SW Corner, SW I/4, NE I/4, Sec. 25, T.IS., R.IW., U.M. BIRKS BLUE ESTATES Mesa County Brass Cap SITUATED IN THE NE 1/4 OF SECTION 25, T.IS., R.IW., U.M., MESA COUNTY, COLORADO NW Corner, E 1/4, SW 1/4, SW Corner, E 1/4,SW 1/4, NE I/4, Section 25 NE 1/4, Section 25 West Line, E 1/4, SW 1/4, WITNESS CORNER .5/8" REBAR WITH MONUMENT CAP NE 1/4, Section 25 5/8" REBAR WITH MONUMENT CAP MARKED "RYDEN 9331" SET IN CONCRETE MARKED "RYDEN 9331" SET IN N 00° 12' 27" W 1320.15 PK NAIL. CONCRETE 5000 7500 75 00 75 00 75 00 75 00 40 00 Δ =25°54; R = 125.01 Ch= 56.05 -5' Utility `15' Utility, Drainage, & Irrigation Easement R= 129 36 Ch= 19 25 L= 19.27 N 04°03'35"E L = 56.53 L= 31.45 T=20.04 ຸທ S 44°50'41"W ORIGIN OF BEA 12 No R = 104.36' Ch=75.91' L = 77.69' Δ =28°5710" R =75.01 Ch = 37.50 5' Utility Easem N 00° 12' 27 " W L = 37.90' S 14°41'02"E L=707 N02°20'42"E 40.00 N 21° 07' 14"E 6'Utility Easement 161 00' 50" 32.80 _7<u>50</u>0' <u>_7500'</u> 75.00 N00°12'27'W 45.08 | 25.1 25.00 € Δ=89°53'43" R=20.00' T=1996' Ch=28.26' L=31.38' N 00° 12' 27" W 850.**73** North Line, South Line, SWI/4, NE 1/4, Sec. 25 R=20.00' T=19.96' Ch=28.26' L=31.38' S 45°09'19"E N14°20'47"E SW I/4, NE I/4, Section 25 **CARA** STREET NEWPORT CARA STREET 75 00 75 00 75.00 75.00 75 00 75.00⁺ 75.00 75.00 330 / R= 129.36 - Ch= 67.48 L= 68.26 N 27° 19 51" E Δ =09°52'35' R = 125 Ol Ch= 21.52 L = 21.55' $\triangle = 12^{\circ}25'14''$ R = 129.36 Ch = 2799 6' Utility Easeme Δ=13°32'54" R=79.36 Ch=18.72', L=18.77 R = 75.01 Ch = 37.50 6' Utility Easemer 10 Utility & Pedestrian Easement L = 37.90', S |4°4|'02"E 330. L = 28.04 N 35° 40' 29" E N 05°08'44'W N 06°00'10"E N. 89°54' Δ = 90°07'19' R = 20.00 Ch=28.31' T = 20.04' L = 31.46' 29 30 27 Δ = 19°04,35' R = 12501, Ch = 41.43, L = 41.62' NI9°37'19' P.O.B. SE Corner, SWI/4, 15'Utility, Drainage & Irrigation Easement .15' Utility, Drainage, & Irrigation Easem 25.00 | 25.00 NE I/4, Sec. 25, T.IS., RIW, U.M. 75.00 75.00 75 00¹ 75 00¹ 75.00 95.05 75 00¹ 75 00 **7**500' 75.00 7500 75 00 7500 15'x 20' Utility, Drainage, Irrigation & Pedestrian S 00° 12'09" E 5/8" REBAR WITH MONUMENT CAP-1320.05 PK NAIL 5/8" REBAR WITH MONUMENT CAP MARKED "RYDEN 9331" MARKED "RYDEN 9331" SET IN CONCRETE Easement SET IN CONCRETE NE Corner, SW 1/4, East Line, SW 1/4, NE 1/4. AREA QUANTITIES NE 1/4, Section 25 Section 25 TOTAL NO. LOTS = 30 TOTAL AREA IN LOTS = 7.841 Ac. TOTAL AREA IN DRAINAGE DITCH ROW. =0.106 Ac. TOTAL AREA IN STREETS =2.066 Ac. E 1/4 CORNER SECTION 25, T.IS., R.IW., U.M. Mesa County Brass Cap TOTAL AREA =10.013 Ac. SCALE |" = 50' DEDICATION KNOW ALL MEN BY THESE PRESENTS: COUNTY PLANNING COMMISSION CERTIFICATE That the undersigned, Rodney C. Birks and Patsy G. Birks, are the owners of that real property situated in the County of Mesa, State of Colorado, and being the East Quarter (E1) of the Southwest Quarter (SW14) Approved this 29th Day of December, A.D., 1978, County Planning Commission of Mesa, Colorado. of the Northeast Quarter (NE14) of Section 25, Township 1 South, Range 1 West of the Ute Meridian, as Konald P. Rish shown on the accompanying plat, said tract being more particularly described as follows: Mary a. Buss Beginning at the Southeast corner of the said SW_4^1 of the NE_4^1 of Section 25; thence S 890 53' **50**" W along the South line of the said SW_4^1 of the NE_4^1 of Section 25 with all bearings contained herein relative thereto: a distance of 330.33 feet to the Southwest corner of the said E_4^i of the SW_4^i of the NE_4^i of Section 25; thence N 000 12' 27" W along the West line of the said E^1 of the SW_4^1 of the NE_4^1 of Section BOARD OF COUNTY COMMISSIONERS CERTIFICATE 6301 Barroon 25 a distance of 1320.15 feet to the Northwest corner of the said E14 of the SW14 of the NE14 of Section Approved this 9_{7H} Day of JANUARY of Mesa, Colorado. __,A.D., 1979, Board of County Commissioners of the County 25; thence N 890 54'52 " E along the North line of the said SW1 of the NE1 of Section 25 a distance of 330.45 feet to the Northeast corner of the said SW₄ of the NE₄ of Section 25; thence S 00^o 12' **09**" E along the East line of the said SW14 of the NE14 a distance of 1320.05 feet to the Point of Beginning containing 10.013 acres more or less. SURVEYOR'S CERTIFICATE That the said owners have caused the said real property to be laid out and surveyed as Birks Blue I, Richard L. Atkins, do hereby certify that the accompanying plat of Birks Blue Estates, a subdivision Estates, a subdivision of a part of Mesa County, Colorado. CLERK AND RECORDER'S CERTIFICATE of a part of the County of Mesa, has been prepared under my direction and accurately represents a That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying STATE OF COLORADO survey of the same. plat to the use of the public and public utilities forever and hereby grant 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 I hereby certify that this instrument was filed in my office at 10300 o'clock 1000 M., this 1000 Day of 1000 A.D., and is duly recorded in Plat Book No. 1000 Page 1000 Reception No. 1000 No. 1000 Page 1000 No. and drainage facilities, including but not limited to: transmission lines, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush. With perpetual right of Earl Sawyer Clerk and Recorder Fees: \$ 123 Deputy Ta... Deputy Ta... Deputy 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 expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa. In witness where said owners, Rodney C. Birks and Patsy G. Birks, have caused their names to be hereunto subscribed this 13th Day of November, A.D., 1978. CITY PLANNING COMMISSION Approved this 19th Day of December .A.D., 1978, City Planning Commission of Grand Junction, Colorado. STATE OF COLORADO) NO DATE REVISION SS CITY COUNCIL Approved this 20th Day of December, A.D., 1978, City Council of Grand Junction. Colorado. The foregoing instrument was acknowledged before me this /3th Day of November, A.D., 1978 by Rodney C. Birks and Patsy G. Birks. The foregoing must by Rodney C. Birks and Patsy G. Birks My commission expires 8-16-82 BIRKS BLUE ESTATES Atkins & Witness my hand and seal. Cipabeth Phillips Notary Public Associates Karl Mc Jameson Chairman FILING PLAT CONSULTING ENGINEERS 835 COLORADO AVE. D. H. N. 11/78 **GRAND JUNCTION, COLORADO 81501** P.J.S. I" = 50' . (303) 243-7169