

# PARADISE HILLS

## FILING NO. 1

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Home Loan & Investment Co. is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the Southeast Quarter (SE1/4) of Section 26, Township 1 North, Range 1 West of the Ute Meridian, as shown by the accompanying plat thereof:  
Said tract being more specifically described by metes and bounds as follows:

Beginning at the South Quarter Corner (S1/4Cor.) of said Section 26, Township 1 North, Range 1 West and considering the West line of said Southeast Quarter (SE1/4) of Section 26 to bear North 00° 07' 50" East with all bearings contained herein relative thereto;  
Thence North 00° 07' 50" East along the West line of said Southeast Quarter (SE1/4) of Section 26; 863.11 feet;  
Thence South 89° 52' 10" East 50.00 feet;  
Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears South 44° 52' 10" East a distance of 28.28 feet;  
Thence along the arc of a curve to the right whose radius is 252.50 feet and whose long chord bears South 84° 09' 32" East a distance of 50.25 feet to a point of reverse curve;  
Thence along the arc of a curve to the left whose radius is 257.50 feet and whose long chord bears South 84° 09' 32" East a distance of 50.25 feet;  
Thence South 99° 52' 10" East 80.00 feet;  
Thence along the arc of a curve to the left whose radius is 270.00 feet and whose long chord bears North 75° 07' 50" East a distance of 199.76 feet;  
Thence North 60° 07' 50" East 185.74 feet;  
Thence South 21° 52' 10" East 661.51 feet;  
Thence South 16° 26' 38" East 70.43 feet;  
Thence North 69° 38' 52" East 184.26 feet;  
Thence North 60° 07' 50" East 80.00 feet;  
Thence along the arc of a curve to the right whose radius is 270.45 feet and whose long chord bears South 24° 33' 50" East a distance of 50.02 feet;  
Thence North 70° 44' 30" East 120.74 feet;  
Thence South 29° 52' 10" East 170.30 feet;  
Thence South 32° 17' 35" East 60.12 feet;  
Thence South 36° 00' 00" East 105.00 feet;  
Thence South 47° 42' 04" West 163.76 feet;  
Thence South 00° 00' 00" East 50.00 feet to the South line of said Southeast Quarter (SE1/4) of Section 26;  
Thence North 90° 00' 00" West along the South line of said Section 26, 1,240.00 feet to the Point of Beginning.  
Said tract of land contains 19.275 acres;

That the said owner has caused the said real property to be laid out and surveyed as Paradise Hills Filing No. 1, a subdivision of a part of the County of Mesa;

That said owner does 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 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 expenses for 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 Home Loan & Investment Co. has caused its officers names to be hereunto subscribed this 12th day of December, A. D., 1966.

HOME LOAN & INVESTMENT CO.

*Howard H. McMullin*  
Howard H. McMullin, President

*Harold E. Daniels*  
Harold E. Daniels, Secretary-Treasurer

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 12th day of DECEMBER, A. D., 1966, by Howard H. McMullin and Harold E. Daniels, President and Secretary-Treasurer of Home Loan & Investment Co.

My Commission expires June 29, 1970

Witness my hand and official seal.

*Donald J. [Signature]*  
Notary Public

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

CLERK AND RECORDER'S CERTIFICATE

929280

I hereby certify that this instrument was filed in my office at 3:51 o'clock P. M., Dec 22, A. D., 1966, and is duly recorded in Plat Book No. 10, Page 33.

*Commissioner [Signature]*  
Clerk & Recorder

Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of December, A. D., 1966.  
County Planning Commission of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 19th day of December, A. D., 1966.  
Board of County Commissioners of the County of Mesa, Colorado.

*Paul Weidell*  
Chairman

SURVEYORS' CERTIFICATE

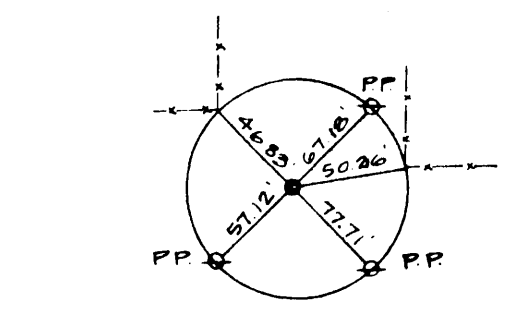
I, W. Dean East, do hereby certify that the accompanying plat of Paradise Hills Filing No. 1, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

*W. Dean East*  
Registered Land Surveyor

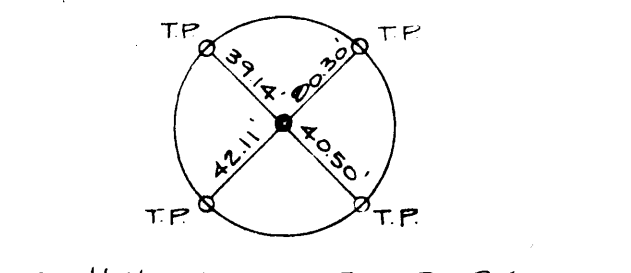
CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being more adequately served by the platting of land and public rights of way as shown herein, the vacation of all those portions of the public rights of way previously dedicated within the limits of this subdivision is this date approved.

19 December, 1966  
Date *Paul Weidell*  
Chairman - Mesa County Board of Commissioners



N.W. COR. SW 1/4  
S.E. 1/4, SEC. 26  
T.1N., R.1W.  
UTE MERIDIAN



South 1/4 COR. SEC. 26  
T.1N., R.1W. UTE  
MERIDIAN

- LEGEND**
- Mesa County Brass Cap
  - 1/2" Iron Pin set in Concrete
  - ② Block Number