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# HILLTOP HEIGHTS

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Charles M. Shaw, David Earl Christensen, Betty Ruth Christensen, Grover L. Sanders and Minnie C Sanders are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the W/2 of the SE 1/4 SE 1/4 S 3 T 1 S, R 1 W of the Ute Meridian lying North and East of the Grand Valley Canal, and the East 60 feet of that part of the said W 1/2 SE 1/4 SE 1/4 lying South and West of the Grand Valley Canal, said tract being more particularly described as follows:

Beginning at a point whence the Southeast corner of Section 3, T 1 S, R 1 W of the Ute Meridian bears S 89°57' E a distance of 659.9 feet; thence N 89°57' W 60.0 feet; thence N 00°05' 1/2' W 496.57 feet; thence 21.5 feet along the arc of a curve to the left having a radius of 37.5 feet, the chord of which bears S 53°33' 1/2' W 21.2 feet; thence S 37°08' W 102.17 feet; thence 176.75 feet along the arc of a curve to the right having a radius of 100.0 feet, the chord of which bears S 87°46' W 154.6 feet; thence N 41°36' W 72.6 feet; thence 32.14 feet along the arc of a curve to the left having a radius of 50.0 feet, the chord of which bears N 60°01' W 31.6 feet; thence N 78°26' W 70.6 feet; thence 105.5 feet along the arc of a curve to the right having a radius of 75.0 feet, the chord of which bears N 38°08' W 97.0 feet; thence N 02°10' E 34.5 feet; thence 93.6 feet along the arc of a curve to the right, having a radius of 100.0 feet, the chord of which bears N 28°58' 1/2' E 90.2 feet; thence N 55°47' E 80.05 feet; thence 100.65 feet along the arc of a curve to the left, having a radius of 100.0 feet, the chord of which bears N 26°57' E 96.45 feet; thence N 01°53' W 89.3 feet; thence N 74°18' W 172.0 feet; thence N 38°06' W 77.0 feet; thence N 11°55' W 136.0 feet; thence N 05°38' E 181.85 feet; thence East 568.05 feet; thence S 00°05' 1/2' E 1311.72 feet to the place of beginning.

That the said owners have caused the said real property to be laid out and surveyed as HILLTOP HEIGHTS, a subdivision of a part of the County of Mesa;

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains, water mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits; and as to those portions of said real property which are labeled as irrigation easements of the Grand Valley Irrigation Company, a perpetual easement is hereby granted to said Company for the construction, maintenance and operation of irrigation ditches, flumes and conduits and for necessary ingress and egress incident thereto.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser—not the County of Mesa.

IN WITNESS WHEREOF, said Charles M. Shaw, David Earl Christensen, Betty Ruth Christensen, Grover L. Sanders, and Minnie C. Sanders have caused their names to be hereunto subscribed this 23<sup>rd</sup> day of July, A. D., 1957.

*David Earl Christensen*  
David Earl Christensen  
*Betty Ruth Christensen*  
Betty Ruth Christensen  
*Charles M. Shaw*  
Charles M. Shaw  
*Grover L. Sanders*  
Grover L. Sanders  
*Minnie C. Sanders*  
Minnie C. Sanders

STATE OF COLORADO } ss.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, A. D., 1957, by Charles M. Shaw, David Earl Christensen, Betty Ruth Christensen, Grover L. Sanders, and Minnie C. Sanders.

My Commission expires February 20, 1963  
Witness my hand and official seal.

*Richard H. Sutton*  
Richard H. Sutton  
Notary Public

751039

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:55 o'clock, P. M. on AUG. 28, A. D., 1957, and is duly recorded in Plat Book No. 9, Page 82.

By \_\_\_\_\_  
Clerk and Recorder

Fees \$16.00

By \_\_\_\_\_  
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23<sup>rd</sup> day of July, A. D., 1957  
County Planning Commission of the County of Mesa, Colorado.

By *E. Lois Gray*  
Chairman

FRUITRIDGE DISTRICT PLANNING COMMISSION

Approved this 17<sup>th</sup> day of August, A. D., 1957  
Fruitridge District Planning Commission in the County of Mesa, Colorado.

By *Henry B. Halley*  
Chairman

APPROVAL BY IRRIGATION COMPANY

Irrigation easements as shown hereon are hereby approved, provided approved changes are made by the subdivider—not the Irrigation Company.

By *Percy J. Galvin*  
Name  
President  
Title

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 17<sup>th</sup> day of August, A. D., 1957  
Board of County Commissioners of the County of Mesa, Colorado.

By *C. F. Saunders*  
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of HILLTOP HEIGHTS, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By *Richard J. Mandeville*  
Registered Engineer & Land Surveyor

WESTERN ENGINEERS  
PLAT OF  
HILLTOP HEIGHTS  
MESA COUNTY, COLORADO  
SURVEYED, *E. A. R. R.* DRAWN, *E. A. R.*  
GRAND JUNCTION, COLO. S.M.E. 1-1957

