

PARADISE HILLS FILING No. FOUR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bray Realty Company, a Colorado corporation, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in part of the Southeast Quarter (SE 1/4) of Section 26 and a part of the Southwest Quarter (SW 1/4) of Section 25, all in Township 1 North, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said plat being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor.) of said Section 26 and considering the South line of the Southeast Quarter (SE 1/4) of said Section 26 to bear North 90°00'00" West with all other bearings contained herein relative thereto; Thence North 00°01'39" East along the East line of the Southeast Quarter (SE 1/4) of said Section 26 a distance of 840.80 feet to the True Point of Beginning; Thence North 76°40'00" West 275.30 feet; Thence North 60°09'56" West 188.73 feet; Thence North 83°17'58" West 345.09 feet to the Southeast Corner (SE Cor.) of Lot 18, Block 6, Paradise Hills, Filing No. 3 as recorded in the records of Mesa County; Thence along the arc of a curve to the right whose radius is 440.00 feet and whose long chord bears North 08°46'27" East 242.33 feet; Thence North 20°17'14" East 80.00 feet to the Northeast Corner (NE Cor.) of Lot 10, Block 6 of said Paradise Hills, Filing No. 3; Thence North 69°42'46" West along the North line of said Lot 10 a distance of 105.00 feet; Thence North 20°17'14" East 761.99 feet; Thence South 09°42'46" East 80.00 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears North 65°17'14" East 28.28 feet; Thence along the arc of a curve to the left whose radius is 268.65 feet and whose long chord bears North 13°00'00" East 29.45 feet; Thence North 07°34'57" East 200.66 feet; Thence North 82°25'03" West 110.00 feet; Thence North 07°34'57" East 276.91 feet to the Southerly boundary of an existing drainage ditch; Thence along said Southerly and Westerly boundary of an existing drainage ditch by the following five courses and distances: South 89°17'33" East 406.09 feet; South 07°11'13" East 209.04 feet; South 19°06'48" East 271.52 feet; South 47°28'30" East 109.83 feet; South 84°00'10" East 50.00 feet; Thence South 33°05'24" East 171.90 feet; Thence South 00°33'22" West 46.74 feet; Thence South 29°40'34" East 147.05 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears South 35°08'41" East 50.00 feet; Thence along the arc of a curve to the left whose radius is 771.60 feet and whose long chord bears South 32°07'20" West 7.84 feet; Thence along the arc of a curve to the right whose radius is 127.32 feet and whose long chord bears South 54°40'10" West 11.00 feet; Thence South 33°19'38" East 125.02 feet; Thence South 59°41'36" West 32.50 feet; Thence South 77°05'00" West 110.03 feet; Thence South 00°13'05" West 120.00 feet; Thence South 89°46'55" East 7.15 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears South 00°13'05" West 50.00 feet; Thence South 00°13'05" West 126.23 feet; Thence South 07°30'33" West 263.13 feet to a point on the East line of the Southeast Quarter (SE 1/4) of said Section 26; Thence South 00°01'39" West along said East line of the Southeast Quarter (SE 1/4) of said Section 26 a distance of 331.75 feet to the True Point of Beginning containing 26.91 Acres. That said owners have caused the real property to be laid out and surveyed as Paradise Hills, Filing No. 4, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all streets, public sites, and public pedestrian rights-of-way 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 cables, storm and sanitary sewer mains, water 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 maintenance of 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 WITNESS WHEREOF, said owners, Bray Realty Company, a Colorado corporation, have caused their names to be hereunto subscribed this 28 day of May, A.D., 1975.

W. R. Bray, President
Glen Brock, Secretary

STATE OF COLORADO } ss. The foregoing instrument was acknowledged before me this 28 day of May, A.D., 1975, by W. R. Bray, President, and Glen Brock, Secretary of Bray Realty Company, a Colorado corporation.

My Commission expires: JAN 5, 1976
Witness my hand and official seal. Notary Public

1092935 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss. I hereby certify that this instrument was filed in my office at 9:55 o'clock A.M., Sept 9, A.D., 1975, and is duly recorded in plat book 111, page 164, Reception No. 1092935.

Earl Sawyer, Deputy
Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of September, A.D., 1975, County Planning Commission of the County of Mesa, Colorado.

Approved this 8th day of Sept., A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.

VACATION STATEMENT

due 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 within public rights-of-way dedicated by this plat are hereby ordered.

Approved this 8th day of Sept., A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Paradise Hills, Filing No. 4, 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 T. Patty, Jr., Registered Land Surveyor
Colo. Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963, 130-2-2 as amended.

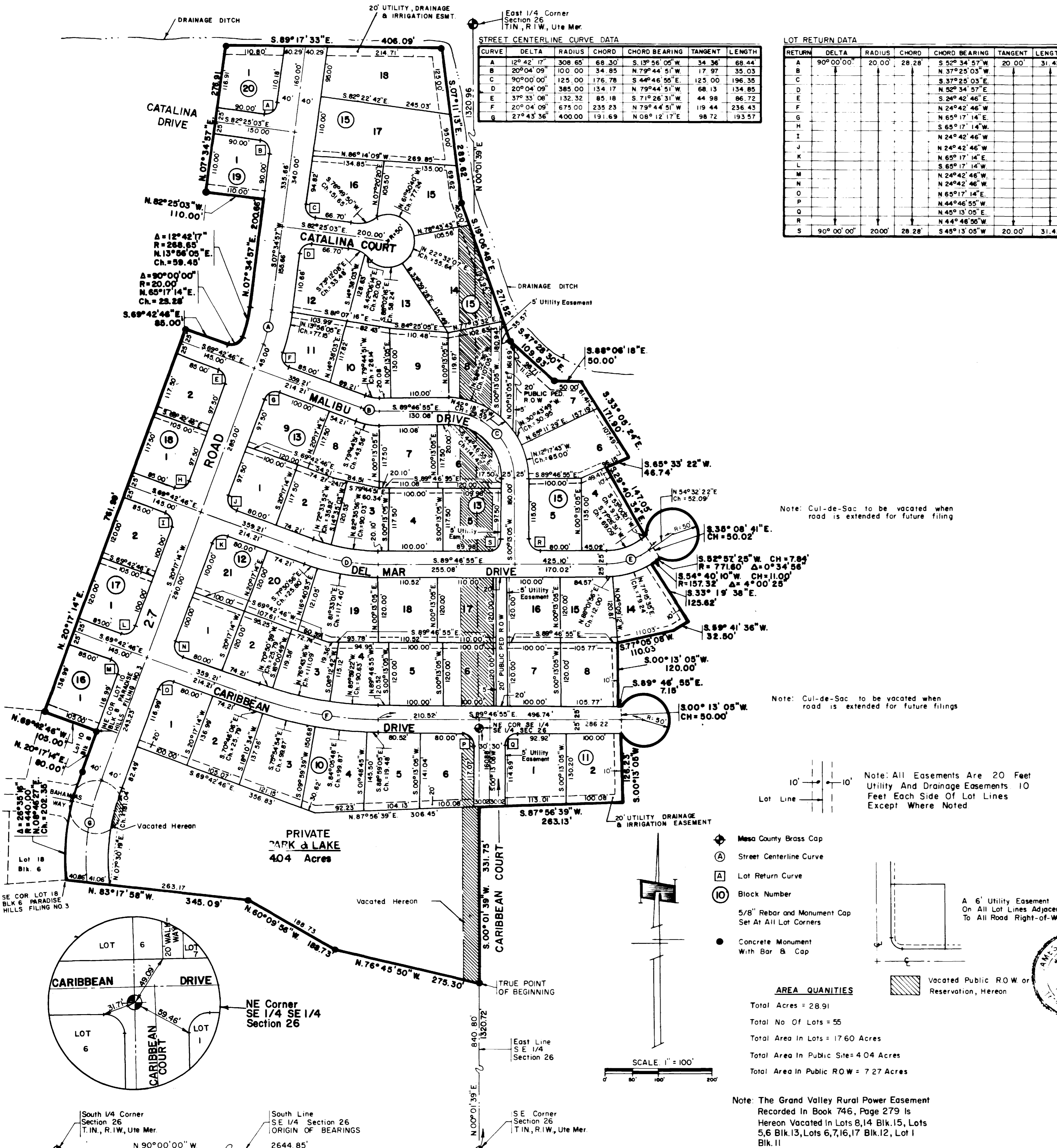
By: [Signature] Date: 6-4-75
Mesa County Surveyor

By: [Signature] Date: 6-4-75
Utilities Coordinating Committee

By: [Signature] Date: 8-21-75
Mesa County Road Department

| RETURN | DELTA | RADIUS | CHORD | CHORD BEARING | TANGENT | LENGTH |
|--------|-----------|--------|--------|---------------|---------|--------|
| A | 90°00'00" | 20.00' | 28.28' | S 52°34'57" W | 20.00' | 31.42' |
| B | | | | N 37°25'03" W | | |
| C | | | | S 37°25'03" E | | |
| D | | | | N 52°34'57" E | | |
| E | | | | S 24°42'46" E | | |
| F | | | | N 24°42'46" W | | |
| G | | | | N 65°17'14" E | | |
| H | | | | S 65°17'14" W | | |
| I | | | | N 24°42'46" W | | |
| J | | | | N 24°42'46" E | | |
| K | | | | N 65°17'14" E | | |
| L | | | | S 65°17'14" W | | |
| M | | | | N 24°42'46" W | | |
| N | | | | N 24°42'46" E | | |
| O | | | | N 65°17'14" E | | |
| P | | | | N 44°46'55" W | | |
| Q | | | | N 45°13'05" E | | |
| R | | | | N 44°46'55" W | | |
| S | 90°00'00" | 2000' | 28.28' | S 45°13'05" W | 20.00' | 31.42' |

| CURVE | DELTA | RADIUS | CHORD | CHORD BEARING | TANGENT | LENGTH |
|-------|-----------|--------|--------|---------------|---------|---------|
| A | 12°42'17" | 308.65 | 68.30 | S 13°36'05" W | 34.36' | 68.44' |
| B | 20°04'09" | 100.00 | 34.85 | N 79°44'51" W | 17.97' | 35.03' |
| C | 90°00'00" | 125.00 | 176.78 | S 44°46'55" E | 125.00' | 196.35' |
| D | 20°04'09" | 385.00 | 134.17 | N 79°44'51" W | 68.13' | 134.85' |
| E | 37°33'36" | 132.32 | 85.18 | S 71°26'31" W | 44.98' | 86.72' |
| F | 20°04'09" | 675.00 | 235.23 | N 79°44'51" W | 119.44' | 236.43' |
| G | 27°43'36" | 400.00 | 191.69 | N 08°12'17" E | 98.72' | 193.57' |

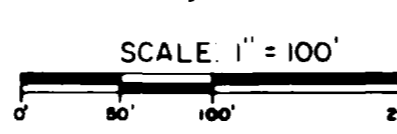
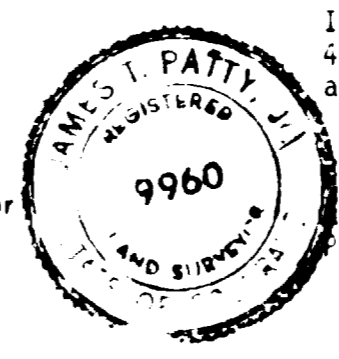
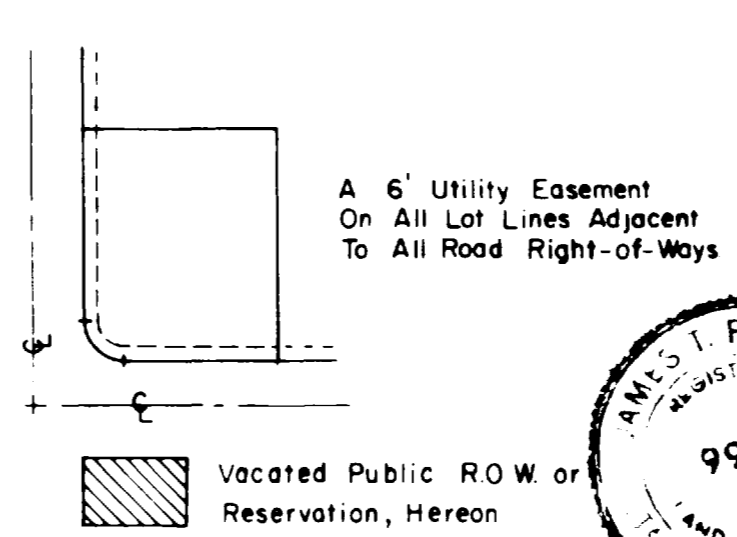


Note: Cul-de-Sac to be vacated when road is extended for future filing

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

- Mesa County Brass Cap
- Street Centerline Curve
- Lot Return Curve
- Block Number
- 5/8" Rebar and Monument Cap Set At All Lot Corners
- Concrete Monument With Bar & Cap



PARADISE HILLS - FILING NO. FOUR
PREPARED BY:
NELSON HALEY PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO
DECEMBER, 1974

STATE OF COLORADO)
) ss AFFIDAVIT OF CORRECTION
COUNTY OF MESA)

Richard L. Atkins, of lawful age, being first duly sworn upon oath, deposes and says:

That he is a Registered Professional Engineer and Land Surveyor and has checked the plat of Paradise Hills Subdivision Filing No. 4, located in a part of the Southeast Quarter (SE1/4) of Section 26 and a part of the Southwest Quarter (SW1/4) of Section 27, all in Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, prepared and certified by James T. Patty, Jr., a Registered Land Surveyor of the State of Colorado, said plat having been recorded in the Clerk and Recorders Office of the County of Mesa, State of Colorado on September 9, 1975, in Book 11, Page 164 under Reception No. 1092935.

Affiant further says that on the above described plat of Paradise Hills Subdivision Filing No. 4, the following easement should be added to said plat:

A 20 foot utility, drainage and irrigation easement, being a 20 foot strip of land parallel to the West line of the Public Site and Lake,

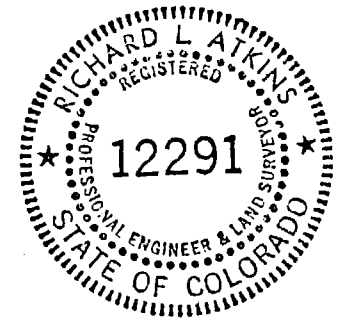
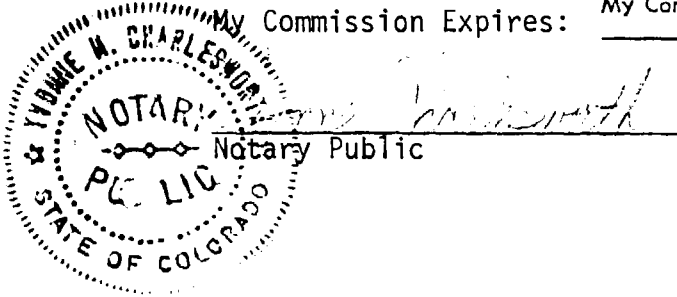
and that the easement described above was omitted from said plat through inadvertance and error.

Affiant further says that on the above described plat, there are no other errors pertaining thereto other than the addition of the easement described above; that, in all other respects the plat of Eastmoor Subdivision is correct.

That the dedication contained on the above described plat is hereby corrected to conform with the above described correction in the same manner as if said plat had been rerecorded with the proper notations contained thereon.

Richard L. Atkins
Richard L. Atkins, Professional Engineer and Registered Land Surveyor, Colo. Reg. No. 12291

Subscribed and sworn before me this 15th day of March, 1976
My Commission Expires: My Commission expires Jan. 13, 1980



STATE OF COLORADO)
) ss AFFIDAVIT OF CORRECTION
COUNTY OF MESA)

Richard L. Atkins, of lawful age, being first duly sworn upon oath, deposes and says:

That he is a Registered Professional Engineer and Land Surveyor and has checked the plat of Paradise Hills Subdivision Filing No. 4, located in a part of the Southeast Quarter (SE1/4) of Section 26 and a part of the Southwest Quarter (SW1/4) of Section 27, all in Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, prepared and certified by James T. Patty, Jr., a Registered Land Surveyor of the State of Colorado, said plat having been recorded in the Clerk and Recorders Office of the County of Mesa, State of Colorado on September 9, 1975, in Book 11, Page 164 under Reception No. 1092935.

Affiant further says that on the above described plat of Paradise Hills Subdivision Filing No. 4, the following easements should be added to said plat:

The East 10 feet of Lot 1 and the West 10 feet of Lot 2 in Block 10;
The East 10 feet of Lot 1 and Lot 21 and the West 10 feet of Lot 2 and Lot 20 in Block 12; The East 10 feet of Lot 1 and Lot 9 and the West 10 feet of Lot 2 and Lot 8 in Block 13; The East 10 feet of Lot 11 and the West 10 feet of Lot 10 in Block 15,

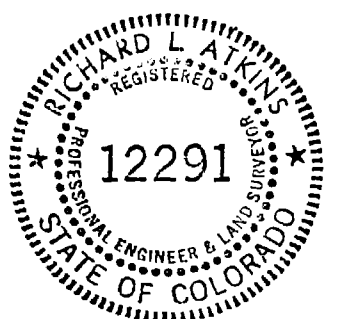
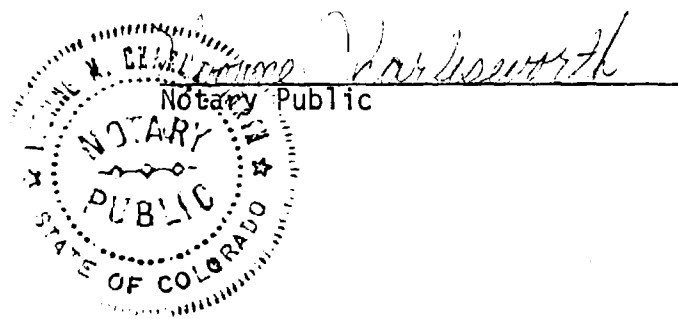
and that the easements described above were omitted from said plat through inadvertance and error.

Affiant further says that on the above described plat, there are no other errors pertaining thereto other than the addition of the easements described above; that, in all other respects the plat of Paradise Hills Subdivision Filing No. 4 is correct.

That the dedication contained on the above described plat is hereby corrected to conform with the above described correction in the same manner as if said plat had been rerecorded with the proper notations contained thereon.

Richard L. Atkins
Richard L. Atkins, Professional Engineer and Reg. Land Surveyor, Colo. Reg. No. 12291

Subscribed and sworn before me this 13th day of March, 1976
My Commission Expires: My Commission expires Jan. 13, 1980



STATE OF COLORADO)
) ss AFFIDAVIT OF CORRECTION
COUNTY OF MESA)

Richard L. Atkins, of lawful age, being first duly sworn upon oath, deposes and says:

That he is a Registered Professional Engineer and Land Surveyor and has prepared the Affidavit of Correction for Paradise Hills Subdivision Filing No. 4, having been recorded in the records of the Clerk and Recorder's Office of the County of Mesa, State of Colorado on March 15, 1976, in Book 1061, Page 730.

Affiant further says that the third (3rd) paragraph of the above described Affidavit of Correction should read as follows:

Affiant further says that on the above described plat, there are no other errors pertaining thereto other than the addition of the easement described above; that in all other respects the plat of Paradise Hills Filing No. 4 is correct.

Affiant further says that the plat name "Eastmoor Subdivision" was inserted through inadvertance and error.

Richard L. Atkins
Richard L. Atkins, Professional Engineer and Reg. Land Surveyor, Colo. Reg. No. 12291

Subscribed and sworn before me this 13th day of March, 1976
My Commission Expires: My Commission expires Jan. 13, 1980

Yvonne M. Charlesworth
Notary Public

