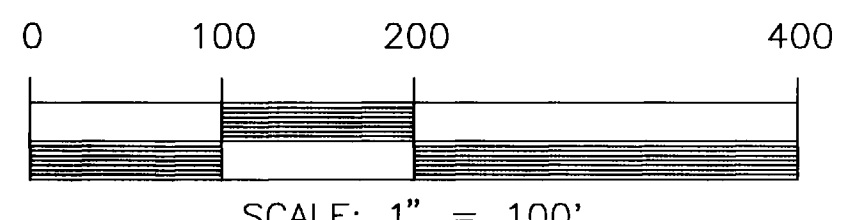
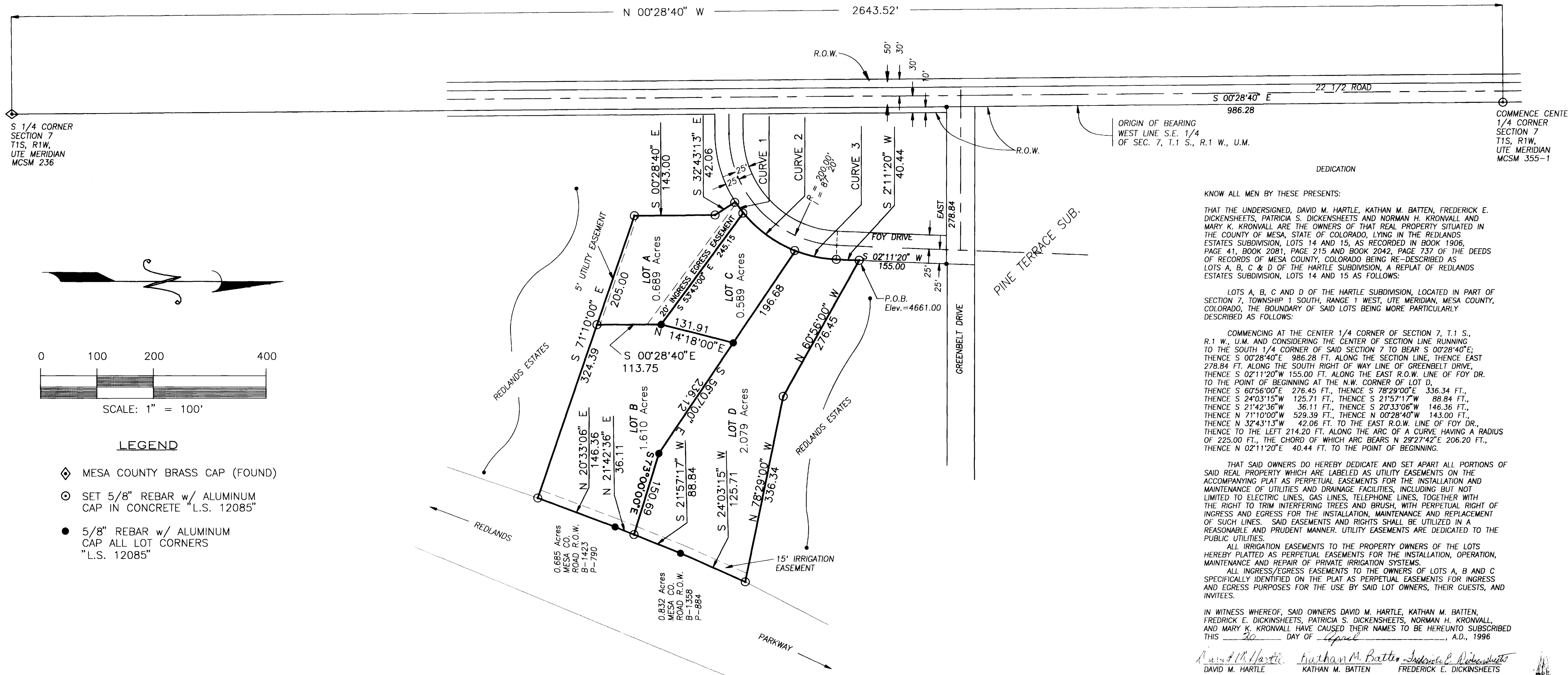


# HARTLE SUBDIVISION

Replat of Redlands Estates Subdivision, Lots 14 & 15



### LEGEND

- ◆ MESA COUNTY BRASS CAP (FOUND)
- ⊙ SET 5/8" REBAR w/ ALUMINUM CAP IN CONCRETE "L.S. 12085"
- 5/8" REBAR w/ ALUMINUM CAP ALL LOT CORNERS "L.S. 12085"

### TOTAL CURVE

Δ = 54°32'42"LT.  
 D<sub>c</sub> = 25°27'53"  
 L<sub>c</sub> = 214.20 FT.  
 R = 225.00 FT.  
 L.C. = 206.20' N 29°27'42"E  
 T = 190.90 FT.

### CURVE 1

Δ = 06°07'56"LT.  
 D<sub>c</sub> = 25°27'53"  
 L<sub>c</sub> = 24.08 FT.  
 R = 225.00 FT.  
 L.C. = 24.07' N 53°40'14"E

### CURVE 2

Δ = 29°22'00"LT.  
 D<sub>c</sub> = 25°27'53"  
 L<sub>c</sub> = 115.32 FT.  
 R = 225.00 FT.  
 L.C. = 114.06' N 35°55'18"E

### CURVE 3

Δ = 19°02'42"LT.  
 D<sub>c</sub> = 25°27'53"  
 L<sub>c</sub> = 74.79 FT.  
 R = 225.00 FT.  
 L.C. = 74.45' N 11°42'40"E

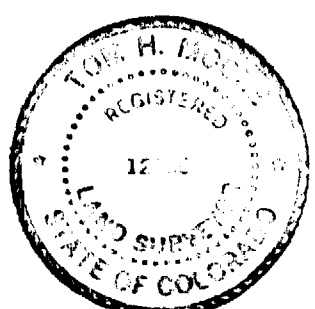
**AREA SUMMARY**

LOT A = 0.689 ACRES	% = 14
LOT B = 1.610 ACRES	% = 32
LOT C = 0.589 ACRES	% = 12
LOT D = 2.079 ACRES	% = 42
<b>TOTAL = 4.967 ACRES</b>	<b>% = 100</b>

### SURVEYORS CERTIFICATE

I, Tom H. Moore, do hereby certify that I have prepared this plat from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my direct supervision.

*Tom H. Moore* DATE: APRIL 23, 1996  
 Registered Land Survey No. 12085



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, DAVID M. HARTLE, KATHAN M. BATTEN, FREDERICK E. DICKENSHEETS, PATRICIA S. DICKENSHEETS AND NORMAN H. KRONVALL AND MARY K. KRONVALL ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, LYING IN THE REDLANDS ESTATES SUBDIVISION, LOTS 14 AND 15, AS RECORDED IN BOOK 1906, PAGE 41, BOOK 2081, PAGE 215 AND BOOK 2042, PAGE 737 OF THE DEEDS OF RECORDS OF MESA COUNTY, COLORADO BEING RE-DESCRIBED AS LOTS A, B, C & D OF THE HARTLE SUBDIVISION, A REPLAT OF REDLANDS ESTATES SUBDIVISION, LOTS 14 AND 15 AS FOLLOWS:

LOTS A, B, C AND D OF THE HARTLE SUBDIVISION, LOCATED IN PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO, THE BOUNDARY OF SAID LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 7, T.1 S., R.1 W., U.M. AND CONSIDERING THE CENTER OF SECTION LINE RUNNING TO THE SOUTH 1/4 CORNER OF SAID SECTION 7 TO BEAR S 00°28'40"E; THENCE S 00°28'40"E 986.28 FT. ALONG THE SECTION LINE, THENCE EAST 278.84 FT. ALONG THE SOUTH RIGHT OF WAY LINE OF GREENBELT DRIVE, THENCE S 02°11'20"W 155.00 FT. ALONG THE EAST R.O.W. LINE OF FOY DR. TO THE POINT OF BEGINNING AT THE N.W. CORNER OF LOT D, THENCE S 60°56'00"E 276.45 FT., THENCE S 78°29'00"E 336.34 FT., THENCE S 24°03'15"W 125.71 FT., THENCE S 21°57'17"W 88.84 FT., THENCE S 21°42'36"W 36.11 FT., THENCE S 20°33'06"W 146.36 FT., THENCE N 71°10'00"W 529.39 FT., THENCE N 00°28'40"W 143.00 FT., THENCE N 32°43'13"W 42.06 FT. TO THE EAST R.O.W. LINE OF FOY DR., THENCE TO THE LEFT 214.20 FT. ALONG THE ARC OF A CURVE HAVING A RADIUS OF 225.00 FT., THE CHORD OF WHICH ARC BEARS N 29°27'42"E 206.20 FT., THENCE N 02°11'20"E 40.44 FT. TO THE POINT OF BEGINNING.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL 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, GAS LINES, TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE 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.

ALL IRRIGATION EASEMENTS TO THE PROPERTY OWNERS OF THE LOTS HEREBY PLATTED AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. ALL INGRESS/EGRESS EASEMENTS TO THE OWNERS OF LOTS A, B AND C SPECIFICALLY IDENTIFIED ON THE PLAT AS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE USE BY SAID LOT OWNERS, THEIR GUESTS, AND INVITEES.

IN WITNESS WHEREOF, SAID OWNERS DAVID M. HARTLE, KATHAN M. BATTEN, FREDERICK E. DICKENSHEETS, PATRICIA S. DICKENSHEETS, NORMAN H. KRONVALL, AND MARY K. KRONVALL HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 20 DAY OF April, A.D., 1996

*David M. Hartle* DAVID M. HARTLE  
*Kathan M. Batten* KATHAN M. BATTEN  
*Frederick E. Dickensheets* FREDERICK E. DICKENSHEETS

*Patricia S. Dickensheets* PATRICIA S. DICKENSHEETS  
*Norman H. Kronvall* NORMAN H. KRONVALL  
*Mary K. Kronvall* MARY K. KRONVALL

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 20th day of May, A.D. 1996,  
 Board of County Commissioners of the County of Mesa, Colorado.

*Kathryn H. Hall*  
 Kathryn H. Hall  
 Chairman

### LIENHOLDERS STATEMENT

INTERMOUNTAIN MORTGAGE CORP., as lienholder of record on the property described hereon as lot "A" of the Hartle Subdivision, hereby ratifies and confirms the dedication setforth hereon and approves the recording of this plat.

INTERMOUNTAIN MORTGAGE CORP., 5390 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918  
 BY: *Alexander* DATE: 4-4-96

MESA COUNTY TEACHERS FEDERAL CREDIT UNION, as lienholder of record on the property described hereon as lots "B & C" of the Hartle Subdivision, hereby ratifies and confirms the dedication setforth hereon and approves the recording of this plat.

Mesa County Teachers Federal Credit Union  
 2302 N. Ave., Grand Junction, CO, 81502  
 BY: *Walter J. Allen* DATE: 02/15/96

COLORADO STATE EMPLOYEES CREDIT UNION, as lienholder of record on the property described hereon as lot "D" of the Hartle Subdivision, hereby ratifies and confirms the dedication setforth hereon and approves the recording of this plat.

Colorado State Employees Credit Union  
 202 Main Street, City of Grand Junction, CO 81501  
 BY: *Christy-Jud* DATE: 2/15/96

STATE OF COLORADO | SS  
 COUNTY OF MESA |  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF April, A.D., 1996.

MY COMMISSION EXPIRES 4-1-97  
 WITNESS MY HAND AND SEAL  
*Stephen M. Simpson*  
 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 4:13 O'CLOCK P.M. May 14, A.D., 1996

AND IS DULY RECORDED IN PLAT BOOK NO. 15, PAGE 85

RECEPTION NO. 1756742 DRAWER NO. CC 6 Fee 10.00 + 1.00

COUNTY PLANNING COMMISSION CERTIFICATE  
 APPROVED THIS 28th DAY OF April, A.D., 1996.  
 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO,  
*Thomas R. Burt*  
 CHAIRMAN

**HARTLE SUBDIVISION**

REPLAT OF LOTS 14 & 15  
 of the Redlands Estates Subdivision  
 located in section 7, Township 1 South,  
 Range 1 West, Ute Meridian.

MESA COUNTY, COLORADO

JANUARY 1996 SHEET 1 OF 1