

PARADISE HILLS SUBDIVISION FILING NO. 7

LOCATED IN PART OF SECTION 25 & 26 T.1N., R.1W., UTE MER.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, BRAY AND COMPANY, A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AS DESCRIBED IN BOOK 1988 AT PAGE 594 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE AND BEING SITUATED IN PARTS OF SECTIONS 25 AND 26 LYING SOUTH AND WEST OF THE GOVERNMENT HIGHLINE CANAL RIGHT-OF-WAY, ALL IN TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 26 FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 00°00'17" WEST, A DISTANCE OF 2641.88 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED THERETO:

THENCE SOUTH 52°00'37" WEST, A DISTANCE OF 89.00 FEET TO THE "TRUE POINT OF BEGINNING" ON THE BOUNDARY OF PARADISE HILLS SUBDIVISION FILING NO. 4.

THENCE ALONG THE BOUNDARY OF PARADISE HILLS SUBDIVISION FILING NO. 4 NORTH 89°17'33" WEST, A DISTANCE OF 406.09 FEET;

THENCE ALONG THE BOUNDARY OF PARADISE HILLS SUBDIVISION FILING NO. 5 NORTH 89°19'05" WEST, A DISTANCE OF 158.91 FEET;

THENCE ALONG THE BOUNDARY OF THE HEREIN DESCRIBED PARCEL THE FOLLOWING COURSES:

NORTH 00°42'27" EAST, A DISTANCE OF 300.07 FEET;
 NORTH 59°58'26" EAST, A DISTANCE OF 97.84 FEET;
 SOUTH 89°17'33" EAST, A DISTANCE OF 106.90 FEET;
 SOUTH 00°42'27" WEST, A DISTANCE OF 45.00 FEET;
 SOUTH 89°17'33" EAST, A DISTANCE OF 344.00 FEET;
 SOUTH 74°02'15" EAST, A DISTANCE OF 114.02 FEET;
 SOUTH 89°17'33" EAST, A DISTANCE OF 114.61 FEET;
 NORTH 83°36'51" EAST, A DISTANCE OF 126.94 FEET;
 NORTH 59°12'27" EAST, A DISTANCE OF 124.19 FEET;

THENCE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY OF THE GOVERNMENT HIGHLINE CANAL THE FOLLOWING COURSES:

SOUTH 32°32'13" EAST, A DISTANCE OF 89.37 FEET;
 SOUTH 31°35'02" EAST, A DISTANCE OF 913.76 FEET;
 SOUTH 28°25'52" EAST, A DISTANCE OF 161.54 FEET;

THENCE ALONG THE BOUNDARIES OF PARADISE HILLS SUBDIVISION FILING NO. 4 AND 4A THE FOLLOWING COURSES:

NORTH 88°06'18" WEST, A DISTANCE OF 828.75 FEET;
 NORTH 47°28'30" WEST, A DISTANCE OF 109.83 FEET;
 NORTH 19°06'48" WEST, A DISTANCE OF 271.52 FEET;
 NORTH 07°11'13" WEST, A DISTANCE OF 289.62 FEET; TO THE POINT OF BEGINNING. THE ABOVE PARCEL, AS DESCRIBED, CONTAINS 19.08 ACRES, MORE OR LESS.

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS PARADISE HILLS SUBDIVISION, FILING NO. 7 A SUBDIVISION OF A PART OF MESA COUNTY, STATE OF COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22nd DAY OF August A.D., 1993.

BRAY AND COMPANY, A COLORADO CORPORATION

Robert L. Bray ROBERT L. BRAY, PRESIDENT
Lynn Thompson LYNN THOMPSON, SECRETARY

STATE OF COLORADO)
 COUNTY OF MESA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF August A.D., 1993, BY ROBERT L. BRAY PRESIDENT AND LYNN THOMPSON, SECRETARY BRAY AND COMPANY

MY COMMISSION EXPIRES 3-25-95 NOTARY PUBLIC



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:44 O'CLOCK A.M. THIS 11th DAY OF August A.D., 1993, AND IS DULY RECORDED IN PLAT BOOK NO. 14, PAGE 141, 142. Recd. # 1648967 Fee # 20⁰⁰ Drawer # AA20

Monika Todd Monika Todd County Clerk
Barbara A. Brewer By: Barbara A. Brewer deputy

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 13th DAY OF March A.D., 1992, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

Donald Peterson
 CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 17th DAY OF MARCH A.D., 1992, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

Donald Peterson
 CHAIRMAN

SURVEYOR'S CERTIFICATE

I, MILLARD WALTER ELDRIDGE, CERTIFY THAT THE ACCOMPANYING PLAT PARADISE HILLS SUBDIVISION, FILING NO. 7 OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Millard Walter Eldridge Nov. 13, 1991
 MILLARD WALTER ELDRIDGE, M.A.P. INC. DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 11980



UTILITIES COORDINATING COMMITTEE

APPROVED THIS 11th DAY OF MARCH 1992.

John L. Balogh
 CHAIRMAN

PARADISE HILLS SUBDIVISION
FILING NO. 7
 LOCATED IN PART OF SECTION 25 AND 26 T.1N., R.1W., UTE MER.
 MESA COUNTY, COLORADO

PREPARED BY:
 M. A. P., INC.
 MESA, COLO.

PARADISE HILLS SUBDIVISION FILING NO. 7

LEGEND

- ◆ MESA COUNTY SURVEY MONUMENT
- FOUND NO. 5 REBAR
- ◆ SET NO. 5 OR 6 REBAR W/ALUM CAP "M.A.P.,INC.-LS 11980"
- SET IN CONCRETE

AREA SUMMARY

AREA IN LOTS	12.69 ACRES
AREA IN ROAD R.O.W.	3.28 ACRES
AREA IN TRACTS A & B	3.10 ACRES
TOTAL	19.07 ACRES

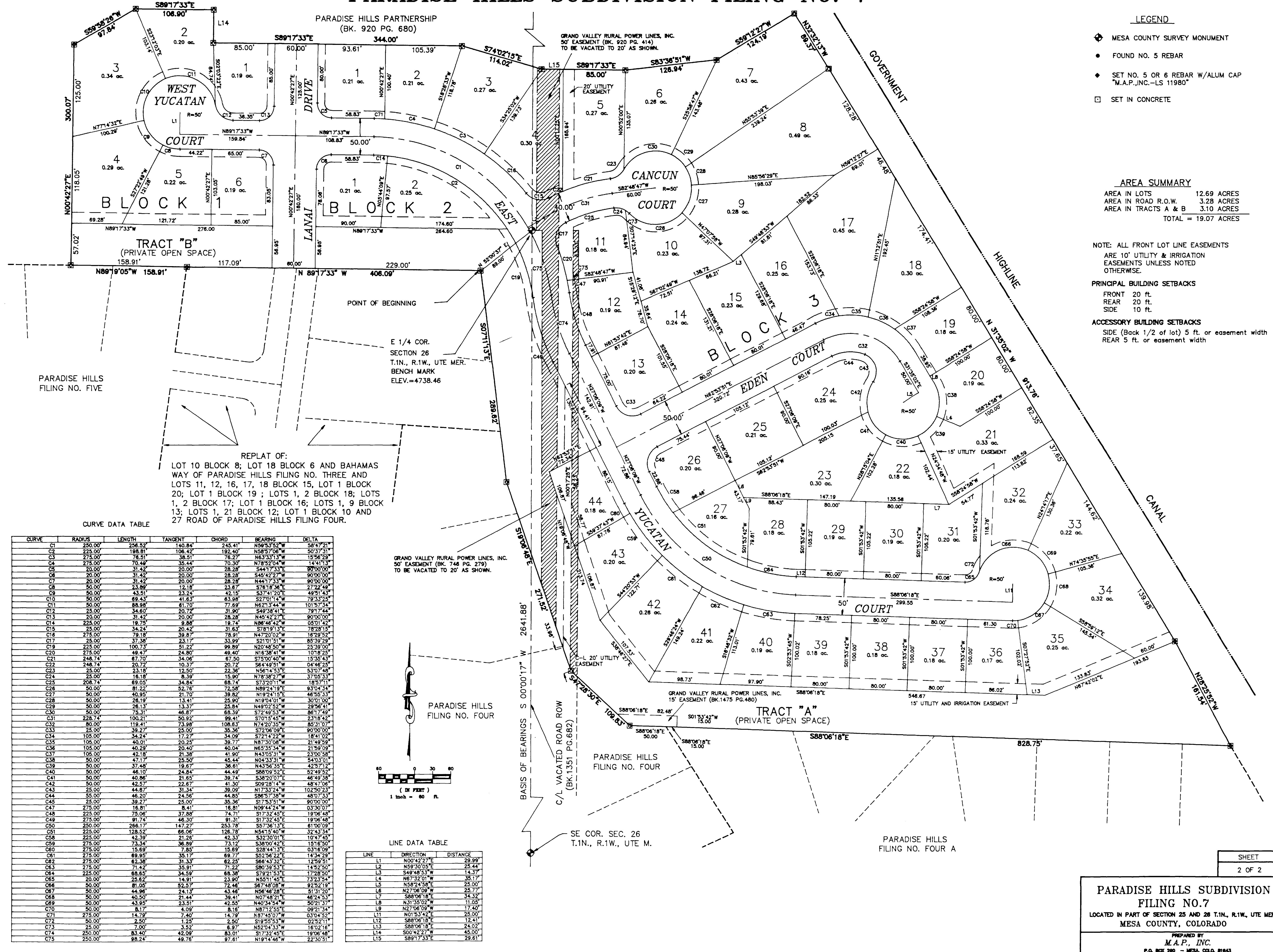
NOTE: ALL FRONT LOT LINE EASEMENTS ARE 10' UTILITY & IRRIGATION EASEMENTS UNLESS NOTED OTHERWISE.

PRINCIPAL BUILDING SETBACKS

- FRONT 20 ft.
- REAR 20 ft.
- SIDE 10 ft.

ACCESSORY BUILDING SETBACKS

- SIDE (Back 1/2 of lot) 5 ft. or easement width
- REAR 5 ft. or easement width



REPLAT OF:
 LOT 10 BLOCK 8; LOT 18 BLOCK 6 AND BAHAMAS WAY OF PARADISE HILLS FILING NO. THREE AND LOTS 11, 12, 16, 17, 18 BLOCK 15, LOT 1 BLOCK 20; LOT 1 BLOCK 19; LOTS 1, 2 BLOCK 18; LOTS 1, 2 BLOCK 17; LOT 1 BLOCK 16; LOTS 1, 9 BLOCK 13; LOTS 1, 21 BLOCK 12; LOT 1 BLOCK 10 AND 27 ROAD OF PARADISE HILLS FILING FOUR.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	256.52'	140.84'	245.41'	N59°53'52"W	58°47'21"
C2	225.00'	198.81'	106.42'	192.40'	N58°57'06"W	50°37'31"
C3	275.00'	276.51'	38.51'	76.27'	N63°33'13"W	15°56'29"
C4	275.00'	70.48'	35.44'	70.30'	N78°52'04"W	14°41'13"
C5	20.00'	31.42'	20.00'	28.28'	S44°17'33"E	90°00'00"
C6	20.00'	31.42'	20.00'	28.28'	S45°42'27"E	90°00'00"
C7	20.00'	31.42'	20.00'	28.28'	N44°17'33"W	90°00'00"
C8	50.00'	23.99'	12.18'	23.87'	S78°18'36"E	27°22'48"
C9	50.00'	43.51'	23.24'	42.15'	S37°41'20"E	49°51'43"
C10	50.00'	69.43'	41.63'	63.98'	S27°01'14"W	78°33'23"
C11	50.00'	88.98'	61.70'	77.89'	N62°13'41"E	101°57'34"
C12	25.00'	34.60'	20.72'	31.90'	S49°38'41"E	79°17'44"
C13	20.00'	31.42'	20.00'	28.28'	N45°42'27"E	90°00'00"
C14	225.00'	19.75'	9.88'	19.74'	N88°46'42"W	05°01'42"
C15	25.00'	34.24'	20.42'	31.63'	S78°19'13"E	78°28'15"
C16	275.00'	79.18'	39.87'	78.91'	N47°20'03"W	16°29'59"
C17	25.00'	37.38'	23.17'	33.99'	S21°01'51"W	85°39'29"
C18	225.00'	100.73'	51.22'	99.89'	N20°48'50"W	25°39'00"
C19	275.00'	49.47'	24.80'	49.40'	N16°38'41"W	10°18'25"
C20	275.00'	49.47'	24.80'	49.40'	N16°38'41"W	10°18'25"
C21	248.74'	67.70'	34.06'	67.50'	S75°00'40"W	15°35'43"
C22	248.74'	20.72'	10.37'	20.72'	S64°44'53"E	04°46'23"
C23	25.00'	23.18'	12.50'	22.36'	N56°14'53"E	53°07'48"
C24	25.00'	16.18'	8.39'	15.90'	N78°38'27"W	37°05'33"
C25	208.74'	69.05'	34.84'	68.74'	S73°20'11"W	18°57'11"
C26	50.00'	81.22'	52.76'	72.58'	N89°24'19"E	93°04'34"
C27	50.00'	40.95'	21.70'	39.82'	N19°41'51"E	46°04'33"
C28	50.00'	26.19'	13.41'	25.90'	N19°41'51"E	30°01'00"
C29	50.00'	26.13'	13.37'	25.84'	N49°02'52"W	29°56'41"
C30	50.00'	75.31'	46.87'	68.39'	S72°49'53"W	86°17'49"
C31	228.74'	100.21'	50.92'	99.41'	S70°15'45"W	23°18'42"
C32	80.00'	119.41'	73.98'	108.63'	N74°20'35"W	85°31'07"
C33	25.00'	39.27'	25.00'	35.36'	S72°06'09"E	90°00'00"
C34	105.00'	34.24'	17.27'	34.09'	S72°14'22"W	18°41'02"
C35	105.00'	40.01'	20.25'	39.77'	N87°30'08"W	21°48'59"
C36	105.00'	40.29'	20.40'	40.04'	N65°35'34"W	21°59'09"
C37	105.00'	42.18'	21.38'	41.90'	N43°05'31"W	23°00'58"
C38	50.00'	47.17'	25.00'	45.44'	N04°33'34"E	64°03'01"
C39	50.00'	37.48'	19.67'	36.61'	N43°56'53"E	42°57'12"
C40	50.00'	46.10'	24.84'	44.49'	S88°09'52"E	52°49'52"
C41	50.00'	40.86'	21.65'	39.74'	S38°20'07"E	46°49'38"
C42	50.00'	42.57'	22.67'	41.30'	S09°28'41"W	48°47'06"
C43	25.00'	44.89'	31.34'	39.09'	N17°33'24"W	102°50'23"
C44	25.00'	44.89'	31.34'	39.09'	S85°37'38"W	48°03'18"
C45	25.00'	39.27'	25.00'	35.36'	S17°53'51"W	90°00'00"
C46	275.00'	16.81'	8.41'	16.81'	N09°44'24"W	03°30'07"
C47	225.00'	75.06'	37.88'	74.71'	S17°32'45"E	19°06'48"
C48	275.00'	91.74'	46.30'	91.31'	S17°32'45"E	19°06'48"
C49	25.00'	266.17'	143.27'	253.78'	S57°36'17"E	61°00'09"
C50	225.00'	128.52'	66.06'	126.78'	N54°15'40"W	32°43'34"
C51	225.00'	42.39'	21.26'	42.33'	S32°30'01"E	10°47'45"
C52	275.00'	73.34'	36.89'	73.12'	S38°00'42"E	15°16'50"
C53	275.00'	15.89'	7.85'	15.89'	S28°44'13"E	03°16'09"
C54	275.00'	89.95'	35.17'	89.77'	S52°56'22"E	14°34'59"
C55	275.00'	32.38'	16.19'	32.38'	S64°44'53"E	12°59'51"
C56	275.00'	71.42'	35.91'	71.22'	S80°39'53"E	14°52'50"
C57	225.00'	68.65'	34.59'	68.38'	S79°21'53"E	17°28'50"
C58	20.00'	25.62'	14.91'	23.90'	N55°11'45"E	73°23'54"
C59	50.00'	81.05'	52.57'	72.46'	S67°48'09"W	92°52'19"
C60	50.00'	44.96'	24.13'	43.46'	N56°46'18"E	25°00'00"
C61	50.00'	40.50'	21.44'	39.41'	N07°48'21"E	46°24'53"
C62	50.00'	43.95'	23.51'	42.55'	N40°34'54"W	50°21'37"
C63	50.00'	8.17'	4.09'	8.16'	N87°12'55"E	09°21'34"
C64	275.00'	14.79'	7.40'	14.79'	N87°45'07"W	03°04'52"
C65	50.00'	2.50'	1.25'	2.50'	S19°55'53"W	02°52'11"
C66	25.00'	7.00'	3.50'	6.97'	N55°34'33"W	16°02'16"
C67	250.00'	83.40'	42.09'	83.01'	S17°32'45"E	19°06'48"
C68	250.00'	98.24'	49.76'	97.61'	N19°14'46"W	22°30'51"

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N00°42'27"E	29.99'
L2	N59°30'05"E	25.44'
L3	S49°48'53"W	14.37'
L4	N67°32'01"W	35.17'
L5	N58°24'58"E	25.00'
L6	N27°06'09"W	25.77'
L7	S88°06'18"E	34.32'
L8	N31°35'02"W	11.05'
L9	N27°06'09"W	17.40'
L10	N01°53'42"E	25.00'
L11	S88°06'18"E	12.41'
L12	S88°06'18"E	24.02'
L13	S00°42'27"W	45.00'
L14	S89°17'33"E	29.61'

PARADISE HILLS SUBDIVISION FILING NO. 7

LOCATED IN PART OF SECTION 25 AND 26 T.1N., R.1W., UTE MER. MESA COUNTY, COLORADO

PREPARED BY
M.A.P., INC.
P.O. BOX 290 - MESA, COLO. 80403