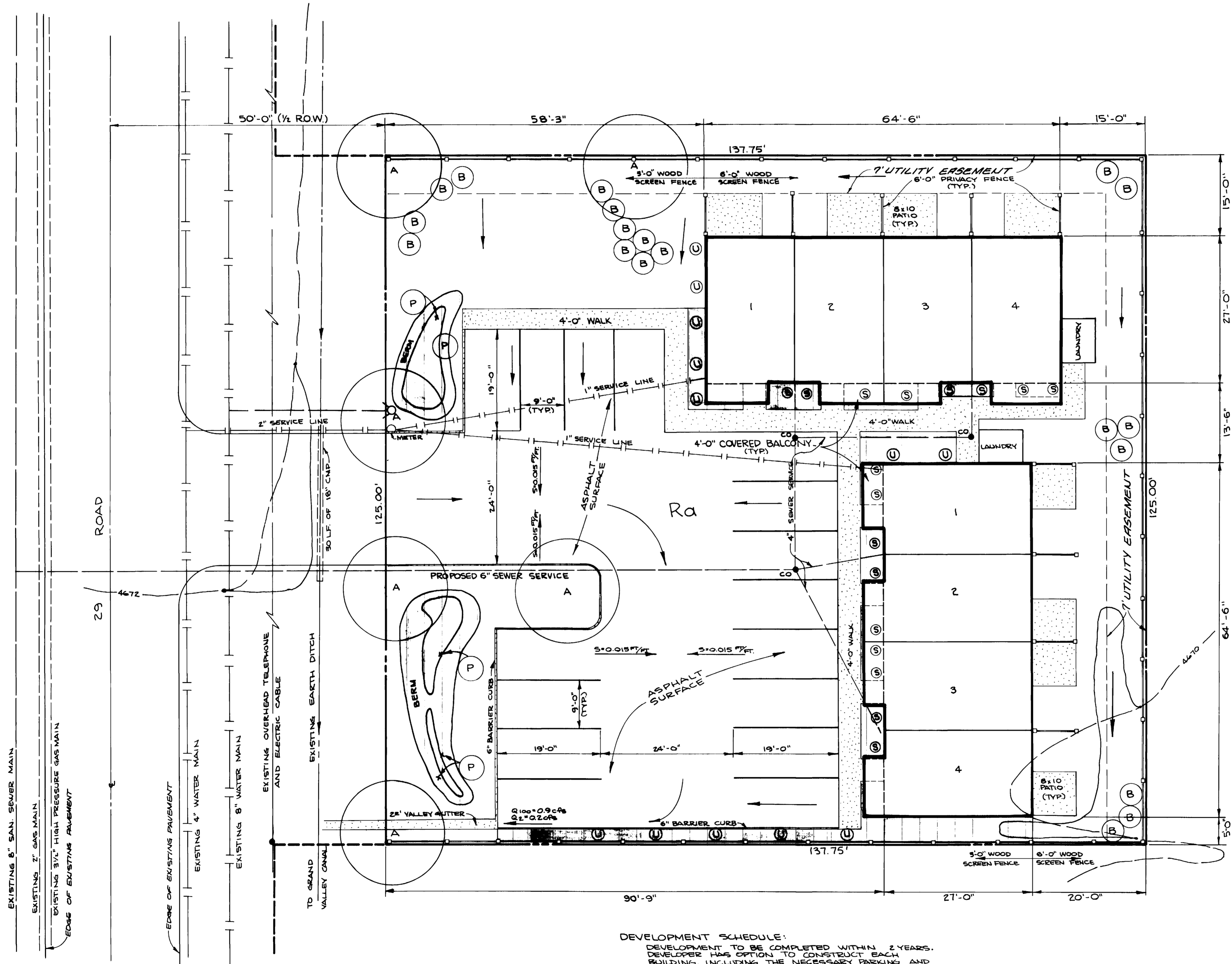


# FINAL DEVELOPMENT PLAN FOR 29 ROAD APARTMENTS

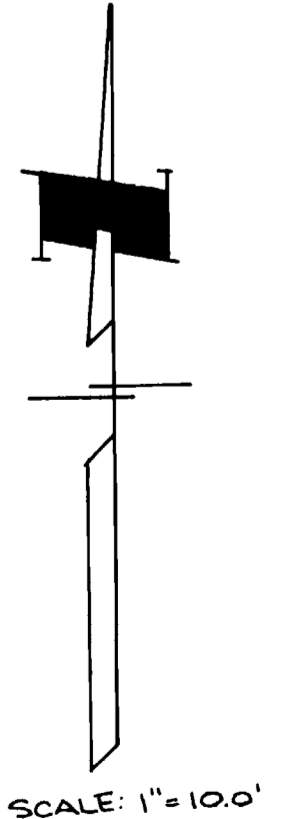


- GENERAL NOTES**
- TOTAL ACRES = 0.54
  - TOTAL UNITS = 8
  - DENSITY = 14.8 UNIT/ACRES
  - TOTAL AREA IN ROAD R.O.W. = 0.14 AC / 26.53%
  - TOTAL AREA IN OPEN SPACE = 0.2 AC / 37.00%

- LANDSCAPE NOTES**
- A INDICATES SHADE TREE
  - P INDICATES PINE TREE
  - B INDICATES FLOWERING SHRUB
  - U INDICATES UPRIGHT JUNIPER
  - S INDICATES SPREADING JUNIPER
  - INDICATES AREA TO BE BARK OR DECORATIVE STONE
- ALL OPEN GROUND AREAS TO BE SOD OR HYDROMULCH

- DRAINAGE NOTES**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - INDICATES DIRECTION OF SURFACE DRAINAGE FLOW
- Q<sub>100</sub> INCREASE DUE TO DEVELOPMENT = 0.6 cfs  
Q<sub>2</sub> INCREASE DUE TO DEVELOPMENT = 0.2 cfs

**DEVELOPMENT SCHEDULE:**  
DEVELOPMENT TO BE COMPLETED WITHIN 2 YEARS.  
DEVELOPER HAS OPTION TO CONSTRUCT EACH BUILDING, INCLUDING THE NECESSARY PARKING AND LANDSCAPING FOR THAT BUILDING, SEPARATELY OR TOGETHER.

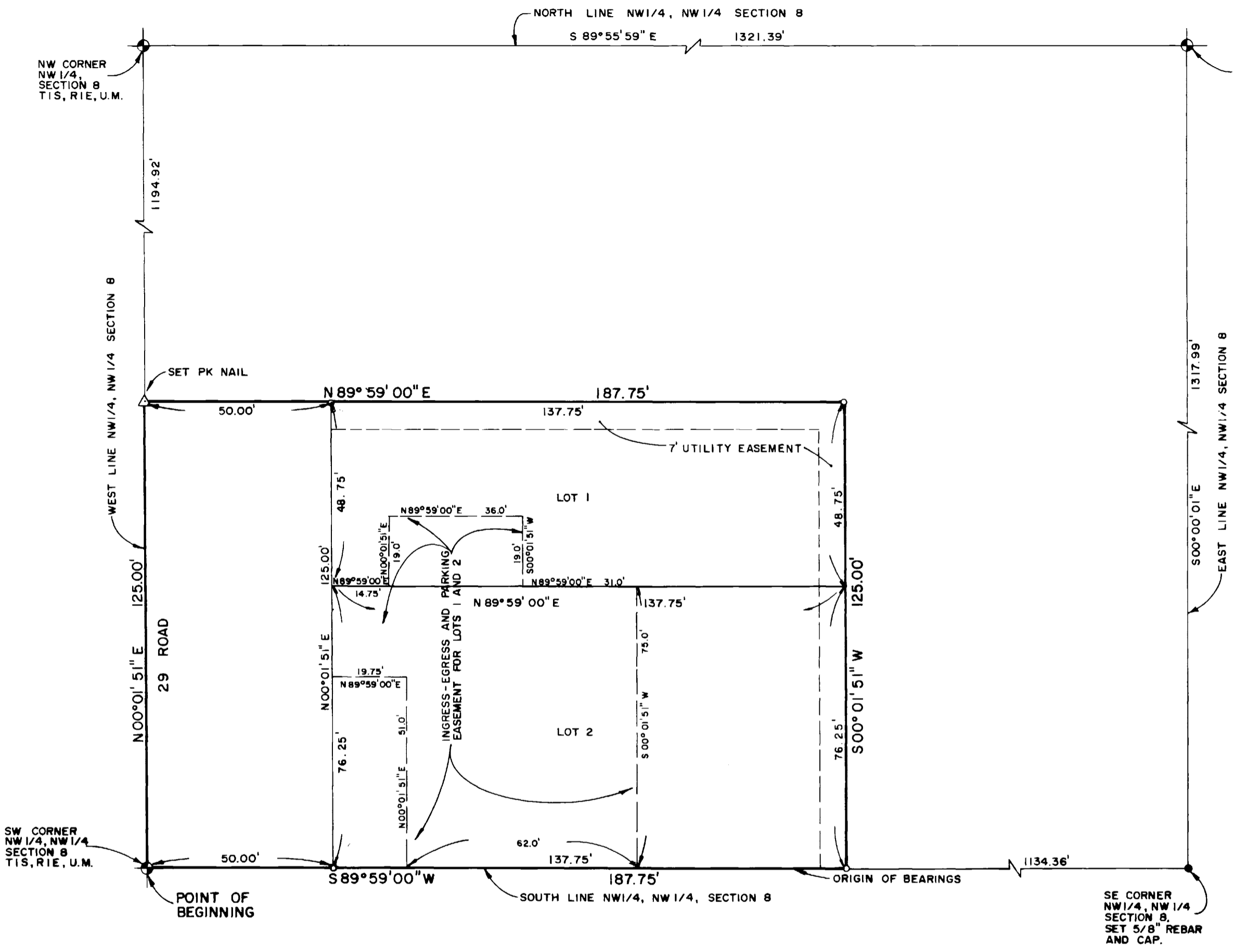


**29 ROAD APARTMENTS**

PARAGON ENGINEERING INC.

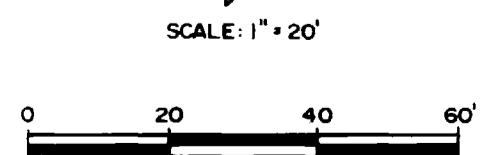
DATE: 3:25 PM Feb 4, 1980  
JOB NO: 0-97 1215046  
REV: 10.00

# 29 ROAD APARTMENTS



SW CORNER  
NW 1/4, NW 1/4  
SECTION 8  
T1S, R1E, U1M.

NE CORNER  
NW 1/4, NW 1/4  
SECTION 8



### LEGEND

- ◆ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ┆ Indicates 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap

AREA QUANTITIES	
Total Acres In Lots	0.263 Ac. or 48.79%
Total Acres In Streets	0.143 Ac. or 26.53%
Total Acres In Ingress Egress And Parking Easement	0.133 Ac. or 24.68%
<b>TOTAL ACRES</b>	<b>0.539 Ac. or 100.00%</b>
TOTAL NUMBER OF LOTS - 2	

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned David L. Wood, Marilyn R. Wood, Ivan Wood and Jane Wood are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 NW 1/4 of Section 8, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SW Corner of the NW 1/4 NW 1/4 of said Section 8; Thence N 00° 01' 51" E along the west line of the NW 1/4 NW 1/4 of said Section 8 a distance of 125.00 feet; Thence N 89° 59' 00" E 187.75 feet; Thence S 00° 01' 51" W 125.00 feet to a point on the south line of the NW 1/4 NW 1/4 of said Section 8; Thence S 89° 59' 00" W along said south line of the NW 1/4 NW 1/4 of Section 8 a distance of 187.75 feet to the point of beginning, containing 0.539 acres.

That said owners have caused the said real property to be laid out and surveyed as 29 Road Apartments, a subdivision of a part of Mesa County, 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 dedicate 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 the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14<sup>th</sup> day of August A.D., 1979.

David L. Wood  
David L. Wood

Marilyn R. Wood  
Marilyn R. Wood

Ivan Wood  
Ivan Wood

Jane Wood  
Jane Wood

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of August A.D., 1979, by David L. Wood, Marilyn R. Wood, Ivan Wood and Jane Wood.

My commission expires: Aug 9<sup>th</sup> 1981. Witness my hand and official seal.

Thomas A. Logie  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

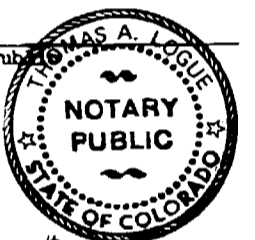
STATE OF COLORADO )  
COUNTY OF MESA ) ss #1215045

I hereby certify that this instrument was filed in my office at 3:29 o'clock P.M. this 14<sup>th</sup> day of February A.D., 1980, and is duly recorded in Plat Book No. 12, Page 131.

Earl Sawyer  
Clerk and Recorder

Hayden M. Huskey  
Deputy

Fees: \$ 10.00



### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18 day of Sept. A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

Harold G. Balliett  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

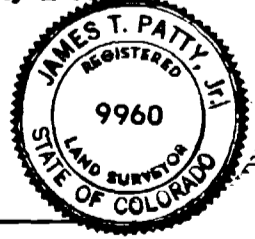
Approved this 2<sup>nd</sup> day of October A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Paul R. Cate  
Chairman

### SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of 29 Road Apartments, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



By: B.W. Gorman  
Mesa County Road Department

Date: 1-28-80

29 ROAD APARTMENTS

