

NORTH GLENN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, NORTH GLENN ESTATES - A COLORADO JOINT VENTURE AND DAVID G. DAVIS, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND BEING THE NE4NE4NW4 (a.k.a. NE4 OF LOT 3.) IN SECTION 5, T1S, R1E OF THE UTE MERIDIAN, SAID PARCEL BEING ADDITIONALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N4 CORNER OF SAID SECTION 5; THENCE S 00°00'00"W 682.29'; THENCE N89°53'07"W 659.68'; THENCE N 00°00'30"W 661.58'; THENCE S 89°56'50"E 659.78' TO THE POINT OF BEGINNING, AND CONTAINING 10.02 ACRES, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS NORTH GLENN SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA.

THAT THE 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 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 AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, TELEPHONE LINES AND GAS LINES. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT SAID OWNERS AND DEVELOPERS DO HEREBY DEDICATE AND SET APART ALL OF THE COMMON AREA AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE NORTH GLENN HOMEOWNERS ASSOCIATION FOREVER TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID COMMON AREA.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELLING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

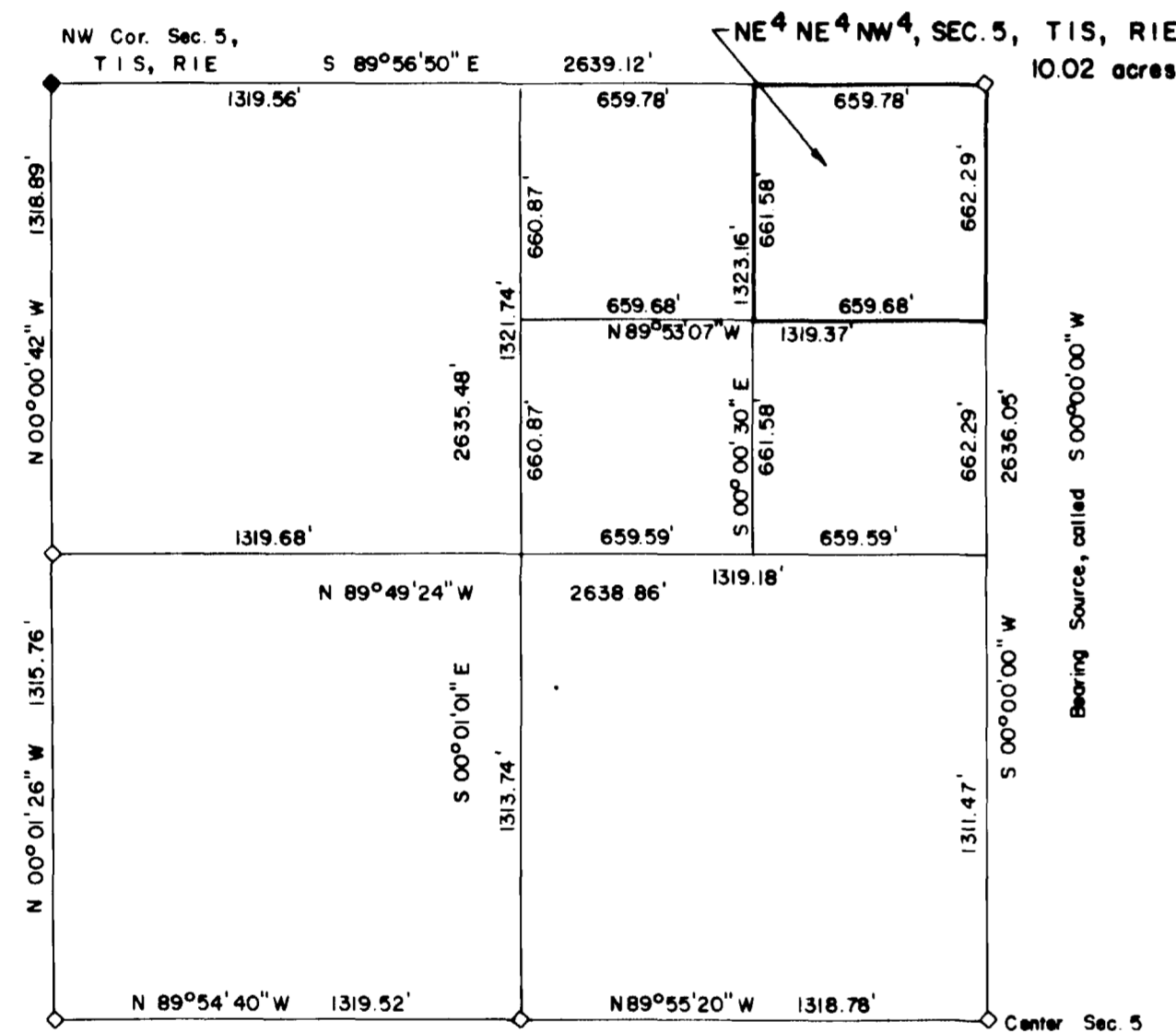
IN WITNESS WHEREOF, SAID OWNERS, NORTH GLENN ESTATES - A COLORADO JOINT VENTURE AND DAVID G. DAVIS, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 8th DAY OF April, A.D., 1982.

BY Allen S. Ivey ALLEN S. IVEY BY Ed Cisney ED CISNEY BY David G. Davis DAVID G. DAVIS

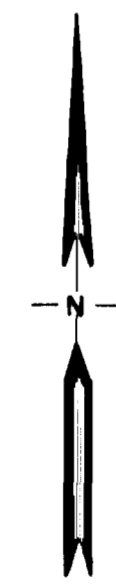
STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF April, A.D., 1982 BY ALLEN S. IVEY AND ED CISNEY AND DAVID G. DAVIS.
MY COMMISSION EXPIRES 6/22/84
WITNESS MY HAND AND OFFICIAL SEAL.

Cherry D. Huffman
NOTARY PUBLIC



● Found GLO brass cap
○ Found MCSM
NW QUARTER SEC. 5, T1S, R1E,
UTE MERIDIAN



COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 1st DAY OF April, A.D., 1982. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY Debi
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) S.S. # 1292936
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:34 O'CLOCK A.M., May 28, 1982, A.D., 1982, AND IS DULY RECORDED IN PLAT BOOK NO. 13 PAGE 38-39

CLERK AND RECORDER Earl Sawyer BY Harold M. Huskey
DEPUTY

Filed - 4-26 - 20.00

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 19th DAY OF April, A.D., 1982. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY Jack White
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF NORTH GLENN SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

BY Max E. Morris DATE 11/1/82
REGISTERED LAND SURVEYOR, L.S. 16413

ENCUMBRANCE RATIFICATIONS AND APPROVALS

MODERN SAVINGS AND LOAN, HOLDER OF THE FIRST DEED OF TRUST UPON THE HEREIN DESCRIBED REAL PROPERTY, HEREBY RATIFIES AND APPROVES THE ACCOMPANYING PLAT OF NORTH GLENN SUBDIVISION.

BY Edwin Mashburn, E.P.
EDWIN MASHBURN, EXECUTIVE VICE PRESIDENT

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

THE FOREGOING ENCUMBRANCE RATIFICATION AND APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April, A.D., 1982, BY EDWIN MASHBURN.
MY COMMISSION EXPIRES Oct. 12, 1982. WITNESS MY HAND AND OFFICIAL SEAL. Cherry D. Huffman
NOTARY PUBLIC

ROBERT E. ELLIS AND IOLA J. ELLIS, HOLDERS OF THE SECOND DEED OF TRUST UPON THE HEREIN DESCRIBED REAL PROPERTY, HEREBY RATIFY AND APPROVE THE ACCOMPANYING PLAT OF NORTH GLENN SUBDIVISION.

BY Robert E. Ellis ROBERT E. ELLIS BY Iola J. Ellis IOLA J. ELLIS

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

THE FOREGOING ENCUMBRANCE RATIFICATION AND APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF April, A.D., 1982, BY ROBERT E. ELLIS AND IOLA J. ELLIS.
MY COMMISSION EXPIRES Oct. 12, 1982. WITNESS MY HAND AND OFFICIAL SEAL. Cherry D. Huffman

AGRICULTURAL EASEMENT

THE DEVELOPERS AND THEIR SUCCESSORS AND ASSIGNS HEREBY ACKNOWLEDGE THAT CERTAIN AGRICULTURAL PRACTICES ARE PRESENTLY IN EXISTENCE ON PROPERTY IMMEDIATELY ADJACENT TO THE SUBDIVISION. THE DEVELOPERS AND THEIR SUCCESSORS AND ASSIGNS HEREBY AGREE THAT SUCH AGRICULTURAL PRACTICES MAY CONTINUE WITHOUT THEIR OBJECTION, PROVIDED, HOWEVER, THAT SHOULD SUCH PRESENTLY EXISTING AGRICULTURAL PRACTICES CEASE TO EXIST FOR ANY PERIOD OF TWENTY-FOUR (24) CONSECUTIVE MONTHS, THE PROVISIONS OF THIS EASEMENT SHALL BE NULL AND VOID AS TO THE PROPERTY ON WHICH THE AGRICULTURAL PRACTICES HAVE CEASED FOR THE REQUISITE PERIOD OF TIME.

BY Allen S. Ivey
ALLEN S. IVEY

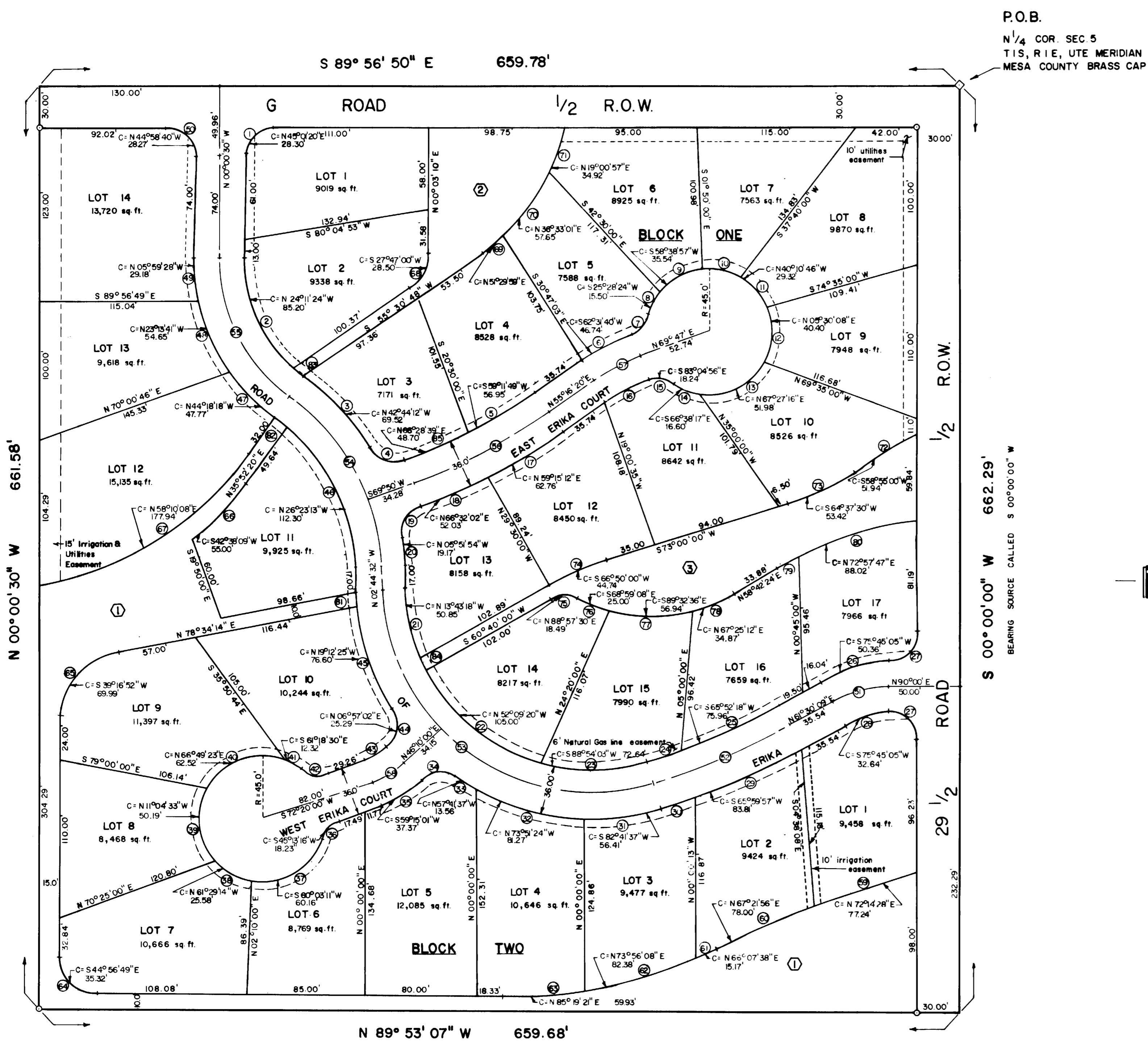
BY Ed Cisney
ED CISNEY

BY David G. Davis
DAVID G. DAVIS

APPROVED Thomas C. Caldwell Jr. DATE 22. Jan 1982
CHAIRMAN, UTILITIES COORDINATING COMMITTEE

NORTH GLENN SUBDIVISION		
FINAL PLAT		
FOR AL IVEY & ED CISNEY	COBURN ENGINEERS	SURVEYED BY: O.E.D.
SCALE HORIZONTAL 1" = 500' VERTICAL		DRAWN BY: L.S.
DATE 1-11-81	SURVEYORS ENGINEERS	APPROVED BY: R.S.C.
		SHEET NO: 1 of 2
	GRAND JUNCTION, COLORADO	FILE NO: 80-12-04

16413



NORTH GLENN SUBDIVISION

CURVE DATA (cont'd.)						
Number	Delta	Radius	Arc	Chord	Chord Bearing	Tangent
12	53°20'35"	45.00'	41.90'	40.40'	N 05°30'08"E	22.60'
13	70°33'42"	45.00'	55.42'	51.98'	N 67°27'16"E	31.84'
14	21°15'08"	45.00'	16.69'	16.60'	S 66°38'17"E	8.44'
15	54°16'07"	20.00'	18.94'	18.24'	S 83°04'56"E	10.25'
16	14°30'40"	149.03'	37.74'	37.64'	N 62°31'40"E	18.97'
17	07°57'44"	452.00'	62.81'	62.76'	N 59°15'12"E	31.46'
18	06°35'56"	452.00'	52.06'	52.03'	N 66°32'02"E	26.06'
19	78°49'15"	20.00'	27.51'	25.40'	N 30°25'22"E	16.43'
20	06°14'43"	176.00'	19.16'	19.17'	N 05°51'54"W	9.60'
21	21°57'32"	133.50'	51.16'	50.85'	N 13°43'18"W	25.90'
22	46°18'53"	133.50'	107.91'	105.00'	N 52°09'20"W	57.10'
23	31°34'21"	133.50'	73.56'	73.64'	S 88°54'03"W	37.74'
24	02°52'25"	498.50'	25.00'	25.00'	S 71°40'40"W	12.50'
25	08°44'18"	498.50'	76.03'	75.96'	S 65°52'18"W	38.09'
26	28°29'51"	102.31'	50.89'	50.36'	S 75°45'05"W	25.98'
27	90°00'00"	20.00'	31.42'	28.28'	S 45°00'00"W	20.00'
28	28°29'51"	66.31'	32.98'	32.64'	S 75°45'05"W	16.84'
29	08°59'36"	534.50'	83.90'	83.81'	S 65°59'57"W	42.04'
30	02°37'08"	534.50'	24.43'	24.43'	S 71°48'19"W	12.22'
31	19°09'29"	169.50'	56.68'	56.41'	S 82°41'37"W	28.60'
32	27°44'29"	169.50'	82.07'	81.27'	N 73°51'24"W	41.86'
33	04°35'05"	169.50'	13.56'	13.56'	N 57°41'37"W	6.78'
34	78°25'58"	20.00'	27.38'	25.29'	S 85°22'58"W	16.32'
35	26°09'58"	82.54'	37.70'	37.37'	S 59°15'01"W	19.18'
36	54°13'27"	20.00'	18.93'	18.23'	S 45°13'16"W	10.24'
37	83°53'17"	45.00'	65.88'	60.16'	S 60°03'11"W	40.44'
38	33°01'51"	45.00'	25.94'	25.58'	N 61°29'14"W	13.34'
39	67°47'34"	45.00'	53.24'	50.19'	N 11°04'33"W	30.24'
40	88°00'18"	45.00'	69.12'	62.52'	N 66°49'23"E	43.46'
41	15°43'55"	45.00'	12.36'	12.36'	S 61°18'30"E	6.22'
42	54°13'27"	20.00'	18.93'	18.23'	S 80°33'16"E	10.24'
43	26°09'56"	46.54'	21.25'	21.07'	N 59°15'02"E	10.82'
44	78°25'56"	20.00'	27.38'	25.29'	N 06°57'02"E	16.32'
45	26°07'02"	169.50'	77.26'	76.60'	N 19°12'25"W	39.32'
46	47°17'22"	140.00'	115.55'	112.30'	N 26°23'13"W	61.30'
47	19°38'43"	140.00'	48.00'	47.77'	N 44°18'18"W	24.24'
48	22°30'32"	140.00'	55.00'	54.65'	N 23°13'41"W	27.86'
49	11°57'55"	140.00'	29.24'	29.18'	N 05°59'28"W	14.67'
50	89°56'24"	20.00'	31.40'	28.27'	N 44°58'40"W	19.98'
51	28°29'51"	84.31'	41.93'	41.50'	S 75°45'05"W	21.41'
52	11°36'44"	516.50'	104.68'	104.50'	S 67°18'31"W	52.52'
53	104°08'35"	151.50'	275.37'	239.00'	N 54°48'50"W	194.41'
54	51°23'08"	158.00'	141.70'	137.00'	N 28°26'06"W	76.02'
55	54°07'10"	122.00'	115.24'	111.00'	N 27°04'05"W	62.32'
56	14°33'40"	434.00'	110.30'	110.00'	N 62°33'10"E	55.45'
57	14°30'40"	167.03'	42.30'	42.19'	N 62°31'40"E	21.27'
58	26°10'00"	64.54'	29.48'	29.22'	S 59°15'00"W	15.00'
59	04°51'05"	912.57'	77.27'	77.24'	N 72°14'28"E	38.66'
60	04°53'55"	912.57'	78.02'	78.00'	N 67°21'56"E	39.04'
61	02°25'25"	358.67'	15.17'	15.17'	N 66°07'38"E	7.59'
62	13°11'23"	358.67'	82.57'	82.38'	N 73°56'08"E	41.47'
63	09°35'05"	358.67'	60.00'	59.93'	N 85°19'21"E	30.07'
64	89°52'37"	25.00'	39.22'	35.32'	S 44°56'49"E	24.95'
65	78°34'45"	55.26'	75.79'	69.99'	S 39°16'52"W	45.21'
66	13°31'38"	233.50'	55.13'	55.00'	S 42°38'09"W	27.69'
67	44°35'35"	234.50'	182.51'	177.94'	N 58°10'08"E	96.16'
68	55°27'38"	30.62'	29.64'	28.50'	S 27°47'00"W	16.10'
69	08°01'39"	151.94'	21.29'	21.27'	N 51°29'59"E	10.66'
70	21°52'16"	151.94'	58.00'	57.65'	N 36°33'01"E	29.36'
71	13°11'53"	151.94'	35.00'	34.92'	N 19°00'57"E	17.58'
72	05°20'00"	558.23'	51.96'	51.94'	S 58°55'00"W	26.00'
73	16°45'00"	183.40'	53.62'	53.42'	S 64°37'30"W	27.00'
74	12°20'00"	208.25'	44.83'	44.74'	S 66°50'00"W	22.50'
75	56°35'00"	19.51'	19.27'	18.49'	N 88°57'30"E	10.50'
76	12°28'13"	115.07'	25.05'	25.00'	S 68°59'08"E	12.57'
77	28°38'47"	115.07'	57.53'	56.94'	S 89°32'36"E	29.38'
78	17°25'37"	115.07'	35.00'	34.87'	N 67°25'12"E	17.64'
79	04°06'50"	249.93'	17.94'	17.94'	N 60°45'52"E	8.98'
80	20°17'08"	249.93'	88.49'	88.02'	N 72°57'47"E	44.71'

CURVE DATA						
Number	Delta	Radius	Arc	Chord	Chord Bearing	Tangent
1	90°03'41"	20.00'	31.44'	28.30'	N 45°01'20"E	20.02'
2	48°21'48"	104.00'	87.79'	85.20'	N 24°11'24"W	46.70'
3	22°46'55"	176.00'	69.98'	69.52'	N 42°44'12"W	35.46'
4	78°49'15"	20.00'	27.51'	25.40'	N 70°45'22"W	16.43'
5	07°50'57"	416.00'	56.99'	56.95'	S 59°11'49"W	28.54'
6	14°30'40"	185.03'	46.88'	46.74'	S 62°31'40"W	23.56'
7	54°13'27"	20.00'	18.93'	18.23'	S 42°40'15"W	10.24'
8	19°49'42"	45.00'	15.57'	15.50'	S 25°28'24"W	7.86'
9	46°31'22"	45.00'	36.54'	35.54'	S 58°38'57"W	19.34'
10	38°54'00"	45.00'	30.55'	29.97'	N 78°38'22"W	15.89'
11	38°01'12"	45.00'	29.86'	29.32'	N 40°10'46"W	15.50'

CURVE DATA (cont'd)						
Number	Delta	Radius	Arc	Chord	Chord Bearing	Tangent
81	03°24'22"	169.50'	10.08'	10.08'	N 04°26'43"W	5.04'
82	04°05'46"	140.00'	10.01'	10.01'	N 52°04'47"W	5.01'
83	05°45'22"	104.00'	10.45'	10.44'	S 51°15'01"E	5.23'
84	04°17'49"	133.50'	10.01'	10.01'	S 26°50'59"E	5.01'
85	06°42'43"	416.00'	48.73'	48.70'	N 66°28'39"E	24.39'

AREA SUMMARY			
Open Space	1	.73 ac.	
	2	.20	
	3	.28	
Roads		1.21	12%
Lots		6.66	66%
Total		10.02 ac.	100%

- LEGEND**
- ① Curve number
 - ◇ Quarter corner - brass cap
 - ② Open, common area

NORTH GLENN SUBDIVISION

FINAL PLAT

FOR AL IVEY & ED CISNEY	DRAWN BY: COBURN ENGINEERS	SURVEYED BY: Q.E.D.
SCALE HORIZONTAL 1" = 50'		DRAWN BY: L.S.
DATE 8-26-81	GRAND JUNCTION, COLORADO	APPROVED BY: R.S.C.
		SHEET NO. 2 of 2
		FILE NO. 80-12-04