

# HEATHERIDGE ESTATES

NOTE:  
Lots 1 Thru 13, 19 and 20, Block 2 Are Required To Catch All Runoff From Improvements And Drive In A Contained Manner To The Redlands Power Canal Or To The Streets On Which They Front.

Fencing To Be Installed On The East Boundary Of This Subdivision As Per The Agreement Between The Developer And Grand Junction City Engineer.

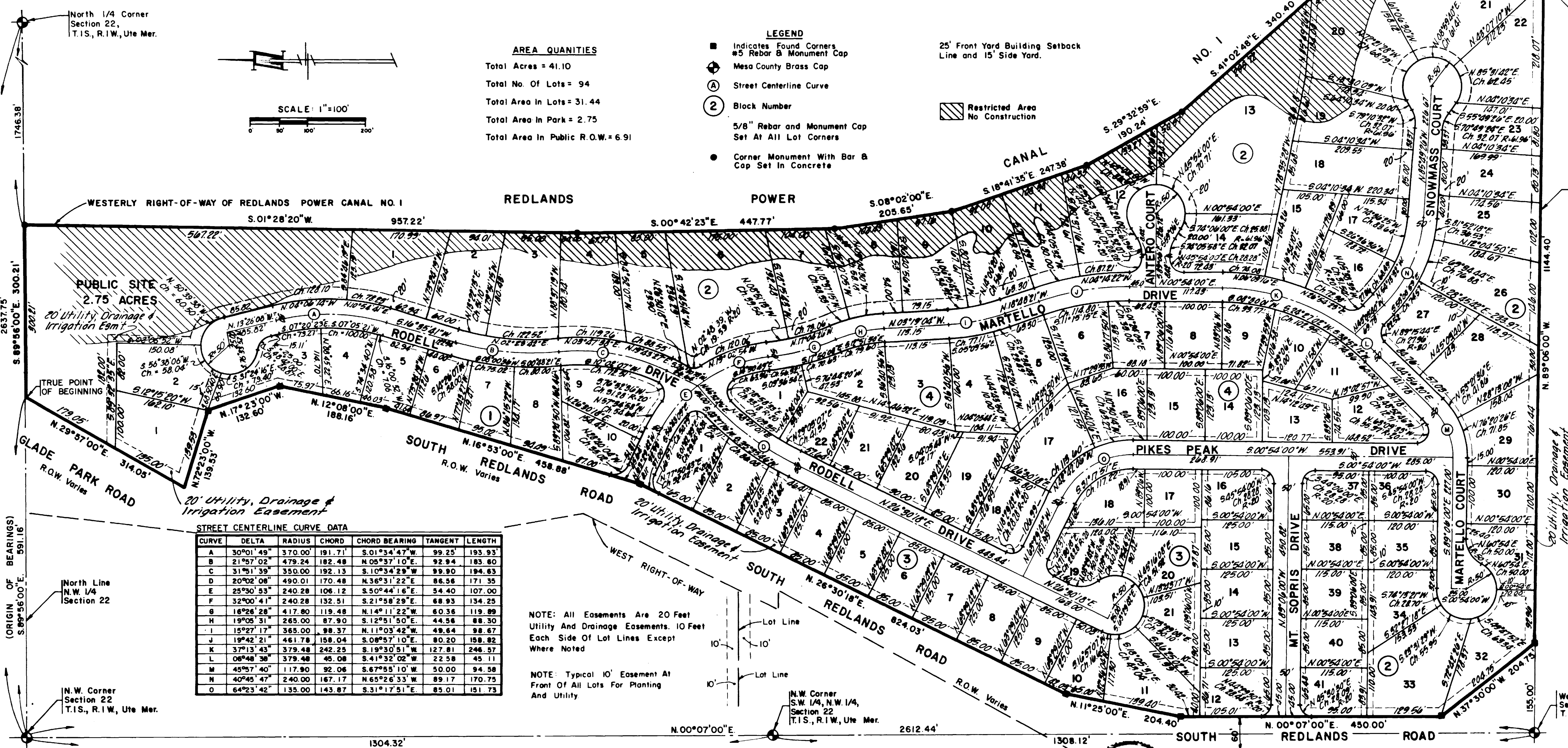
S.E. Corner N.W. 1/4, Section 22, T.1S., R.1W., Ute Mer.

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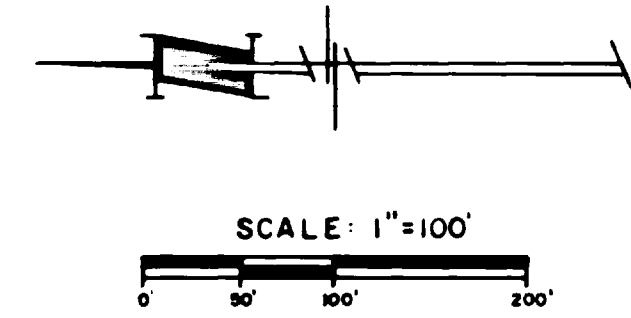
South Line N.W. 1/4 Section 22

20' Utility, Drainage & Irrigation Easement

West 1/4 Corner Section 22 T.1S., R.1W., Ute Mer.



North 1/4 Corner Section 22, T.1S., R.1W., Ute Mer.



**AREA QUANTITIES**  
Total Acres = 41.10  
Total No. Of Lots = 94  
Total Area In Lots = 31.44  
Total Area In Park = 2.75  
Total Area In Public R.O.W. = 6.91

**LEGEND**  
■ Indicates Found Corners #5 Rebar & Monument Cap  
⊕ Mesa County Brass Cap  
ⓐ Street Centerline Curve  
② Block Number  
5/8" Rebar and Monument Cap Set At All Lot Corners  
● Corner Monument With Bar & Cap Set In Concrete

25' Front Yard Building Setback Line and 15' Side Yard.

Restricted Area No Construction

**STREET CENTERLINE CURVE DATA**

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	30°01'49"	370.00	191.71	S.01°34'47"W	99.25	193.93
B	21°57'02"	479.24	182.48	N.05°37'10"E	92.94	183.80
C	31°51'39"	350.00	192.13	S.10°34'29"W	99.90	194.63
D	20°02'08"	490.01	170.48	N.36°31'22"E	86.56	171.35
E	25°30'53"	240.28	106.12	S.50°44'16"E	54.40	107.00
F	32°00'41"	240.28	132.51	S.21°58'29"E	68.93	134.25
G	16°26'28"	417.80	119.48	N.14°11'22"W	60.36	119.89
H	19°05'31"	265.00	87.90	S.12°51'50"E	44.56	88.30
I	15°27'17"	365.00	98.37	N.11°03'42"W	49.64	98.67
J	19°42'21"	461.78	158.04	S.08°57'10"E	90.20	158.82
K	37°13'43"	379.48	242.25	S.19°30'51"W	127.81	246.57
L	06°48'38"	379.48	45.08	S.41°32'02"W	22.58	45.11
M	45°57'40"	117.90	92.06	S.67°55'10"W	50.00	94.58
N	40°45'47"	240.00	167.17	N.65°26'33"W	89.17	170.75
O	64°23'42"	135.00	143.87	S.31°17'51"E	85.01	151.73

NOTE: All Easements Are 20 Feet Utility And Drainage Easements. 10 Feet Each Side Of Lot Lines Except Where Noted

NOTE: Typical 10' Easement At Front Of All Lots For Planting And Utility

KNOW ALL MEN BY THESE PRESENTS, That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the West half (W1/2) of the northwest quarter (NW1/4) of Section 22, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northwest corner (W.Cor.) of said Section 22, Thence South 89°56'00" East along the north line of the northwest quarter (NW1/4) of said Section 22 a distance of 551.10 feet to the True Point of Beginning, Thence continuing South 29°36'00" East along said north line of the northwest quarter (NW1/4) of Section 22 a distance of 300.21 feet to a point on the Westerly Right-of-Way of the Redlands Power Canal No. 1, Thence along said Redlands Power Canal No. 1 Westerly Right-of-Way by the following six courses and distances:

(1) South 01°20'20" West 597.22 feet  
(2) South 00°42'23" East 447.77 feet  
(3) South 06°02'00" East 205.65 feet  
(4) South 10°41'35" East 247.30 feet  
(5) South 29°30'53" East 130.24 feet  
(6) South 41°02'48" East 340.40 feet to a point on the last line of the West half (W1/2) of the northwest quarter (NW1/4) of said Section 22, Thence South 00°30'00" West along said east line of the West half (W1/2) of the northwest quarter (NW1/4) of said Section 22, Thence South 07°30'00" West 204.70 feet, Thence North 07°30'00" West 1,144.40 feet, Thence North 07°30'00" West 204.70 feet, Thence North 07°30'00" West 450.00 feet, Thence North 11°26'00" East 204.40 feet, Thence North 06°30'10" East 450.00 feet, Thence North 10°30'00" East 450.00 feet, Thence North 12°00'00" East 100.10 feet, Thence North 17°29'00" West 120.00 feet, Thence North 12°00'00" West 130.00 feet, Thence North 29°07'00" East 314.05 feet to the True Point of Beginning containing 41.10 acres.

That said owners have caused the said real property to be laid out and surveyed as Heatheridge Estates, a subdivision of a part of Mesa County, Colorado.  
That said owners do hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the use of the public and utilities forever, and hereby dedicate those portions of said real property which are included as utility, drainage and irrigation easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric cables, gas pipelines, drainage, and irrigation easements.  
That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 4th day of August, A.D., 1979.

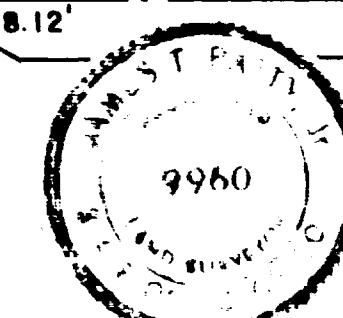
*Charles Barone* Charles Barone, husband  
*Lynne E. Barone* Lynne E. Barone, wife  
*Norman Jones* Norman Jean Jones, husband  
*Kay Lynne Jones* Kay Lynne Jones, wife  
*Hettie B. Smith* Hettie B. Smith, an unmarried Person

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1098580

The foregoing instrument was acknowledged before me this 4th day of August, A.D., 1979, by Charles Barone and Lynne E. Barone, known as husband and wife, Norman Jean Jones, known as husband and wife, and Hettie B. Smith, an unmarried person.  
My commission expires March 10, 1979.  
Witness my hand and official seal.

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) ss 1098580  
I hereby certify that this instrument was filed in my office at 11:15 A.M., Dec 10, 1979, and duly recorded in Plat Book No. 11, Page 177.  
Earl Sawyer Clerk and Recorder Fees: 12.00

APPROVED this 12th day of March, A.D., 1979.  
County Planning Commission of the County of Mesa, Colorado.



I, James I. Patty, Jr., do hereby certify that the accompanying plat of Heatheridge Estates, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James I. Patty, Jr.*  
James I. Patty, Jr.  
Registered Land Surveyor  
Colorado Reg. No. 3960  
Approved for content and form only and not the accuracy of surveys, calculations or drafting.  
Permitted to C.E.S., Dec. 13, 1979, as amended.  
By *Roger E. Head* County Supervisor  
*John Johnson* County Engineer  
*K.H. Rubin* County Clerk

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of October, A.D. 1975, Board of County Commissioners of the County of Mesa, Colorado

**HEATHERIDGE ESTATES**  
PREPARED BY:  
**NELSON, HALEY, PATTERSON & QUIRK INC.**  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO JANUARY, 1975