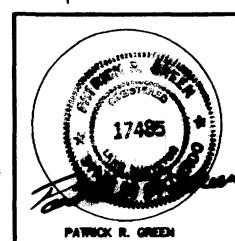
#### CITY OF GRAND JUNCTION APPROVAL

This plat of Coventry Club Townhome, a subdivision of a part of the City of Grand Junction, County of Mesa. State of Calorado, is approved and accepted this day of July A.D., 2000.

#### SURVEYOR'S CERTIFICATION

i. Patrick R. Green, do hereby certify that the accompanying plat of Coventry Club Townhome, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 7/12/00



### COVENTRY CLUB TOWNHOME

A REPLAT OF TRACT A, COVENTRY CLUB SE1/4 NW1/4 SECTION 30 T1S, R1E, UM MESA COUNTY, COLORADO

# \_ANDesign

PROJECT NO. 98031 SURVEYED DRAWN CHECKED SHEET OF

DATE: Jan., 2000 RSK LED