

# CAMBRIDGE

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, J. MICHAEL CORBETT AND RICHARD F. STETTNER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 35, T.1N., R.1W., UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 35; THENCE S 00°11'10" W ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 35 A DISTANCE OF 439.72'; THENCE N 89°40'06" W A DISTANCE OF 1318.17' TO A POINT ON THE WEST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 35; THENCE N 00°00'44" W ALONG SAID WEST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 35 A DISTANCE OF 442.41' TO THE NW CORNER OF THE NE 1/4 SE 1/4 OF SAID SECTION 35; THENCE N 89°56'03" W ALONG THE NORTH LINE OF THE NW 1/4 SE 1/4 OF SAID SECTION 35 A DISTANCE OF 231.55' TO THE TRUE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUING N 89°56'03" W ALONG SAID NORTH LINE OF THE NW 1/4 SE 1/4 OF SAID SECTION 35 A DISTANCE OF 428.20'; THENCE N 00°01'00" E A DISTANCE OF 706.15' TO A POINT ON THE SOUTH RIGHT OF WAY OF INTERSTATE HIGHWAY 70; THENCE ALONG SAID SOUTH RIGHT OF WAY OF INTERSTATE HIGHWAY 70 BY THE FOLLOWING TWO COURSES AND DISTANCES: (1) N 87°52'55" E 259.09'; (2) S 88°20'35" E 169.36'; THENCE S 00°01'00" W 711.32' TO THE TRUE POINT OF BEGINNING, CONTAINING 7.00 ACRES, AND THAT THE UNDERSIGNED, ALLEN S. IVEY IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE E 1/2 OF SECTION 35, T.1N., R.1W., UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID PARCEL, FROM WHENCE THE E 1/4 CORNER OF SAID SECTION 35 BEARS S 89°40'06" E 775.37', AND N 00°11'10" E 439.72'; THENCE N 89°40'06" W 542.80'; THENCE N 00°00'44" W 442.41'; THENCE N 89°56'03" W 231.55'; THENCE N 00°01'00" E 711.32' TO THE SOUTH RIGHT OF WAY OF INTERSTATE HIGHWAY 70; THENCE S 88°20'35" E 778.23'; THENCE S 00°11'10" W 1134.64' TO THE POINT OF BEGINNING, CONTAINING 18.03 ACRES, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS CAMBRIDGE, A SUBDIVISION OF A PART OF THE COUNTY OF MESA: THAT THE 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 DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, 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. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELLING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER... NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID J. MICHAEL CORBETT, RICHARD F. STETTNER AND ALLEN S. IVEY HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 29 DAY OF June, A.D., 1983,

J. Michael Corbett J. MICHAEL CORBETT  
Richard F. Stettner RICHARD F. STETTNER  
Allen S. Ivey ALLEN S. IVEY  
**Ivey Excavation and Development, Inc.,**  
a Colorado corporation, PRESIDENT

STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, A.D., 1983, BY J. MICHAEL CORBETT, RICHARD F. STETTNER AND ALLEN S. IVEY, as President of Ivey Excavation and Development, Inc., a Colorado corporation, MY COMMISSION EXPIRES February 1, 1987.  
\* by J. Michael Corbett, Attorney-In-Fact  
WITNESS MY HAND AND OFFICIAL SEAL. Walter F. D. NOTARY PUBLIC  
1199 Patterson 280-Suite B, Grand Jct., CO 81501

STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:33 O'CLOCK P.M., June 01, A.D., 1983, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 174-175-176.  
Earl S. Swanson BY Bonnie S. Swanson  
CLERK AND RECORDER DEPUTY FEES \$30.00  
Re. #1332-148 Sub X-27

COUNTY PLANNING COMMISSION CERTIFICATE  
APPROVED THIS 30th DAY OF June, A.D., 1983, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.  
BY John M. Williams CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
APPROVED THIS 30th DAY OF June, A.D., 1983, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.  
BY Marvin Allred CHAIRMAN

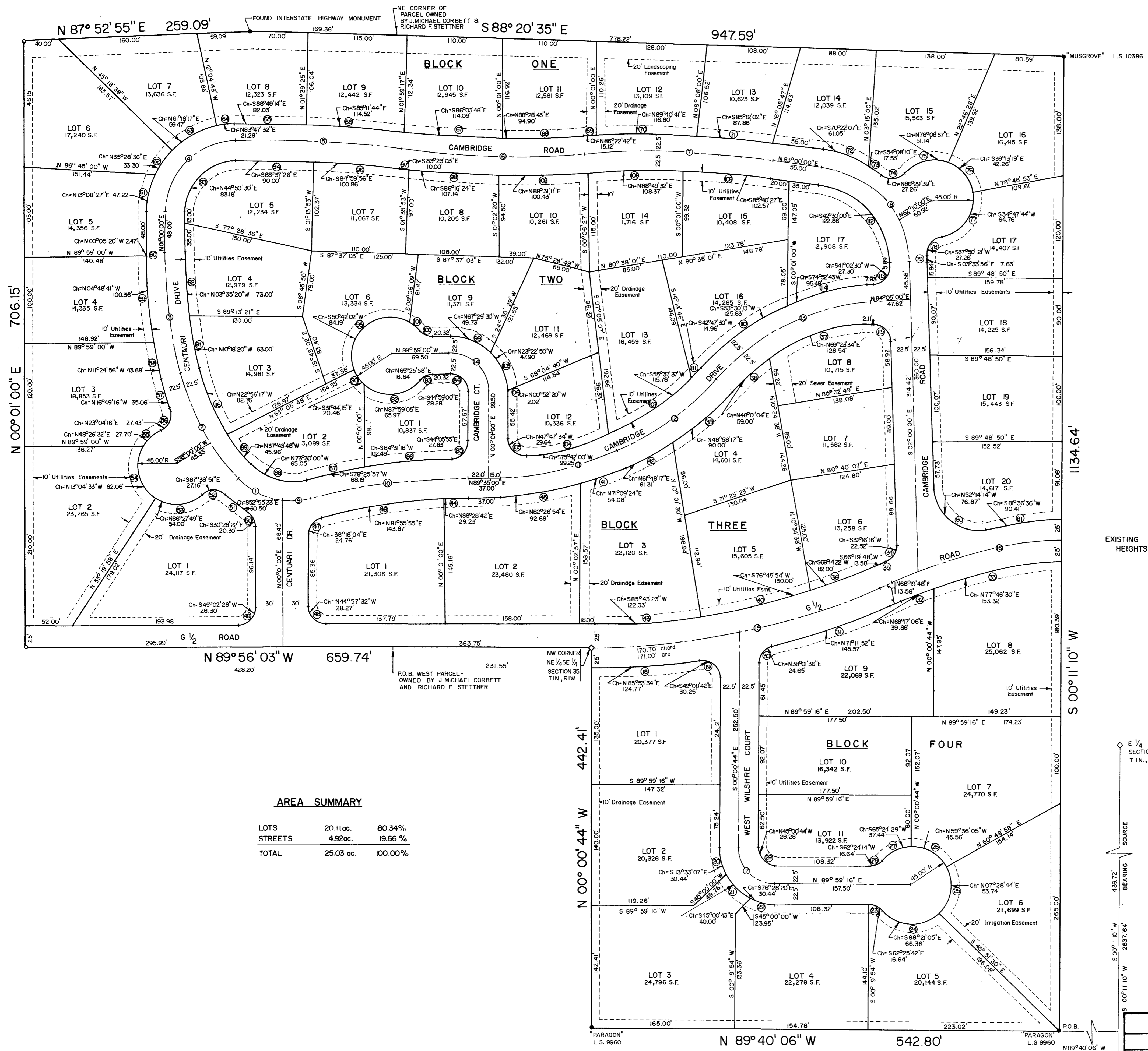
SURVEYOR'S CERTIFICATE  
I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF CAMBRIDGE, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.  
BY Max E. Morris 6/30/83 DATE  
MAX E. MORRIS L.S. 16413

ENCUMBRANCE RATIFICATION AND APPROVAL  
FIRST NATIONAL-NORTH, HOLDER OF THE FIRST DEED OF TRUST UPON THE HEREIN DESCRIBED REAL PROPERTY OWNED BY J. MICHAEL CORBETT AND RICHARD F. STETTNER, HEREBY RATIFIES AND APPROVES THE FOREGOING PLAT OF CAMBRIDGE.  
BY Dave Flatt DAVE FLATT, PRESIDENT

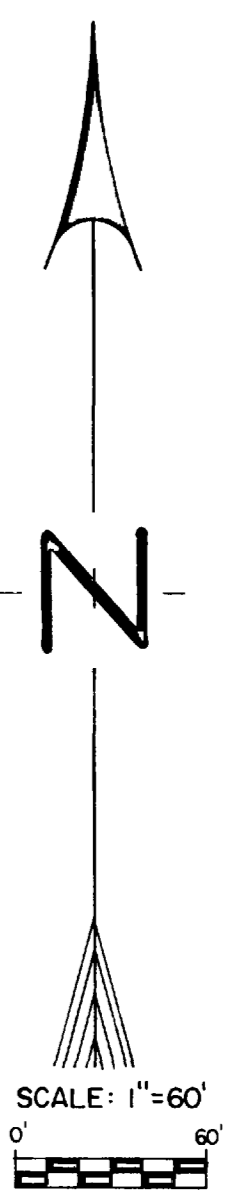
STATE OF COLORADO } S.S.  
COUNTY OF MESA }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, A.D., 1983 BY DAVE FLATT, Executive Vice President.  
MY COMMISSION EXPIRES February 1, 1987.  
WITNESS MY HAND AND OFFICIAL SEAL. Walter F. D.  
1199 Patterson 280-Suite B  
Grand Jct., CO 81501

E.E. Stockton June 15, 1983  
CHAIRMAN - UTILITIES COORDINATING COMMITTEE DATE

CAMBRIDGE		
FINAL PLAT		
FOR	IVY-STETTNER-CORBETT	SURVEYED BY: Q.E.D. SURVEYING
SCALE	HORIZONTAL	DRAWN BY: L.S.
	VERTICAL	APPROVED BY: R.S.C.
DATE	APRIL 25, 1983	SHEET NO: 1 of 2
		FILE NO: 82-12-04



- LEGEND**
- ◇ MESA COUNTY BRASS CAP
  - FOUND #5 REBAR, SET IN CONCRETE, WITH CAP SET #5 REBAR, IN CONCRETE, WITH CAP - L.S. 16413
  - STREET CENTERLINE CURVE NUMBERS (SEE CURVE DATA)
  - ⑩ LOT LINE CURVE NUMBERS (SEE CURVE DATA)
  - ⑪ LOT CORNERS - SET #5 x 2' REBAR WITH YELLOW PLASTIC CAP L.S. 16413



**AREA SUMMARY**

LOTS	20.11ac.	80.34%
STREETS	4.92ac.	19.66%
TOTAL	25.03 ac.	100.00%

EXISTING COUNTRY CLUB HEIGHTS SUBDIVISION

1/4 CORNER SECTION 35 T.1N., R.1W., U.M.

BEARING SOURCE

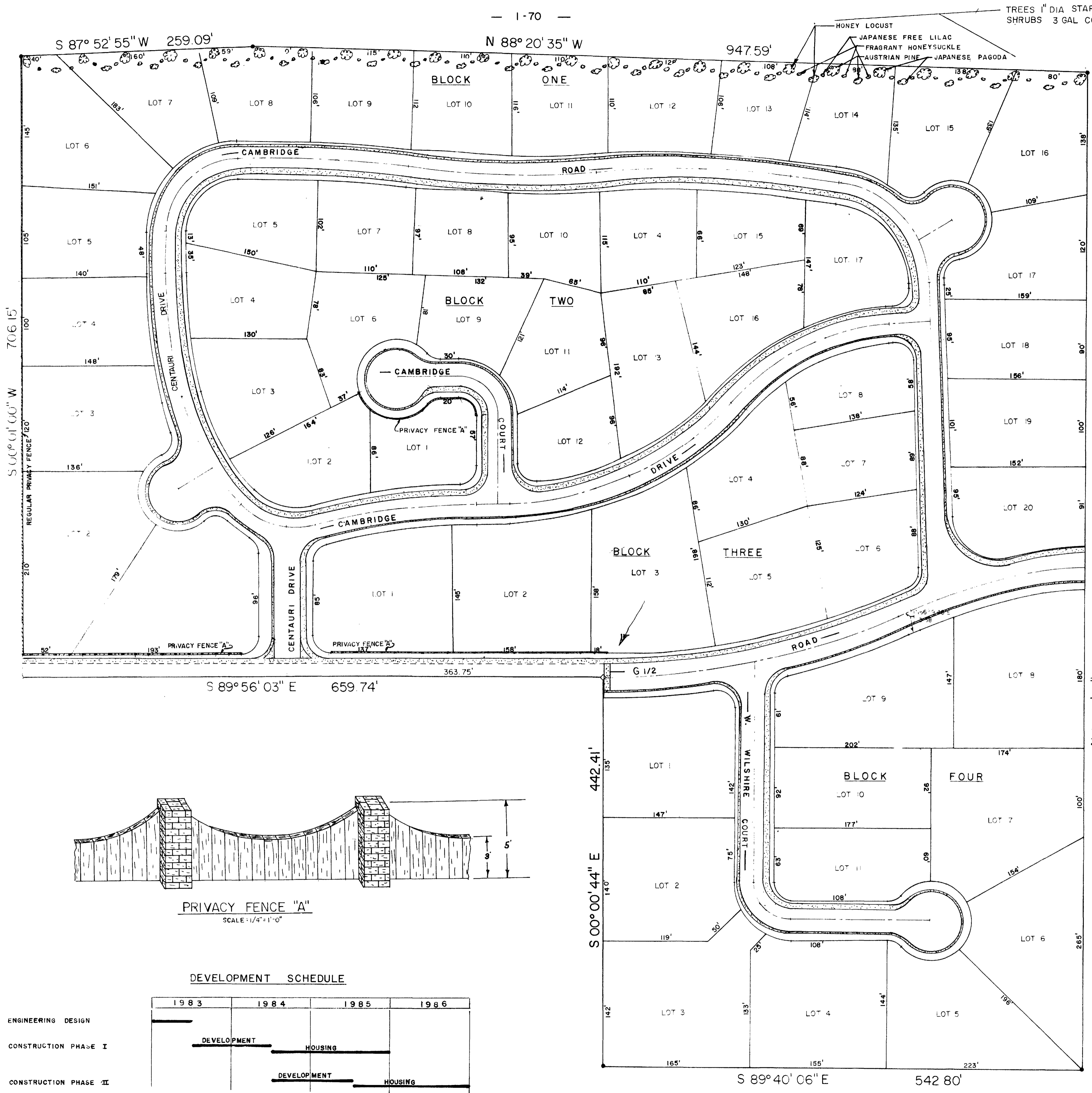
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**CAMBRIDGE**

**FINAL PLAT**

FOR WEY-STETTNER-CORBETT	COURN ENGINEERS	SURVEYED BY: D.E.D. SURVEYING
SCALE HORIZONTAL 1" = 60'		APPROVED BY: R.S.C.
DATE APRIL 25, 1983		SHEET NO: 2 of 2
SE CORNER SECTION 35		FILE NO: 82-12-04

GRAND JUNCTION, COLORADO



# CAMBRIDGE

## FINAL PLAN

### PLANNED RESIDENTIAL

2.24 UNITS PER ACRE  
56 UNITS

#### PLANNED UNIT REQUIREMENTS

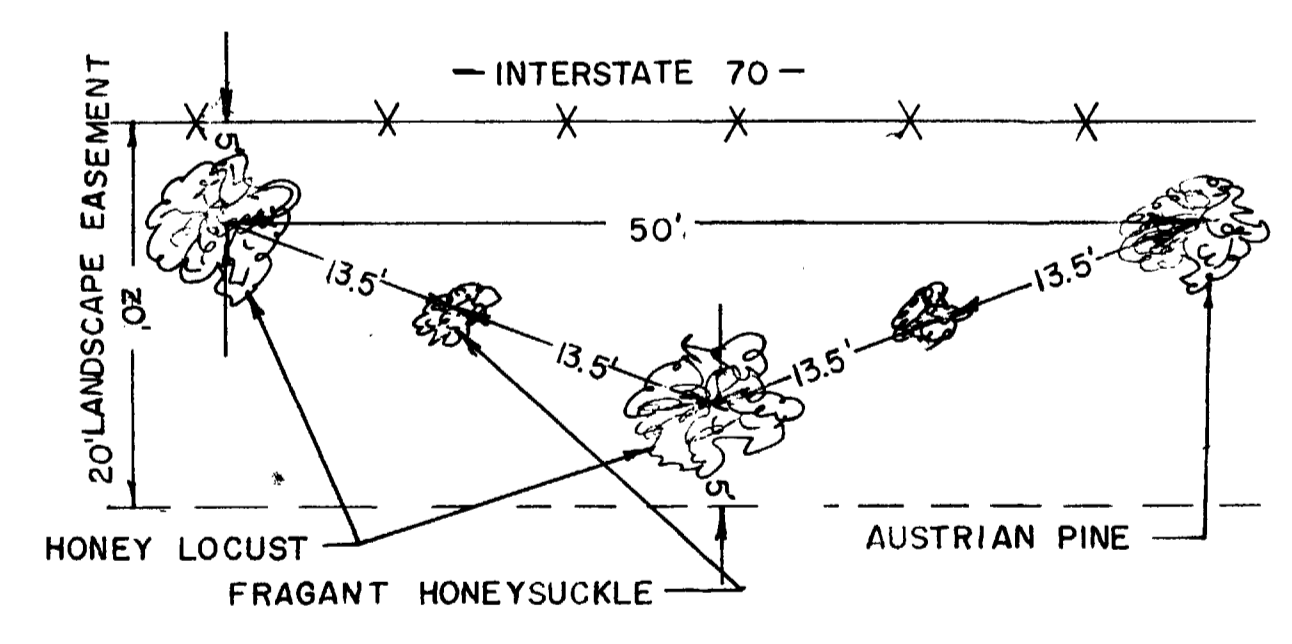
- MINIMUM SETBACKS**  
 FRONT YARD 20'  
 REAR YARD 10'  
 SIDE YARD 5'
- TWO CAR GARAGES**  
**FOUR OFF STREET PARKING SPACES PER LOT**

- RECOMMENDED LANDSCAPE PLANTINGS**
- TREES**  
 COTTONLESS COTTONWOOD  
 HONEY LOCUST  
 AUSTRIAN PINE  
 JAPANESE PAGODA  
 KENTUCKY COFFEE TREE  
 BOX ELDER  
 ONE SEED JUNIPER
- SHRUBS**  
 JAPANESE TREE LILAC  
 FRAGRANT HONEYSUCKLE  
 ARMSTRONG JUNIPER  
 SILVER LACE VINE  
 CHINESE LILAC

FOR A COMPLETE LIST, INCLUDING PLANTING & WATERING RECOMMENDATION, CONSULT TRI-RIVER AGRICULTURAL EXTENSION OFFICE



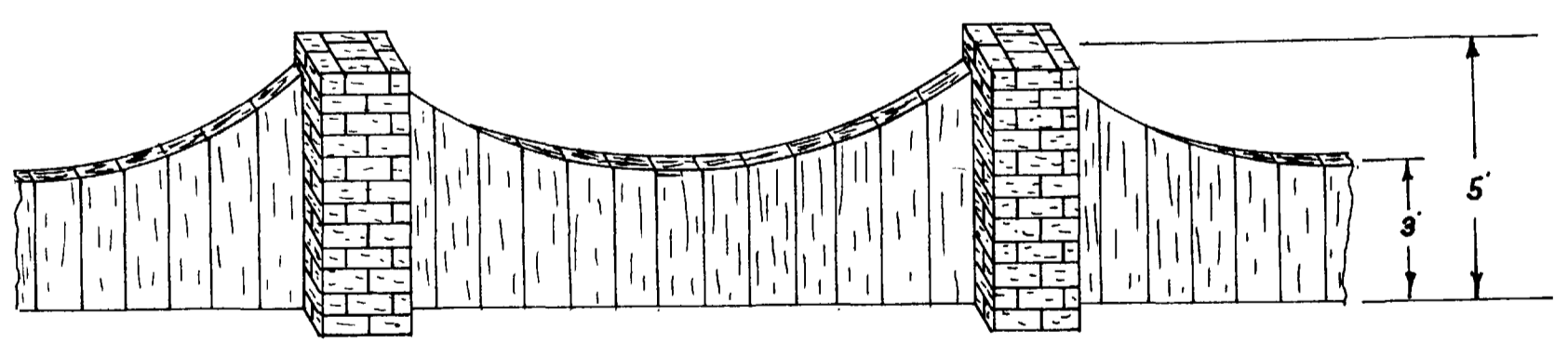
SCALE: 1"=60'



LANDSCAPE DETAIL  
SCALE: 1"=1'-0"

COUNTY PLANNING COMMISSION CERTIFICATE  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1983  
 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.  
 BY \_\_\_\_\_  
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1983. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.  
 BY \_\_\_\_\_



PRIVACY FENCE "A"  
SCALE: 1/4"=1'-0"

#### DEVELOPMENT SCHEDULE

	1983	1984	1985	1986
ENGINEERING DESIGN	[Bar spanning 1983-1984]			
CONSTRUCTION PHASE I	[Bar: DEVELOPMENT]		[Bar: HOUSING]	
CONSTRUCTION PHASE II	[Bar: DEVELOPMENT]		[Bar: HOUSING]	

PHASE I  
 G 1/2 ROAD  
 CENTAURI DR.  
 W. WILSHIRE CT.  
 CAMBRIDGE CT.  
 CAMBRIDGE ROAD STA. 0+00 TO 0+96  
 CAMBRIDGE DRIVE STA. 0+00 TO 3+45

PHASE II  
 CAMBRIDGE ROAD STA. 10+96 TO 18+94  
 CAMBRIDGE DRIVE STA. 3+45 TO 7+91