

March 9, 1978

RATIFICATION OF PLAT

PARADISE HILLS PARTNERSHIP, PIONEER SERVICE CORPORATION and PARADISE HILLS SUBDIVISION, INC., do each hereby ratify and adopt the plat for Paradise Hills, Filing No. 5 as recorded on the records in the office of the County Clerk and Recorder of the County of Mesa, State of Colorado. This ratification and adoption shall be to the same force and effect as if each of the undersigned had executed the original plat which is now of record.

Pioneer Service Corporation and Paradise Hills Subdivision, Inc., have executed these presents by reason of the Deeds of Trust recorded in Book 1052 at Page 108 and in Book 1052 at Page 914 of the Mesa County records.



PARADISE HILLS PARTNERSHIP
By: BRAY REALTY COMPANY, General Partner
By W.R. Bray
President

ATTEST:
Vienna V. Thompson
Secretary

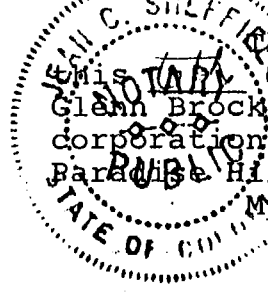
PIONEER SERVICE CORPORATION
By Patrick A. Gormley
President

ATTEST:
H.E. Daniels
Secretary

PARADISE HILLS SUBDIVISION, INC.
By Edward H. McMullin
President

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 9th day of March, 1978, by W. R. Bray as President and Glenn Brock as Secretary of Bray Realty Company, a Colorado corporation, which corporation was acting as a partner of Paradise Hills Partnership.



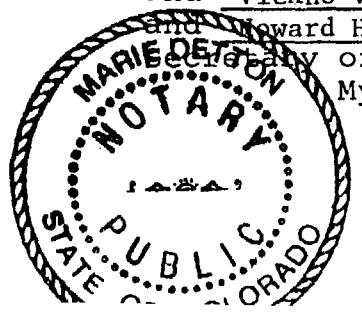
My commission expires: 9-13-81

Jean C. Sheffield
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 31st day of March, 1978, by Patrick A. Gormley as President and Vienna V. Thompson as Secretary of Pioneer Service Corporation and Edward H. McMullin as President and H. E. Daniels as Secretary of Paradise Hills Subdivision, Inc.

My commission expires: November 4, 1978.



Marie Norton
Notary Public

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

Gordon W. Bruchner, of lawful age, being first duly sworn, upon oath deposes and says:

That he is a Registered Land Surveyor of the State of Colorado and prepared the Paradise Hills Subdivision Filing Five, a subdivision of a tract of land situated in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado; said Paradise Hills Subdivision Filing Five having been recorded in Book 11 Page 330 of the Mesa County Records.

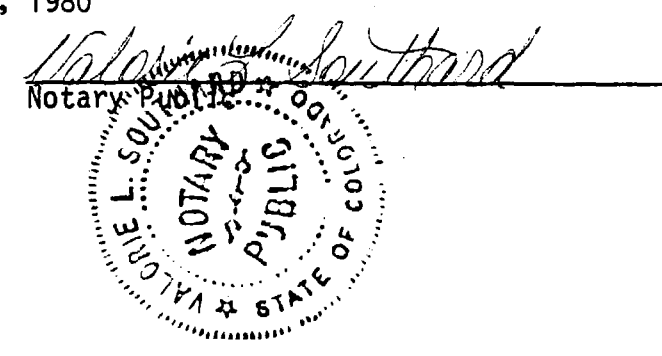
Affiant further states that the Dedication as shown upon the above Subdivision plat is in error and that the outer boundary course which reads North 30°08'40" East 144.80 feet is hereby corrected to read thence along the arc of a curve to the left whose radius is 280.00 feet and whose long chord bears North 30°08'40" East 144.80. Also in the Dedication the outer course boundary course which reads South 89°17'50" East 163.23 feet is hereby corrected to read South 89°19'05" East 163.23 feet. Also on the plat of said subdivision the bearing of chord of Lot 6 Block 16 which reads South 24°43'36" East is hereby corrected to read South 24°43'34" West. Also on the plat of said subdivision the Street Centerline data for Curve D is in error and is hereby corrected to read Chord Length 257.71 feet and Chord Bearing South 74°26'54" West and Curve E Chord Length is corrected to read 155.30 feet.

Affiant further states that the aforementioned Paradise Hills Subdivision Filing Five Subdivision Plat is hereby corrected to conform with the above described corrections in the same manner as if said legal descriptions had been accompanied with the proper notations contained hereon.



Gordon W. Bruchner
Gordon W. Bruchner
Colorado Registered Land Surveyor
Register No. 8873

Subscribed and sworn to before me this 9th day of March 1978.
My commission expires: November 16, 1980



01115601.tif

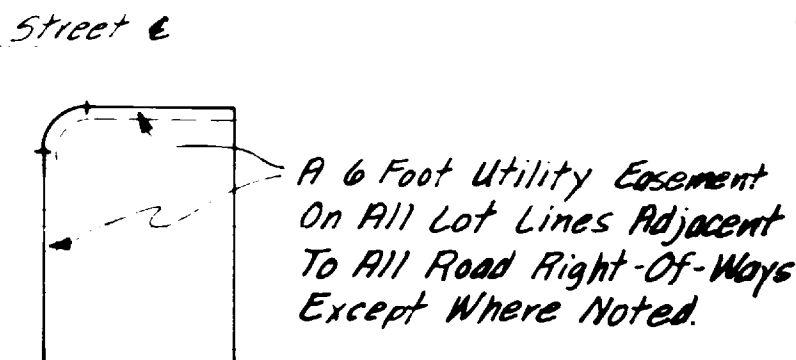
PARADISE HILLS

FILING NO. FIVE

- ⊙ Mesa County Brass Cap
- ⊙ Street Centerline Curve
- ⊙ Block Number
- ⊙ 3/8" Redar And Monument Cap Set In Concrete
- ⊙ 3/8" Redar And Monument Cap Set At All Lot Corners

Scale: 1"=100'

Note: All Easements Are 20 Foot Utility & Drainage Easements, 10 Feet Each Side Of Lot Line Except Where Noted



STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	ARC LENGTH
A	45°00'00"	305.00'	233.48'	S 67°37'50"W	120.33'	239.54'
B	39°54'20"	318.81'	217.24'	N 65°05'01"E	115.56'	221.70'
C	08°27'45"	701.16'	103.47'	S 80°48'19"W		103.56'
D	21°10'46"	701.16'	261.02'	S 74°27'08"W	131.09'	259.18'
E	12°43'01"	701.16'	157.30'	S 70°12'56"W		155.62'
F	66°39'04"	121.91'	133.77'	N 46°31'22"W	80.00'	141.60'
G	34°21'38"	327.40'	193.42'	S 62°37'05"E	101.23'	196.35'
H	24°16'30"	141.47'	59.49'	N 57°34'31"W	30.23'	59.94'
I	33°43'31"	544.35'	315.81'	N 80°43'12"E	165.00'	320.41'
J	45°33'49"	130.29'	100.90'	S 48°55'28"E	54.72'	103.61'
K	38°17'03"	285.00'	186.91'	S 52°23'52"E	98.92'	190.43'
L	36°17'26"	279.28'	173.95'	S 51°34'03"E	91.53'	176.89'
M	45°33'49"	100.00'	77.44'	N 41°04'39"E	42.00'	74.52'
N	77°06'18"	118.21'	147.34'	S 77°39'39"E		159.07'
O	90°00'00"	118.21'	167.17'	S 71°08'34"E	118.21'	185.68'
P	12°53'02"	118.21'	26.53'	S 32°54'52"E		26.21'
Q	43°34'12"	150.12'	111.43'	S 47°55'40"E	60.00'	118.16'

True Point of Beginning N 00°07'50"E
 100.00'
 S 89°52'10"E
 100.00'
 R-280.00'
 Ch-214.30'
 Arc-219.91'

N 67°37'50"E
 Ch-214.30'
 Arc-219.91'

N 89°52'10"W
 Ch-260.28'
 R-340.00'
 Arc-267.04'

Area Quantities
 Total Area = 2945 Acres
 Total Number Of Lots = 71
 Total Area In Lots = 2275 Acres
 Total Area In Public ROW = 670 Acres

NW Cor, SW 1/4 SE 1/4
 Section 20
 T1N, R1W, Ute Meridian

West Line
 East Half Section 20
 T1N, R1W, Ute Meridian
 (Length Of Boundary)

(Hence along the northern boundary of Paradise Hills Subdivision, Filing No. 3 by the following four courses and distances.

Hence north 62°46'42" West 30.00 feet,
 north 66°04'41" West 123.00 feet,
 north 44°04'21" West 118.00 feet,
 thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears north 26°23'17" West 117.00 feet.

Hence north 17°23'47" East 140.00 feet, thence north 40°23'10" West 520.00 feet, thence north 15°52'14" West 466.74 feet, thence north 60°07'20" East 179.39 feet, thence south 45°07'14" West 182.00 feet, thence along the arc of a curve to the right whose radius is 340.00 feet and whose long chord bears south 47°37'56" West 260.23 feet, thence north 57°02'10" West 100.00 feet to the True Point of Beginning, contained 214.4 Acres, more or less.

That said owners have caused the real property to be layed out and surveyed as Paradise Hills, Filing No. 5 a subdivision of a part of the County of Mesa;

And hereby dedicate to the public utilities a perpetual easement for the installation and maintenance of utilities and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, sewer and storm water lines and public walkways within the subdivision, together with utility easement being twenty(20) feet in width along side and rear lot lines as shown on the plat, and twenty(20) feet in width along the exterior boundary lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines, said easements and rights shall be subject to a reasonable and prudent manner.

That said owner does hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the use of the public forever. That all expense of installation of utilities or fixtures referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In WITNESS WHEREOF, said owners, Bray Realty Company, a Colorado corporation, have caused their names to be hereunto subscribed this 31st day of October, 1977.

W.R. Bray, President
 Glen Brock, Secretary

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 31st day of October, A.D., 1977 by W. R. Bray, President and Glen Brock, Secretary of Bray Realty Company, a Colorado corporation.

My Commission expires: 9-13-81
 Witness my hand and official seal.
 Gary C. Sheffield, Notary Public

CLERK AND RECORDER'S CERTIFICATE
 I hereby certify that this instrument was filed in my office at 15 o'clock, A.M., 1977, and is duly recorded in plat book 330, page 330, Reception No. 234.
 Earl Sawyer, Clerk and Recorder

COUNTY PLANNING COMMISSION'S CERTIFICATE
 Approved this 17th day of December, 1977, County Planning Commission of the County of Mesa, Colorado.
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 13th day of December, 1977, Board of County Commissioners of the County of Mesa, Colorado.
 Chairman

DEEDY'S CERTIFICATE
 I, Gordon W. Bruchner, do hereby certify that the accompanying plat of Paradise Hills, Filing No. 5, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same.

Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer, Colorado Register No. 8873

Bill Boman, Mesa County Road Department
 Grand Junction City Engineer
 Date: 12-13-77

PARADISE HILLS FILING NO. FIVE
 PREPARED BY:
NELSON, HALEY, PATTERSON & QUIRK, INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO
 OCTOBER, 1977