

PARADISE HILLS FILING NO. FOUR A

AREA QUANTITIES

Total Acres = 11.40
 Total No. Of Lots = 30
 Total Area in Lots = 9.41 Acres
 Total Area in Public R.O.W. = 1.99 Acres

LEGEND

- Mesa County Brass Cap
- Street Centerline Curve
- Lot Return Curve (R.O.W.)
- Block Number
- Concrete Monument with Bar & Cap
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, said real property lying in the Southwest Quarter (SW 1/4) of Section 25, Township 1 North, Range 1 West, of the Ute Meridian being more particularly described as follows:
 Commencing at the Southeast Corner (SE Cor) of adjoining Section 26, and considering the south line of the Southeast Quarter (SE 1/4) of Section 26 to bear North 90° 00' 00" East with all bearings contained herein being relative thereto;
 Thence North 00° 01' 39" East along the West line of the Southwest Quarter (SW 1/4) of Section 25, 1172.55 feet to a point on the south boundary of "Paradise Hills Filing No. Four". Thence along said south boundary North 87° 56' 39" East 263.13 feet to the True Point of Beginning;
 Thence continuing along the easterly boundary of said Paradise Hills, Filing No. Four, the following twelve courses and distances:

North 00° 13' 05" East, 176.23 feet;
 North 89° 46' 55" West, 7.15 feet;
 North 00° 13' 05" East, 120.00 feet;
 North 77° 05' 08" East, 110.03 feet;
 North 59° 41' 36" East, 32.50 feet;
 North 33° 19' 38" West, 125.62 feet;
 Along the arc of a curve to the left whose radius is 157.32 feet and whose long chord bears North 54° 40' 10" East, 11.00 feet;
 Along the arc of a curve to the right whose radius is 771.60 feet and whose long chord bears North 52° 57' 25" East, 7.84 feet;

North 35° 08' 41" West, 50.02 feet;
 North 29° 40' 34" West, 147.05 feet;
 North 65° 33' 22" East, 46.74 feet;
 North 33° 05' 24" West, 171.90 feet to the southerly boundary of an existing drainage ditch;

Thence along said southerly boundary of the drainage ditch South 88° 06' 18" East, 778.75' to a point on the Westerly Right-of-Way of the Government Highline Canal.

Thence along the Westerly and Northerly Right-of-Way of said Government Highline Canal the following seven courses and distances:

South 31° 07' 05" East, 133.73 feet;
 South 11° 11' 00" East, 117.22 feet;
 South 08° 04' 57" West, 180.95 feet;
 South 39° 54' 13" West, 203.70 feet;
 South 62° 13' 54" West, 141.01 feet;
 South 75° 57' 54" West, 163.14 feet;
 South 64° 40' 00" West, 194.01 feet;
 Thence South 87° 56' 39" West, 178.38 feet to the True Point of Beginning, said parcel containing 11.401 acres more or less.

That said Owners have caused the said real property to be laid out and platted as Paradise Hills, Filing No. Four A, a part of the County of Mesa, State of Colorado.
 That said Owners do hereby dedicate and set aside all streets and public sites 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 perpetual easements for the installation and maintenance of such utilities, but not limited to 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 And Company, a Colorado Corporation, have caused their names to be hereunto subscribed this 20th day of May, A.D., 1982.

W.R. Bray
 W.R. BRAY, PRESIDENT
Glen Brock
 GLEN BROCK, SECRETARY

STATE OF COLORADO) The foregoing instrument was acknowledged before me this 20th day of May, A.D., 1982.
 COUNTY OF MESA) ss My Commission expires: February 6, 1985
 Witness my hand and official seal, *Alicia Beltraud*
 Notary Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO) I hereby certify that this instrument was filed in my office at 5:29 o'clock P.M.,
 COUNTY OF MESA) ss MARCH 29, A.D., 1983, and is duly recorded in plat book 13, page 140.
 Reception No. 1321184
Earl Sawyer Clerk and Recorder
Mary Baker Deputy
 Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 11th day of December, A.D., 1982, County Planning Commission of the County of Mesa, Colorado.
James P. ... Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 17th day of December, A.D., 1982, Board of County Commissioners of the County of Mesa, Colorado.
Joseph White Chairman

SURVEYOR'S CERTIFICATE
 I, Gordon Bruchner, do hereby certify that the accompanying plat of Paradise Hills, Filing No. 4A, a Subdivision of a part of Mesa County has been prepared under my direction, and accurately represents a field survey of same.
Gordon W. Bruchner
 Gordon W. Bruchner, Registered Land Surveyor
 Colo. Reg. No. 8873

LOT RETURN DATA (MEASURED ON R.O.W.)

RETURN	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	4 19' 12"	821.60'	61.93	S55 30' 21" W	30.99	61.95
B	30 00' 00"	20.00'	28.28	S12 39' 57" W	20.00	31.42
C	40 53' 44"	50.90'	34.94	S11 53' 11" E	18.64	35.69
D	63 13' 31"	50.00'	52.42	S40 10' 26" W	30.77	55.17
E	61 27' 40"	50.00'	51.10	N77 28' 59" W	29.72	53.64
F	14 25' 06"	50.00'	12.55	S39 32' 37" E	6.33	12.58
G	36 01' 00"	20.00'	28.28	S77 20' 03" E	20.00	31.42
H	23 27' 14"	225.00'	91.46	N69 23' 33" E	46.70	92.10
I	10 46' 31"	225.00'	42.25	S06 30' 26" W	21.22	42.32
J	71 03' 20"	70.00'	58.11	N52 34' 38" W	35.70	62.01
K	18 58 40"	70.00'	16.46	N07 34' 38" W	8.34	16.53
L	13 38' 49"	225.00'	53.47	N08 43' 06" E	26.92	53.59
M	21 33' 33"	225.00'	84.16	N26 19' 16" E	42.84	84.66
N	22 51' 40"	225.00'	89.18	N48 31' 53" E	45.49	89.78
O	8 42' 21"	225.00'	34.16	N64 18' 54" E	17.13	34.19
P	3 41' 51"	625.00'	40.33	N70 31' 00" E	20.17	40.34
Q	8 50' 57"	625.00'	96.43	N76 47' 24" E	48.36	96.53
R	9 00' 12"	625.00'	98.11	N85 42' 59" E	49.21	98.21
S	5 00' 00"	771.60'	67.32	N55 09' 57" E	33.69	67.34
T	17 06' 53"	175.00'	52.08	N66 13' 23" E	26.33	52.27
U	17 06' 53"	175.00'	52.08	N83 20' 16" E	26.33	52.27
V	90 00' 00"	20.00'	28.28	S43 06' 18" E	20.00	31.42
W	25 39' 26"	175.00'	77.71	S14 43' 25" W	39.85	73.37
X	41 06' 57"	175.00'	122.90	S48 06' 36" W	65.63	125.58
Y	0 35' 59"	575.00'	6.02	S68 58' 04" W	3.01	6.02
Z	11 05' 57"	575.00'	111.21	S74 49' 02" W	53.87	111.39
AA	9 51' 04"	575.00'	93.74	S85 17' 33" W	49.55	98.86

STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	37° 33' 08"	132.32'	85.18	N71° 26' 31" E	44.98	86.72
B	5° 00' 00"	796.60'	69.49	N55° 09' 57" E	34.78	69.52
C	Half circle with 50' Radius to Right-of-Way					
D	3° 13' 45"	200.00'	117.71	N74° 46' 49" E	61.58	119.48
E	90° 00' 00"	15.00'	63.64	S43° 06' 18" E	45.00	70.67
F	66° 46' 23"	200.00'	220.11	S35° 16' 53" W	131.81	233.04
G	21° 33' 00"	600.00'	224.34	S79° 26' 35" W	114.18	225.67

