

NORTHERN HILLS ESTATES

A Replat of Lots 13 and 14, Second Addition, Northern Hills Subdivision

RECITATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, W. R. Bray and Glenn Brock, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Commencing at the Southwest Corner (SW Cor.) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 2, Township 1 South, Range 1 West, Ute Meridian, and considering the South Line of the Southeast Quarter (SE1/4) of said Section 2 to bear North 90°00'00" East with all other bearings contained herein relative thereto; Thence North 90°00'00" East along said South Line of the Southeast Quarter (SE1/4) of Section 2, 50.00 feet; Thence North 01°32'00" West, 40.00 feet to the True Point of Beginning; Thence continuing North 01°32'00" West, 178.20 feet; Thence North 05°30'00" West, 75.02 feet; Thence North 45°50'00" East, 215.30 feet; Thence North 68°42'30" East, 162.20 feet; Thence North 86°58'00" East, 340.00 feet; Thence South 05°22'30" West, 190.05 feet; Thence South 21°58'00" West, 215.43 feet; Thence South 28°46'00" West, 103.47 feet; Thence North 90°00'00" West, 484.95 feet to the True Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Northern Hills Estates, 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 and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, storm and sanitary sewer mains, water mains and gas pipe lines.

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

IN WITNESS WHEREOF, said owners, W. R. Bray and Glenn Brock, have caused their names to be hereunto subscribed this 16th day of April, A.D., 1971.

W. R. Bray
W. R. Bray
Glenn Brock
Glenn Brock

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 28th day of April, A.D., 1971, by W. R. Bray and Glenn Brock.
My Commission expires June 15, 1974
Witness my hand and official seal

Shane E. Beach
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:16 o'clock P.M., APRIL 30, A.D., 1971, and is duly recorded in Plat Book No. 11, Page 36.

Annice M. Remington
Clerk and Recorder
Alan S. Pifer
Deputy

CITY APPROVAL

This plat of Northern Hills Estates, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 21 day of April, 1971, by

McDonald Public Service Co. of Colo. Gas Dept.
Youngman President of Council
R. J. Day Grand Junction City Manager
McDonald Public Service Co. of Colo. Electrical Dept.
Donald T. Ward Director of Development
R. J. Day Grand Junction City Engineer
William M. McDaniel Mountain States Tele & Tele Co.
Robert A. Baker Chairman, Grand Jct., City Planning Commission

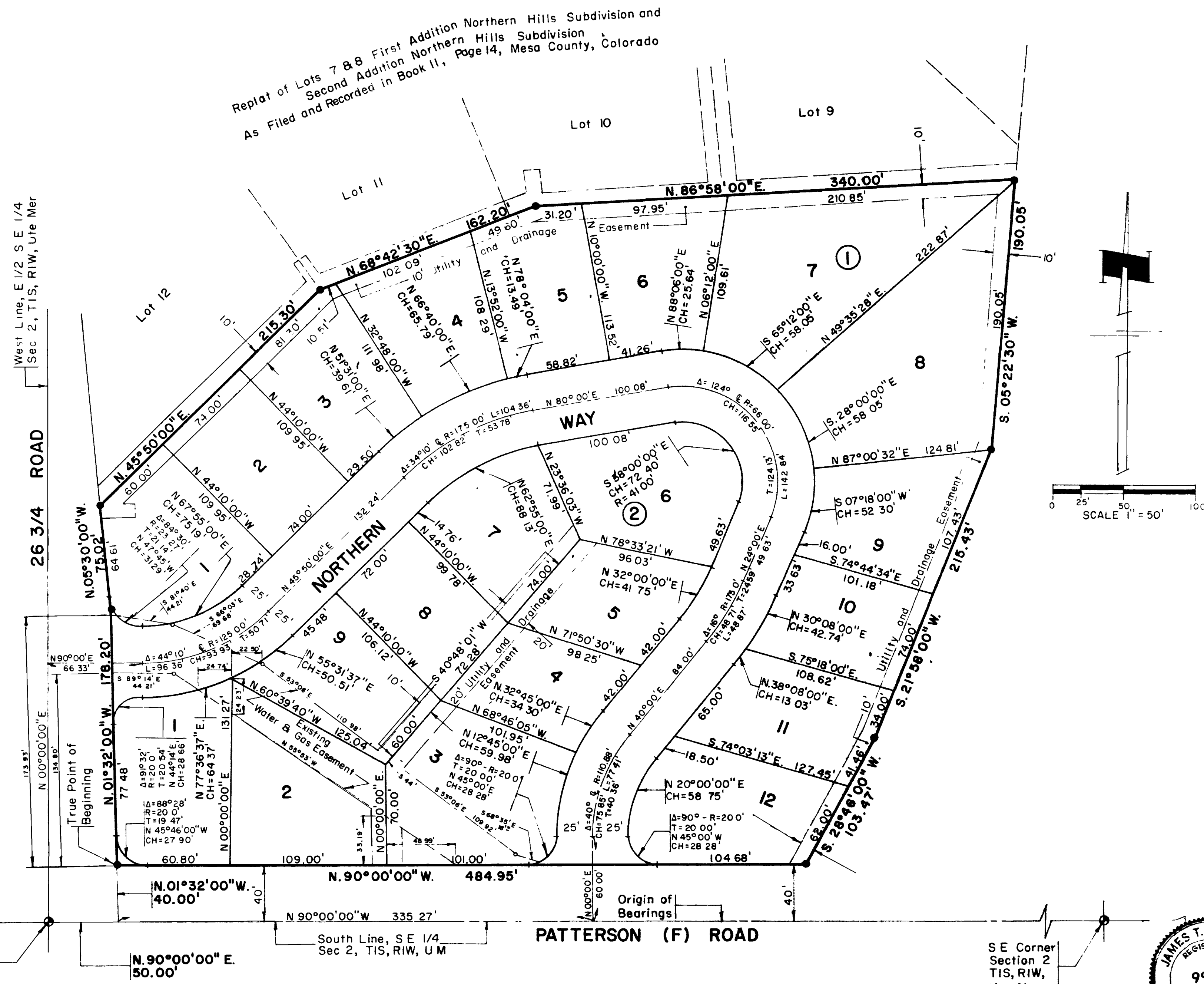
SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Northern Hills Estates, a subdivision of a part of the County of Mesa, has been prepared under by direct responsibility and checking and accurately represents a field survey of same.

By: James T. Patty, Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Reg. No. 9360

Approved for content and form only and not the accuracy of the surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

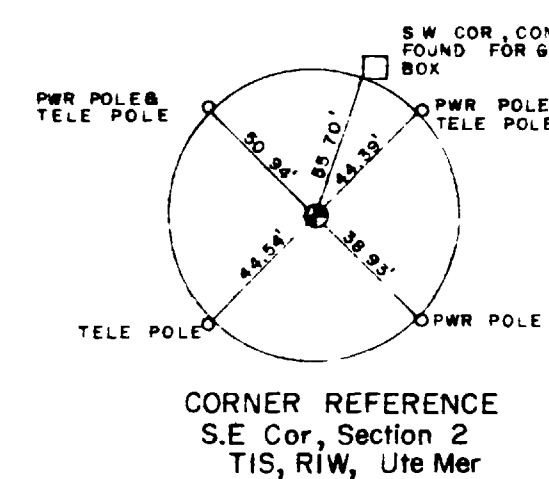
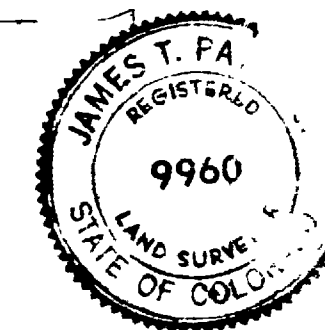
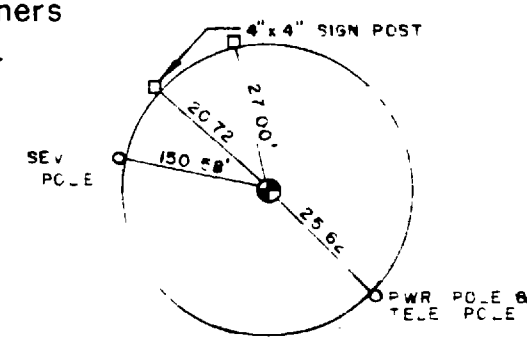
By: Proton C. Head Date April 20, 1971
Mesa County Surveyor



LEGEND

- Mesa County Brass Cap
- 1/2" Rebar & Cap Set in Conc.
- 1/2" Rebar at Lot Corners
- Indicates Block Number

(2)



ENGINEERING
NH PQ
CONSULTANTS

NORTHERN HILLS ESTATES

Prepared By
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
Grand Junction, Colorado April 1971