

# PARADISE HILLS FILING No. THREE

## 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 a part of the S.E. 1/4 of Section 26, Township One North, Range One West, of the Ute Meridian as shown on the accompanying plat thereof, said plat being more particularly described as follows:

Commencing at the South 1/4 Corner of said section 26, and considering the South Line of the S.E. 1/4 of said Section 26 to bear N.90°00'00"E. with all other bearings contained herein relative thereto, Thence N.90°00'00"E. along said South Line of the S.E. 1/4 of Section 26 a distance of 1240.00 feet; Thence N.00°00'00"E., 50.00 feet; Thence N.47°42'04"E., 163.76 feet; Thence N.54°00'00"E., 105.00 feet; Thence N.63°52'48"E., 222.26 feet; Thence N.30°34'46"E., 144.22 feet to the True Point of Beginning. Thence N.67°24'00"W., 200.00 feet; Thence N.69°24'29"W., 84.14 feet; Thence N.29°52'10"W., 400.00 feet; Thence N.00°00'00"E., 147.96 feet; Thence S.90°00'00"W., 204.97 feet; Thence S.60°07'50"W., 200.00 feet; Thence N.29°52'10"W., 465.00 feet; Thence N.60°07'50"E., 182.00 feet; Thence along the arc of a curve to the right whose radius is 380.00 feet and whose long chord bears N.76°47'50"E., 217.97 feet; Thence along the arc of a curve to the left whose radius is 320.00 feet and whose long chord bears N.82°12'50"E., 124.86 feet; Thence along the arc of a curve to the right whose radius is 380.00 feet and whose long chord bears N.87°37'50"E., 217.97 feet; Thence along the arc of a curve to the right whose radius is 730.00 feet and whose long chord bears S.72°36'31"E., 78.81 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S.55°23'17"E., 92.22 feet; Thence S.58°01'56"E., 130.81 feet; Thence S.85°08'41"E., 202.29 feet; Thence S.69°42'46"E., 115.00 feet; Thence S.20°17'14"W., 80.00 feet; Thence along the arc of a curve to the left whose radius is 440.00 feet and whose long chord bears S.20°09'07"W., 29.42 feet; Thence along the arc of a curve to the right whose radius is 50 feet and whose long chord bears S.14°19'44"W., 59.77 feet; Thence along the arc of a curve to the left whose radius is 440 feet and whose long chord bears S.02°57'03"W., 114.42 feet; Thence S.85°28'49"W., 215.30 feet; Thence S.53°02'42"W., 67.19 feet; Thence S.37°57'28"E., 191.03 feet; Thence S.55°24'28"E., 352.28 feet; Thence S.15°56'43"W., 92.91 feet; Thence N.80°05'00"W., 20.11 feet; Thence S.15°56'43"W., 50.00 feet; Thence S.77°20'14"W., 237.71 feet to the True Point of Beginning. Said tract of land contains 17.243 acres. That the said owners have caused the real property to be laid out and surveyed as Paradise Hills Filing No. Three, a subdivision of a part of the County of Mesa.

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 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, and their corporate seal attached this 28th day of August, A.D. 1973.

BRAY REALTY COMPANY

*W.R. Bray*  
By: W.R. Bray  
President

*Glen Brock*  
By: Glen Brock  
Secretary

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 28th day of August, A.D. 1973, by W.R. Bray, president, and Glen Brock, secretary of Bray Realty Company, a Colorado corporation.

My Commission Expires: 1-5-76  
Witness my hand and official seal.

*D.E. Lovato*  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:10 o'clock P.M. JAN. 29, 1974, A.D. 1973, and is duly recorded in plat book 11, page 96, Reception No. 1061209.

*Arnold M. Dunston*  
Clerk and Recorder

Deputy

Fees \$10.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of August, A.D. 1973, County Planning Commission of the County of Mesa, Colorado.

*William E. Dwyer*  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27th day of August, A.D. 1973, Board of County Commissioners of the County of Mesa, Colorado.

*Louise A. Roberts*  
Chairman

## SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Paradise Hills Filing No. Three, 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.*

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, 136-2-2 as amended

*Roy C. Head*  
Mesa County Surveyor

Date 8/29/73

*John W. Landis*  
Utilities Coordinating Committee

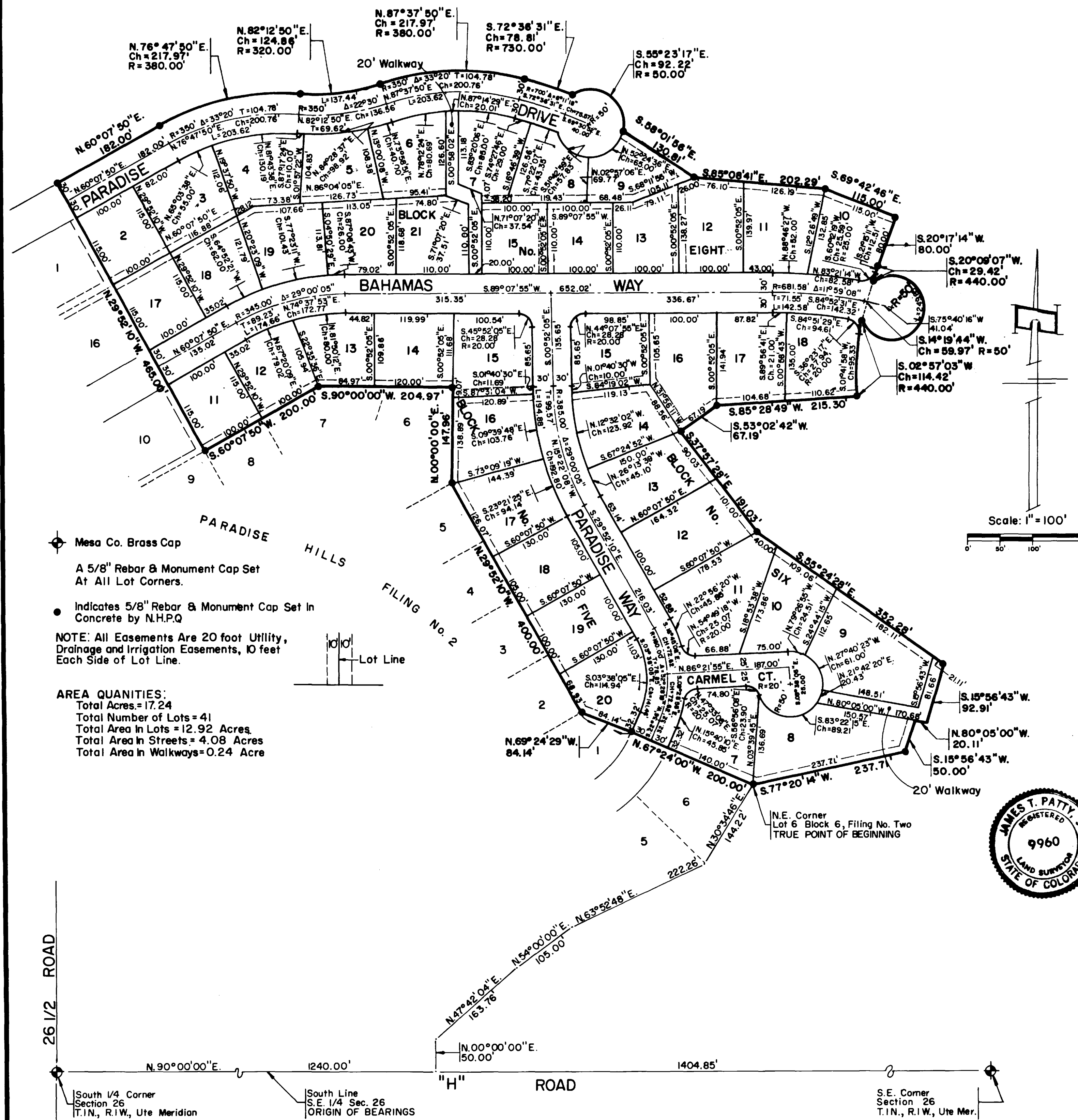
Date 9-20-73

*Ernest H. Brown*  
Mesa County Road Dept.

Date 8-27-73

NOTE: For additional documents regarding this subdivision see book 1008 page 903 of the records of the Clerk and Recorder.

Apr 1008 914



Mesa Co. Brass Cap  
A 5/8" Rebar & Monument Cap Set At All Lot Corners.  
Indicates 5/8" Rebar & Monument Cap Set In Concrete by N.H.P.Q.  
NOTE: All Easements Are 20 foot Utility, Drainage and Irrigation Easements, 10 feet Each Side of Lot Line.  
Lot Line  
AREA QUANTITIES:  
Total Acres = 17.24  
Total Number of Lots = 41  
Total Area in Lots = 12.92 Acres  
Total Area in Streets = 4.08 Acres  
Total Area in Walkways = 0.24 Acre

PARADISE HILLS  
FILING No. THREE

PREPARED BY:  
NELSON HALEY PATTERSON & QUIRK INC.  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO AUGUST, 1973