NE Corner NW 1/4 SW 1/4 INE Corner SW 1/4 Sec. 22 Section 22 Lot II & IVE Mesa County Brass Cap Blk. 2 5/8" Rebar and Monument Cap Set At All Lot Corners N. 9000' 00" E 101.64 Street Centerline Curve N. 01°40′ 00" E. 43.28 Lot Return Curve N. 05° 50' 00" E. Ch. = 103.17 R. = 710.00'East Line NW 1/4 SW 1/4 Concrete Monuments N. 10° 00' 00"E With 5/8" Rebar & Cap 100.00 Section 22 Pins Found (Set By Others) (Origin Of Bearings) 20 Utility, Irrigation & Drainage Easement S. 80°00' 00"/E.| 60.00¹ Cul-de-Sac Vacated Hereon N. 10° 00' 00" E. SCALE : 1" = 100' Section 22, T.IIS., North Line R. 101 W., 6th PM. 20 Utility, Irrigation G Redlands Water & Power SW 1/4 SW 1/4 True Point Of & Drainage Easement Section 22 Beginning (15' On Each Side Of Lot Line) S. 89° 12' 00" E. 609.59 S. 89° 05' 34" E. 377.42' E 1/4 ROAD 20' Utility & Drainage Easemen S.89º12'00"E. ---100.00'-Valley Federal Savings and Loan Association O.K Cliffon President STATE OF COLORADO) ss S. 89° 12' 00" E. COUNTY OF MESA 72.11 5.02°34'02"E The forgoing instrument was acknowledged before me this ., A.D., 1976, by O.K. Clifton, President, and Betty Willhite, Secretary of Valley Federal Savings and Loan Association. N. 28° 00' 20" W. 113.19' My Commission Expires:_ Withness my hand and official seal IS. 09° 16' 37" E. Notary Public 66.28 20' Ingress & Egress, Utility, Irrigation & Drainage Easement S. 80° 43′ 23″ W. Hinderlider 50.00 Lift Canal Cul-de Sac To Be 20' Utility, Irrigation & 20 Utility, Irrigation & Drainage Easement Vacated When Road Drainage Easement Is Extended For Future Filings CITY OF GRAND JUNCTION GOLF COURSE STREET CENTERLINE CURVE DATA QUANTITIES CURVE DELTA RADIUS CHORD CHORD BEARING TANGENT LENGTH . 21° 17' 14' 641.39 236.93 N. 62° 34′ 02" E. 120.54 238.30 TOTAL ACRES...... 15.00 09° 28' 47 ' 641.39 N. 77° 57' 02"E. 106.00 53.18 106.12 TOTAL NUMBER OF LOTS 34 30°46'01' N. 67° 18' 26" E. 176.47 344.42 340.29 641.39 36° 47' 26" 'S. 64° 17' 43" W 375.00 236.68 124.71 240.79 63.42¹ 122.72 36° 04' 25' 194.91 S. 27°51' 47" W. 120.70 34° 49' 23' 112.70 67.45 S. 26° 41' 19" E. 35.34 68.49 9960

LOT RETURN CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
Α	86° 16' 05"	20.00	27. 35	S. 26° 20' 42"W.	18.74	30.11
В	86° 16' 06"		27.35	S. 59° 55' 24"E.	18.74	30.11
С	49°59'41"		16.90	N. 41° 47' 08"W.	9.32	17. 45
D	49°59'41"		16.90	N. 08° 12' 32"E.	9.32	17. 45
Ε	90° 00' 00"		28.28	S. 89° 06'00" E.	20.00	31.42
F	90°00'00"		28.28	S.00° 54' 00" W.	20.00	31.42
G	73°23′54″	i	23.90	N. 29° 23' 23" E.	14.91	25.62
н	49°59' 42"		16.90	S. 64° 12' 09" E.	9.32	17. 45
1	49° 59' 41 "		16. 90	S. 65° 48' 09" W.	9. 32	17.45
J	90° 00' 00"		28.28	N.37°41' 26"E.	20.00	31.42
K	90° 00' 0 0"	20.00	28.28	N.52° 18' 34" W.	20.00	31.42

TYPICAL 20' UTILITY, IRRIGATION

& UTILITY EASEMENT

A 6 Foot Natural Gas Easement Adjacent To, Parallel With and inside Of All Road-Rights-Of Way-

Owners of Lots 15 thru 21, Block 6, will be required to enter into an Improvement District for the improvement of E 1/4 Road

TIARA RADO SUBDIVISION FILING NUMBER 2

DEDICATION

KNOW ALL MEN LY THESE PRESENTS:

That the undersigned, CEW Development, Inc., a Colorado Corporation, are the owners of that real property situated in the County of Hesa, State of Colorado, and lying in a part of the Southwest Quarter (SM1/4) of Section 22. Township 11 South, Range 101 West, 6th Principal Meridian, as shown on the accompanying plat thereof, said plat being more particularly described as follows:

Commencing at the Northeast Corner (NECor.) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 22 a distance of 1,291.05 feet to the Northwest Quarter (NECor.) of the Southwest Quarter (SW1/4) of the South Southwest Quarter (SW1/4) of the South Southwest Corner (SECor.) of Lot 13, Llock 3, Tiara Rado Subdivision, Thence North South Sout 32°32'40" West 775.12 feet; Thence South 51°55'26' West 200.11 feet to the centerline of the existing hinderlider Lift Canal; Thence along said centerline by the following three courses and distances:

morth lo°05'38' West 260.15 feet

Horth 22°07'00' West 66.28 feet Horth 20°00'20' West 113.19 feet; Thence South 89°12'00' East 72.11 feet; Thence North 00°48'00" East 289.74 feet to a point on the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 22; Thence South 89°12'00" East along said North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Survey (SW1/4) of the Southwest Sw1/4) of Section 22 a distance of 609.89 feet to the True Point of Deginning containing 15.00 acres. That said owners have caused the real property to be layed out and surveyed as Tiara Rado Subdivision, Filing no. 2, a subdivision of a part of the County of Hesa.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and caples, storm and sanitary sewer mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenace ging irrigation ditches, flumes and conduits.

That all expense of 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 WITHESS WHEREUF, said owners, CEW Development. Inc., a Colorado Corporation, have caused their names to be

nereunto subscribed this 4th day of A MARCH . A.D. 1976 CLW Development, Inc.

STATE OF COLURADO)

The foregoing instrument was acknowledged before me this <u>4th</u> day of <u>March</u>, A.D., 197**6**, by m. Kenneth Henry, President, and Clarence E. Wood, Secretary/Treasurer of CEW Development, Inc., a Colorado corporation.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

Fees . 10.00

COUNTY PLANAING COMMISSION CERTIFICATE

Approved this 19th day of February, A.D., 1976, County Planning Commission of the County of Hesa, Planning Chairman

Approved this 2 day of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2 day of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2 day of Mesa, Colorado.

Chairman

VACATION STATEMENT

bue to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this day of mark ,A.D., 1976. board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do nereby certify that the accompanying plat of Tiara Rado Subdivision, Filing No. Two, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field 🤹 survey of same.

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102 as amended.

TIARA RADO SUBDIVISION FILING NO. TWO

ROBERT P. GERLOFS Engineering Consultants 552 Main ST. GRAND JCT. COLO. 81501, PHONE 243-8966