

# REPLAT OF LOTS 10, 11, 13, 14, & 15 OF MANTEY HEIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being located in a part of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompany plat and being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, also being the Southwest corner of Lot 13, Mantey Heights Subdivision, thence N 89° 56' 00" W, being the basis of bearing and all bearings contained herein to be relative thereto, a distance of 246.55 feet, thence 21.34 feet along the arc of a curve to the right, having a central angle of 129° 56' 45", and a radius of 9.41 feet, whose long chord bears N 24° 55' 48" W 17.05 feet, thence N 40° 00' 45" E 207.48 feet, thence N 61° 35' 16" E 42.90 feet, thence N 60° 20' 06" E 293.68 feet, thence 48.92 feet along the arc of a curve to the right, having a central angle of 85° 11' 43", and a radius of 32.90 feet, whose long chord bears S 77° 04' 03" E 44.54 feet, thence S 34° 28' 11" E 159.92 feet, thence 12.36 feet along the arc of a curve to the right, having a central angle of 48° 10' 38", and a radius of 14.70 feet, whose long chord bears S 10° 20' 22" E 12.00 feet, thence S 13° 47' 27" W 121.94 feet, thence 19.94 feet along the arc of a curve to the right, having a central angle of 64° 33' 21", and a radius of 17.70 feet, whose long chord bears S 46° 01' 38" W 18.90 feet, thence S 78° 15' 48" W 271.64 feet to the point of beginning.

Said property contains 2.6470 acres more or less.

That said owner has caused the said real property to be laid out and platted as REPLAT OF LOTS 10, 11, 13, 14 & 15 OF MANTEY HEIGHTS, a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby grants those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to transmission lines, electric lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be financed by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owner, Edith Mantey Kemper, has caused her name to be hereon subscribed this

24 day of November A. D., 1981.

*Edith Mantey Kemper*  
Edith Mantey Kemper, owner

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_ by Edith Mantey Kemper, owner.

Witness my hand and official seal. My commission expires: \_\_\_\_\_

Notary Public

CITY APPROVAL

This Replat of Lots 10, 11, 13, 14 & 15 of Mantey Heights, a part of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_.

*James E. Wyunki*  
City Manager

*James C. B. Smith*  
President of Council

*Daryl K. Shamm*  
Director of Development

*James J. Quinlan*  
Chairman, Grand Junction Planning Commission

*Ronald P. Nich*  
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 4:20 o'clock P. M. this 28 day of December A. D., 1981 and is duly recorded in Plat Book \_\_\_\_\_, Page 470, Reception No. 1272595.

*Paul Sawyer*  
Clerk and Recorder

*By Heidi A. Huntley*  
Deputy

Fees: 16.00

SURVEYORS CERTIFICATE

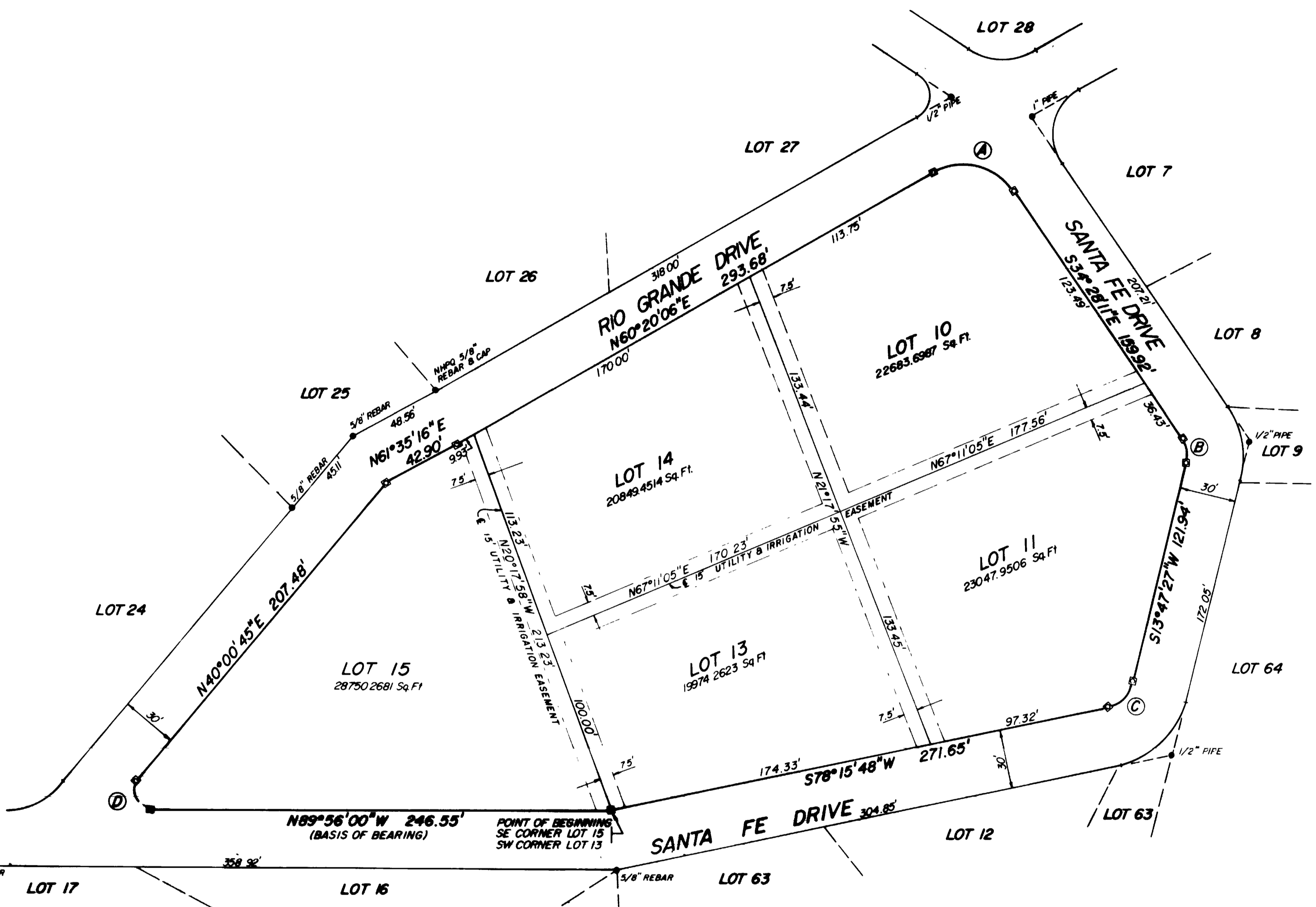
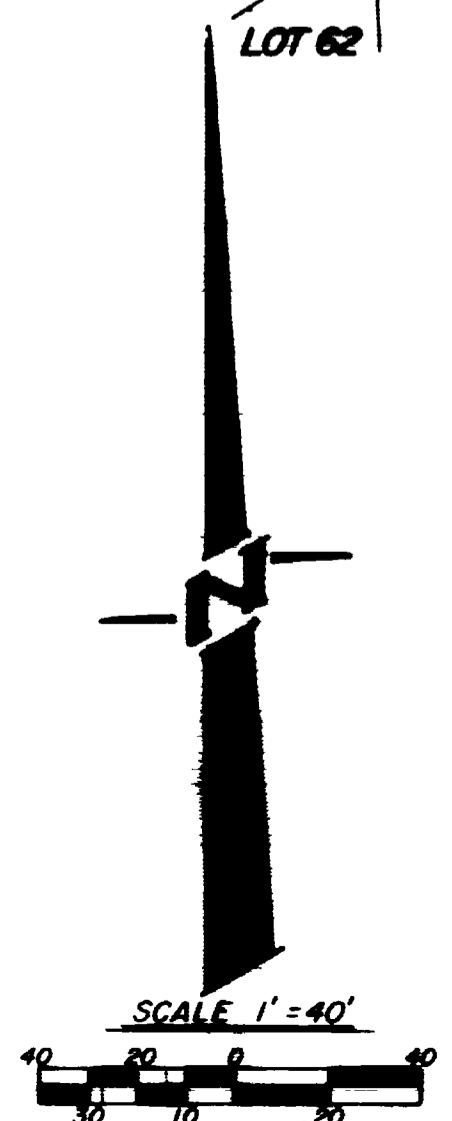
I, William G. Ryden, do hereby certify that the accompany Replat of Lots 10, 11, 13, 14 & 15 of Mantey Heights, a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.



*William G. Ryden*  
Registered Land Surveyor  
Colorado Registration No. 9331

CURVE DATA						
NO.	A	R	L	T	CH	BEARING
A	85°11'48"	32.90'	48.92'	30.25'	44.54'	S 77°04'03" E
B	48°10'38"	14.70'	12.36'	6.57'	12.00'	S 10°20'22" E
C	64°33'21"	17.70'	19.94'	11.18'	18.90'	S 46°01'38" W
D	129°56'45"	9.41'	21.34'	20.15'	17.05'	N 24°55'48" W

- FOUND PIN
- SET 5/8" REBAR & CAP, L.S. 9331, IN CONCRETE
- SET 5/8" REBAR & CAP, L.S. 9331



<p><b>COLORADO WEST SURVEYING COMPANY</b> COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE</p> <p>835 Colorado Avenue Grand Junction, Colorado 81501 303 245-2767</p>	NO. DATE		REVISION	BY
	<p><b>REPLAT OF LOTS 10, 11, 13, 14 &amp; 15 OF MANTEY HEIGHTS</b> LOCATED IN SECTION 7, T1S, R1E, SECTION 12, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO</p>			
DES	CK WGR	DATE 11/61	81 1114	SHEET / OF /
DR J KIBEL				

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.