

COUNTRY CLUB HEIGHTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack Payne is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the E² of Section 35, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at the E⁴ corner of said Section 35; thence S00°11'10"W along the east line of said Section 35 439.72 ft; thence N89°40'06"W 775.37 ft; thence N00°11'10"E 1134.64 ft. to the south right-of-way of Interstate Highway 70; thence along said right-of-way with the following calls: (S88°20'35"E 257.41 ft; thence S79°48'35"E 202.20 ft; thence S88°20'35"E 319.01 ft.) to the east line of said Section 35; thence S00°11'05"W along said east line 646.97 ft. to the POINT OF BEGINNING; and containing 19.749 acres, more or less, as shown by the accompanying plat thereof:

That the said owner has caused the said real property to be laid out and surveyed as COUNTRY CLUB HEIGHTS, a subdivision of a part of the County of Mesa:

That said owner does hereby dedicate and set apart all of the roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those proportions 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, 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 graveling or improvements shall be financed by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF, said owner Jack Payne has caused his name to be hereunto subscribed this 15th day of May, A.D., 1979.

By Jack Payne
Jack Payne

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of May, A.D., 1979, by owner Jack Payne.

My Commission expires February 15, 1983 Witness my hand and official seal. Sally J. Musgrove
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

119474

I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M., June 11th A.D., 1979, and is duly recorded in Plat Book No. 12, Page 174.

By Earl Sawyer
Clerk & Recorder

Fees \$ 10.00 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 22nd day of May, A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

By J.C. Tullatt
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 22nd day of May, A.D. 1979. Board of County Commissioners of the County of Mesa, Colorado.

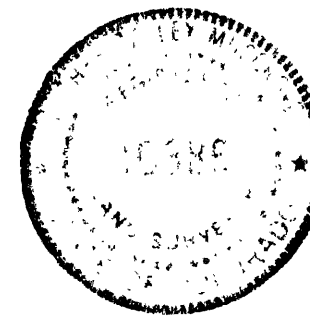
By Maxine Albena
Chairman

SURVEYOR'S CERTIFICATE

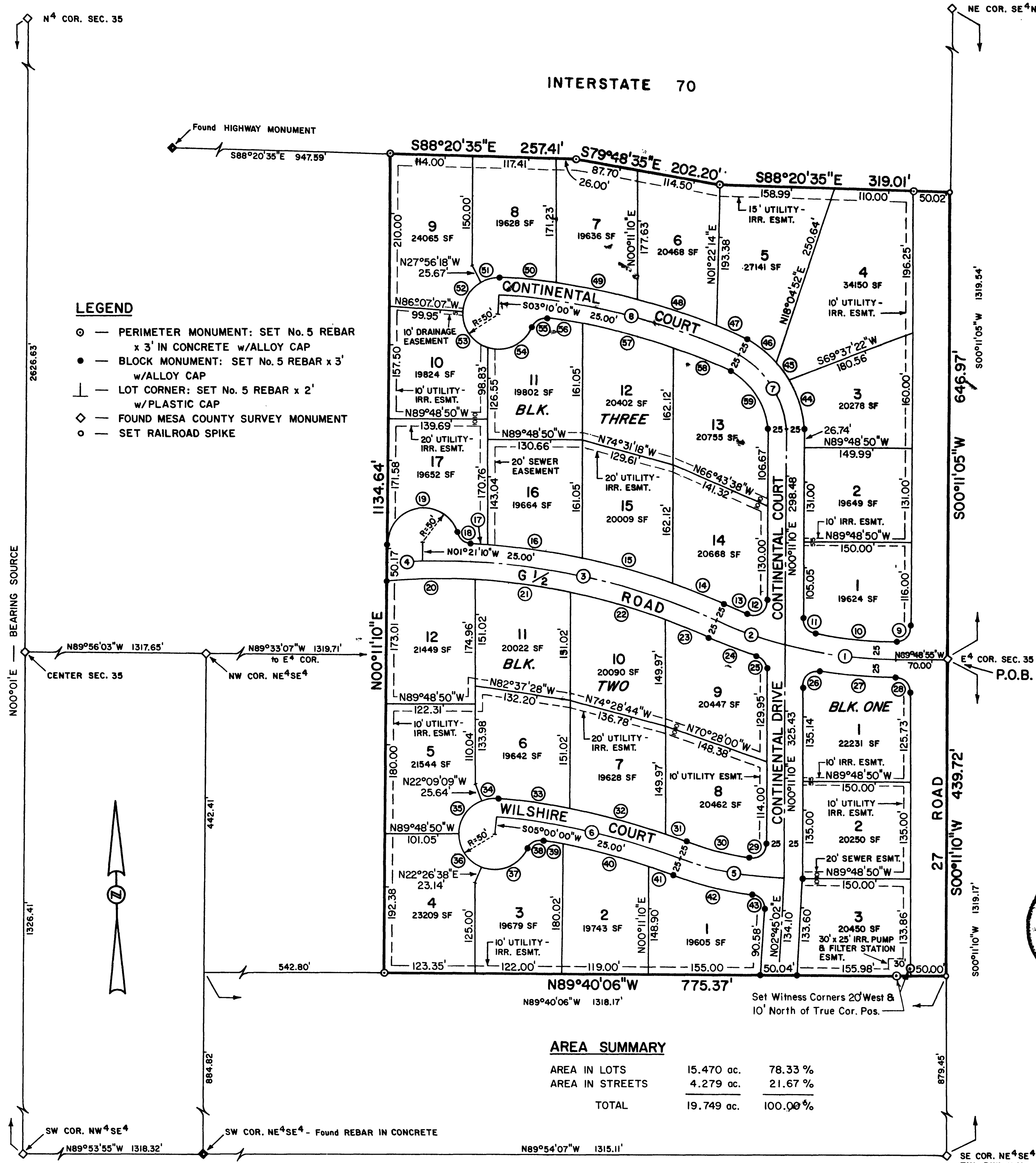
I, Luther T. Musgrove, do hereby certify that the accompanying plat of COUNTRY CLUB HEIGHTS, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By Luther T. Musgrove 5-10-79
Registered Land Surveyor, L.S. T0386

By B.D. Gordon Date: 5-22-79
Mesa County Road Dept.



INTERSTATE 70



AREA SUMMARY

AREA IN LOTS	15.470 ac.	78.33 %
AREA IN STREETS	4.279 ac.	21.67 %
TOTAL	19.749 ac.	100.00 %

CURVE DATA

#	Δ	RADIUS	LENGTH	TANGENT	CHORD	#	Δ	RADIUS	LENGTH	TANGENT	CHORD
1	14°53'49"	602.92	156.76	78.83	N82°22'00"W 156.32	31	01°58'00"	950.74	32.64	16.32	N69°48'23"W 32.63
2	09°26'18"	602.92	99.32	49.77	N70°11'57"W 99.21	32	08°14'00"	950.74	136.62	68.43	N74°54'23"W 136.50
3	25°52'22"	925.74	418.03	212.64	N78°24'59"W 414.49	33	05°58'37"	950.74	99.18	49.63	N82°00'42"W 99.13
4	03°08'13"	925.74	50.68	25.35	S89°04'43"W 50.68	34	27°09'09"	50.00	23.70	12.07	S81°25'26"W 23.47
5	20°59'27"	400.00	146.54	74.10	N79°19'06"W 145.73	35	67°39'41"	50.00	59.05	33.51	S34°01'00"W 55.67
6	16°10'37"	925.74	261.37	131.56	N76°54'41"W 260.51	36	68°44'33"	50.00	59.12	33.56	N33°41'06"W 55.73
7	65°39'58"	112.45	128.88	72.56	N32°38'49"W 121.94	37	88°41'46"	20.00	26.38	15.51	S61°31'55"W 24.51
8	21°21'12"	925.74	345.01	174.53	N76°09'24"W 343.02	38	75°34'07"	20.00	26.38	15.51	N79°48'47"W 27.37
9	90°00'00"	20.00	31.42	20.00	S45°11'05"W 28.28	39	01°44'29"	900.74	27.37	13.69	N75°01'30"W 27.37
10	11°25'15"	577.92	114.69	57.54	N84°07'48"W 114.50	40	07°50'06"	900.74	123.17	61.68	N75°01'30"W 123.08
11	78°37'50"	20.00	27.45	16.38	N39°07'45"W 25.34	41	02°17'04"	900.74	35.91	17.96	N69°57'55"W 35.91
12	111°00'17"	20.00	38.75	29.10	S55°41'19"W 32.97	42	14°56'05"	425.00	110.78	55.71	N76°17'25"W 110.47
13	03°19'45"	577.92	33.58	16.80	N67°08'41"W 33.58	43	86°30'30"	20.00	30.20	18.82	N40°30'13"W 27.41
14	04°40'17"	950.74	77.52	38.78	N67°48'57"W 77.49	44	30°32'17"	137.45	73.26	37.52	N15°05'00"W 72.40
15	07°50'03"	950.74	130.00	65.10	N74°04'07"W 129.90	45	12°30'18"	137.45	30.00	15.06	N36°36'16"W 29.94
16	07°57'17"	950.74	132.00	66.11	N81°57'47"W 131.89	46	22°37'23"	137.45	54.27	27.50	N54°10'05"W 53.92
17	01°24'39"	950.74	23.41	11.71	N86°38'45"W 23.41	47	02°45'21"	950.74	45.73	22.87	N66°51'29"W 45.73
18	71°24'29"	20.00	24.93	14.37	S51°38'50"W 23.34	48	06°54'03"	950.74	114.51	57.33	N71°41'11"W 114.44
19	166°55'00"	50.00	145.66	-	S80°35'55"W 99.35	49	06°54'27"	950.74	114.62	57.38	N78°35'26"W 114.55
20	07°47'12"	900.74	122.42	61.30	N89°16'25"W 122.32	50	04°47'21"	950.74	79.47	39.76	N84°26'20"W 79.45
21	08°25'00"	900.74	132.32	66.28	N82°37'29"W 132.20	51	31°06'18"	50.00	27.14	13.92	S77°36'51"W 26.81
22	08°43'37"	900.74	137.19	68.73	N74°03'10"W 137.06	52	58°10'50"	50.00	50.77	27.82	S32°58'18"W 48.62
23	04°12'34"	900.74	66.18	33.10	N67°35'05"W 66.16	53	82°13'31"	50.00	71.76	43.64	N37°13'53"W 65.75
24	06°21'20"	627.92	69.65	34.86	N68°39'28"W 69.62	54	79°44'30"	50.00	69.59	41.76	S61°47'07"W 64.11
25	72°01'18"	20.00	25.14	14.54	N35°49'29"W 23.52	55	75°34'07"	20.00	26.38	15.51	S59°41'55"W 24.51
26	99°46'24"	20.00	34.83	23.74	S50°04'22"W 30.59	56	03°25'24"	900.74	53.82	26.92	N80°48'20"W 53.81
27	09°46'29"	627.92	107.12	53.69	N84°55'40"W 106.99	57	08°14'02"	900.74	129.45	64.83	N74°58'37"W 129.33
28	90°00'05"	20.00	31.42	20.00	N44°48'52"W 28.28	58	05°22'47"	900.74	84.58	42.32	N68°10'12"W 84.55
29	97°16'57"	20.00	33.96	22.72	S48°49'38"W 30.02	59	65°39'58"	87.45	100.23	56.43	N32°38'49"W 94.83
30	13°42'30"	375.00	89.72	45.08	N75°40'38"W 89.51						

COUNTRY CLUB HEIGHTS		FINAL PLAT	
FOR	JACK PAYNE	SURVEYED BY:	
SCALE	HORIZONTAL 1" = 100'	DRAWN BY:	RFK
	VERTICAL 1" = 100'	APPROVED BY:	LTM
		SHEET NO.:	
DATE	4/4/79	FILE NO.:	78-08-11

AND
SURVEYORS
ENGINEERS
GRAND JUNCTION, COLORADO