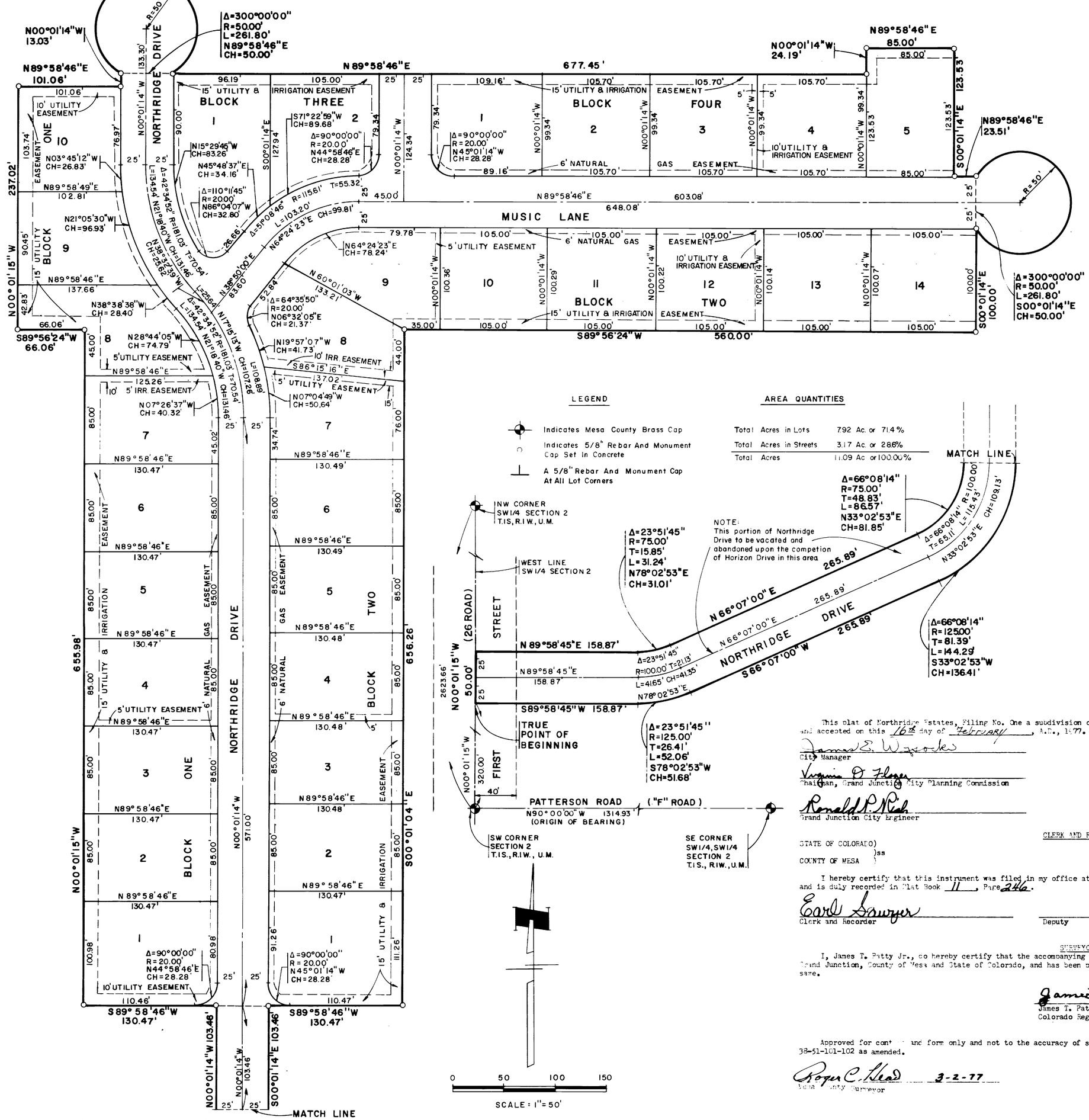
# NORTHRIDGE ESTATES FILING NO. ONE




## LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

## AREA QUANTITIES

| | | |
|---|---|---|
| Total Acres in Lots | 7.92 Ac. or | 71.4% |
| Total Acres in Streets | 3.17 Ac. or | 28.6% |
| Total Acres | 11.09 Ac. or | 100.00% |




KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of [illegible] in the City of Grand Junction, State of Colorado and being in a part of the Southwest Quarter (SW 1/4) of Section 2, T.1S, R.1W of the Ute Meridian, [illegible] being more particularly described as follows;

Commencing at the Southwest Corner [illegible] thence N. 00° 01' 15" W along the West line of the Southwest [illegible] of said Section 2, a distance of 320.00 feet to the True Point of [illegible] continuing N. 00°01' 15" W along said West line of the Southwest [illegible] of Section 2 a distance of 50.00 feet; Thence N. 89°58' 45" [illegible] along the arc of a curve to the left whose radius is 75.00 [illegible] chord bears N. 78°02' 53" E 31.01 feet; Thence N. 66°07' [illegible] along the arc of a curve to the left whose radius is 75.00 [illegible] chord bears N. 33°02' 53" E 81.85 feet; Thence N. 00°01' [illegible] Thence [illegible] 130.47 feet; Thence N. 00°01' 15" W 655.98 feet; Thence N. 00°01' 15" W 237.02 feet; Thence [illegible] N. 00°01' 14" W 13.03 feet; Thence along the [illegible] curve to the right whose radius is 50.00 feet and whose long chord bears N. [illegible] 50.00 feet; thence continuing N. 89°58' 46" E 677.45 feet; Thence [illegible] feet; thence N. 89°58' 46" E 85.00 feet; Thence S. 00°01' [illegible] E 23.51 feet; Thence along the arc of a curve [illegible] whose radius is [illegible] and whose long chord bears S. 00°01' 14" E [illegible] continuing [illegible] E 100.00 feet; Thence S. 89°56' 24" W 560.00 [illegible] Thence S. 89°58' 46" W 130.47 feet; Thence [illegible] the arc of a curve to the right whose radius [illegible] bears S. 33°02' 53" W 136.41 feet; thence [illegible] the arc of a curve to the right whose radius [illegible] S. 78°02' 53" W 51.68 feet; Thence S. 89°58' [illegible] feet to the true [illegible] Beginning. Containing 11.09 Acres.

That said owners have caused the said [illegible] to be laid out [illegible] surveyed as Northridge Estates, Filing No. One, a subdivision [illegible] of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set [illegible] of the [illegible] and roads as shown on the accompanying plat to the use of the [illegible] dedicate to the utility companies those portions of said [illegible] labeled as utility easements on the accompanying [illegible] tion and maintenance of [illegible] telephone, [illegible] cables, storm and sanitary sewer mains, gas pipelines, with [illegible] and egress to and from the above described utility [illegible] said real property which are labeled as irrigation [illegible] maintenance of irrigation ditches, flumes and conduits, [illegible] real property which are labeled as drainage easements [illegible] maintenance of drainage ditches, flumes and conduits.

[illegible] said owners [illegible] Thomas [illegible] Folkestad, President, [illegible] Steve W. Foster and Clifton R. Mays have caused their [illegible] scribed this 9th day of FEBRUARY [illegible]

Thomas E. Folkestad
Thomas E. Folkestad, President
Systematics Corporation

Sigri A. Folkestad
Sigri A. Folkestad, Secretary
Systematics Corporation

Steve P. Foster [illegible]

Clifton R. Mays

STATE OF COLORADO)
)ss
COUNTY OF MESA )

The foregoing instrument was acknowledged before [illegible] A.D., 1977 by Systematics Corporation, [illegible] President, Sigri A. Folkestad, Secretary and [illegible] Clifton C. Mays.

My Commission Expires: May 28, 1978
Witness My Hand and Official Seal: [illegible] (S)

CITY APPROVAL

This plat of Northridge Estates, Filing No. One a subdivision of the City of Grand Junction, County of Mesa, [illegible] and accepted on this 16th day of February, A.D., 1977.

James E. Wrooke
City Manager

Lawrence Kozisek
President of Council

Virginia D. Floyer
Chairman, Grand Junction City Planning Commission

Donald W. Warner Jr.
Director of Development

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF MESA )

RECEPTION No. 1126752

I hereby certify that this instrument was filed in my office at 9:40 o'clock A.M. this 3 day of MAR. and is duly recorded in Plat Book 11, Page 246.

Earl Sawyer
Clerk and Recorder

Deputy

Fees $10.00

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Northridge Estates, Filing No. One, [illegible] Grand Junction, County of Mesa and State of Colorado, and has been prepared under my direction and accurately represents [illegible] same.

James T. Patty Jr.
James T. Patty Jr.
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to [illegible] 38-51-101-102 as amended.

Roger C. Head 3-2-77
Mesa County Surveyor

NORTHRIDGE ESTATES FILING NO. ONE
ROBERT P. GERLOFS
Engineering Consultants 518 MAIN ST. GRAND JUNCTION, COLO. PHONE 242-8966

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