

# HERITAGE-EAST SUBDIVISION

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS

That the undersigned D A D Developers, Corp , a Colorado Corporation, is the owner of that real property situated in the East 3/4 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 10, T1S, R1E, Ute P M as shown on the accompanying plat thereof, said property being more particularly described as follows:

Beginning at a point on the South Line of the SE 1/4 NW 1/4, said Section 10, which is S89°52'24"W 165 00 feet from the SE Corner of said SE 1/4 NW 1/4, thence S89°52'24"W 140 00 feet along said South Line, thence N00°13'43"W 396 00 feet, thence S89°52'24"W 186 75 feet to a point on the East Line of the W 1/2 SE 1/4 NW 1/4, said Section 10, thence along said East Line N00°13'43"W 922 82 feet to the NE Corner of said W 1/2 SE 1/4 NW 1/4, thence along the North Line of said SE 1/4 NW 1/4 N89°50'59"E 491 90 feet to the NE Corner of said SE 1/4 NW 1/4, thence along the East Line of said SE 1/4 NW 1/4 S00°13'20"E 923 02 feet to a point 396 feet North of the SE Corner, said SE 1/4 NW 1/4, thence S89°52'24"W 165 00 feet, thence S00°13'20"E 396 00 feet to the point of beginning EXCEPT within the boundaries of E 1/2 Road. Said tract contains 11.69 Acres more or less.

That said owners have caused the real property to be laid out and surveyed as shown on the accompanying plat of HERITAGE-EAST SUBDIVISION. That the said owners do hereby dedicate to the PUBLIC all the streets, roads and pedestrian walkways as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as 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, together with the 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.

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 THEREOF, said owner  
D A D Developers, Corp , a  
Colorado Corporation, to be hereunto  
subscribed this 24<sup>th</sup> day of  
April, A D , 1979

*Larry E. Dangler, Sr.*  
Larry E. Dangler, Sr. President  
*Verne R. Anderson*  
Verne R. Anderson, Secretary

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April, A D , 1979, by Larry E. Dangler, Sr and Verne R. Anderson.  
Witness my hand and official seal  
My commission expires 1-31-83

*Rosen*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 9:30 o'clock A M 14<sup>th</sup> day of May, A D , 1979, and duly recorded in Plat Book No 12, Page 0160, Reception No 1191548

*Earl Sawyer*  
Earl Sawyer  
Clerk and Recorder

Fee \$ 10.00

By  
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26 day of April, A D , 1979  
County Planning Commission of the County of Mesa, Colorado

By *Nancy J. Gallott*  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 24<sup>th</sup> day of April, A D , 1979  
Board of County Commissioner's of the County of Mesa, Colorado

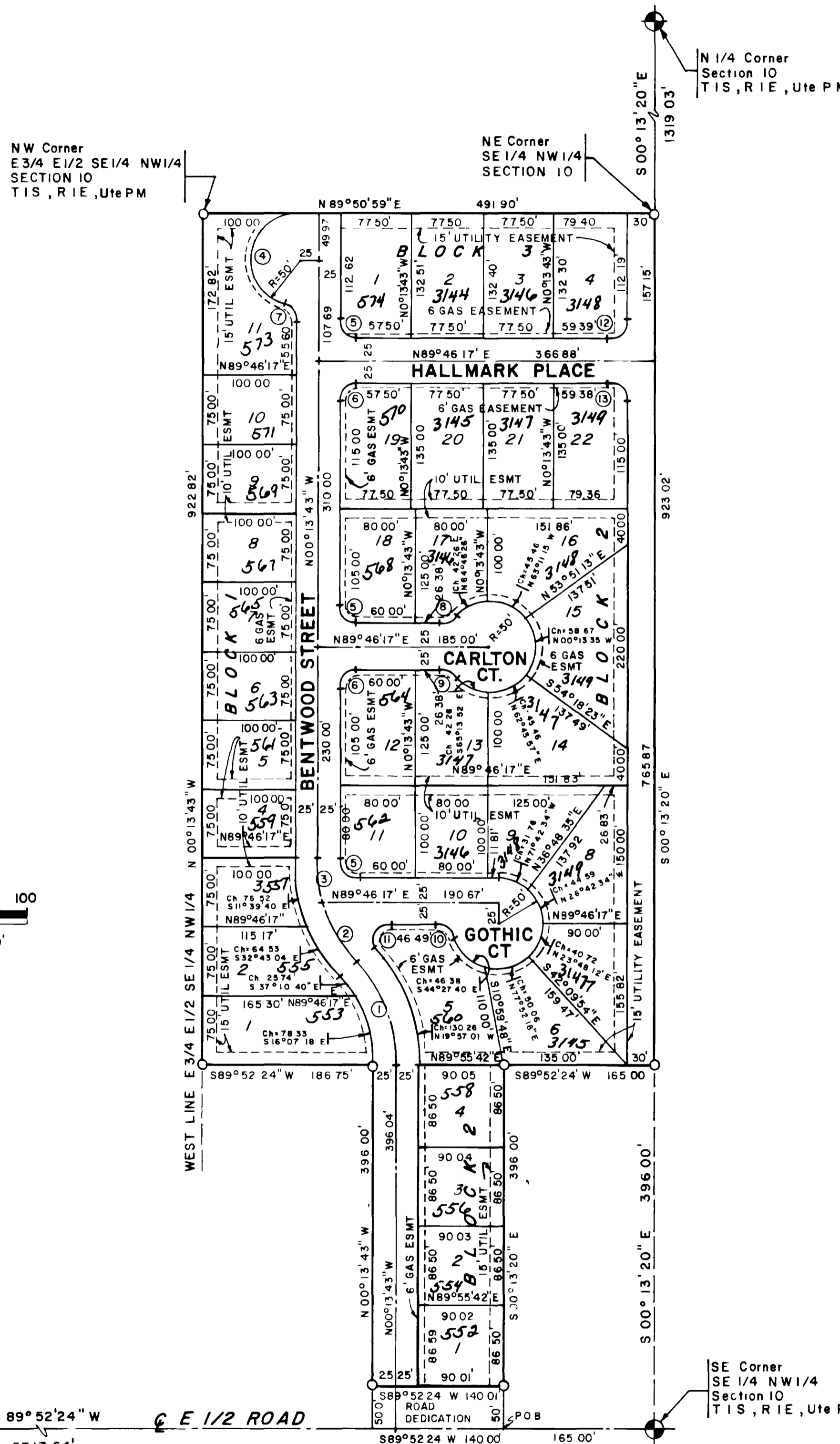
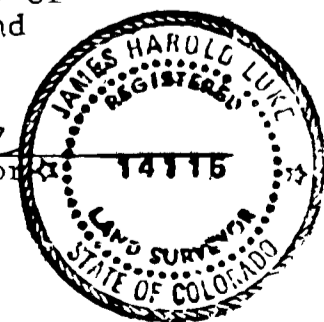
By *Maurice Albert*  
Chairman

*Bill Roman* 5-11-79  
MESA COUNTY ROAD DEPARTMENT

SURVEYOR'S CERTIFICATE

I James H. Luke, do hereby certify that the accompanying plat of HERITAGE-EAST SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*James H. Luke*  
Registered Land Surveyor  
L.S. 14115



MINIMUM SETBACKS  
25' from Front Lot Line  
5' from Side Lot line  
15' from Rear Lot Line  
10' from Any Side Street

CURVE DATA						
	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
1	42° 06' 43"	168 01'	123 49'	120 73'	N 21° 17' 04" W	64 68'
2	26° 34' 34"	168 01'	77 93'	77 23'	N 29° 03' 09" W	39 68'
3	15° 32' 09"	168 01'	45 56'	45 42'	N 07° 59' 48" W	22 92'
4	163° 23' 54"	50 00'	142 59'	98 95'	N 08° 04' 20" E	342 70'
5	90°	20 00'	31 42'	28 28'	N 45° 15' 43" W	20 00'
6	90°	20 00'	31 42'	28 28'	N 44° 46' 17" E	20 00'
7	73° 23' 54"	20 00'	25 62'	23 90'	N 36° 55' 40" W	14 91'
8	49° 59' 41"	20 00'	17 45'	16 90'	N 64° 46' 26" E	9 33'
9	49° 59' 41"	20 00'	17 45'	16 90'	S 65° 3' 52" E	9 33'
10	73° 23' 54"	20 00'	25 63'	23 91'	S 53° 31' 46" E	14 91'
11	129° 26' 37"	20 00'	45 19'	36 17'	N 25° 02' 58" E	42 35'
12	89° 59' 37"	20 00'	31 42'	28 29'	N 44° 46' 51" E	20 00'
13	90° 00' 23"	20 00'	31 42'	28 29'	N 45° 13' 09" E	20 00'

- LEGEND**
- Mesa County Brass Cap
  - Set 5/8" Rebar with Cap marked LUKE LS 14115 set in concrete for Boundary Corner
  - Property Corner to be set

## HERITAGE-EAST SUBDIVISION

447 A

300300 ARMSTRONG ENGINEERS & ASSOCIATES, INC.  
861 ROAD, GRAND JUNCTION, COLORADO 81501 (303) 245-3861

2/13/79

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