

# ETHINGTON ESTATES FILING NO. TWO

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ETHINGTON DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, is the owner of that real property the deed of which is recorded in Book 2450, Page 857 of the Mesa County Clerk and Recorder's Office, said property being a part of the S1/2 NE1/4 SW1/4 of Section 10, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the C-1/16 corner of said Section 10, whence the East line of the NE1/4 SW1/4 of said Section 10 bears N 00°00'18" E for a basis of bearings with all bearings contained herein relative thereto; thence N 89°56'43" W (along the S1/16 line of said Section 10) a distance of 303.00 feet to the True Point of Beginning; thence continuing N 89°56'43" W along said S1/16 line a distance of 520.00 feet; thence leaving said S1/16 line on a bearing of N 00°00'00" E a distance of 106.33 feet to the South R.O.W. line of Perkins Drive; thence N 12°39'36" W a distance of 44.03 feet to the North R.O.W. line of Perkins Drive; thence N 00°00'00" E a distance of 179.88 feet to the North line of the S1/2 NE1/4 SW1/4 of Section 10; thence S 89°57'38" E along said North line of said S1/2 NE1/4 SW1/4 a distance of 534.18 feet; thence S 00°00'00" E a distance of 102.11 feet; thence N 90°00'00" W a distance of 76.48 feet; thence S 00°00'00" E a distance of 44.00 feet, thence S 45°00'00" E a distance of 21.18 feet; thence S 00°00'00" E a distance of 1.50 feet; thence along the arc of a circular curve that bears to the Right and whose Radius is 13.50 feet, whose Length is 10.94 feet, whose Delta is 46°25'25", and whose Long Chord bears S 23°12'43" W a distance of 10.64 feet; thence along the arc of a circular curve that bears to the Left and whose Radius is 38.00 feet, whose Length is 110.03 feet, whose Delta is 165°54'02", and whose Long Chord bears S 36°31'36" E a distance of 75.43 feet; thence S 44°56'43" E a distance of 23.05 feet, thence S 00°00'00" W a distance of 80.00 feet to the True Point of Beginning. Said parcel containing 3.77 acres as described.

That said owner has caused the said real property to be laid out and surveyed as Ethington Estates Filing No. Two, a subdivision of a part of Mesa County, Colorado. That said owner does 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 to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines; poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNES WHEREOF, said owner, has caused their name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1998.

ETHINGTON DEVELOPMENT COMPANY, LLC  
SYLVIA A. SCHMIDT, MANAGING MEMBER

### CONSENT OF MORTGAGEE:

The undersigned holder of a deed of trust on the above described property does hereby ratify, confirm and consent to the filing of this Plat.

DOROTHY M. ETHINGTON SYLVIA A. SCHMIDT

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1998, by Dorothy M. Ethington and Sylvia A. Schmidt.

My commission expires: \_\_\_\_\_  
WITNESS my hand and seal.

Notary Public

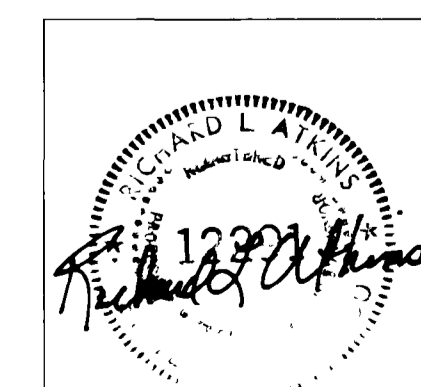
### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

I hereby certify that this instrument was filed in my office at 2:16 o'clock P.M., on the 13<sup>th</sup> day of October, 1998 A.D. and was duly recorded in Plat Book 116, Page No. 285, Reception No. 1868727.

Drawer No. FE173. Fees \$10.00

By: Monica Jedd Clerk and Recorder  
Shirley Howard Deputy

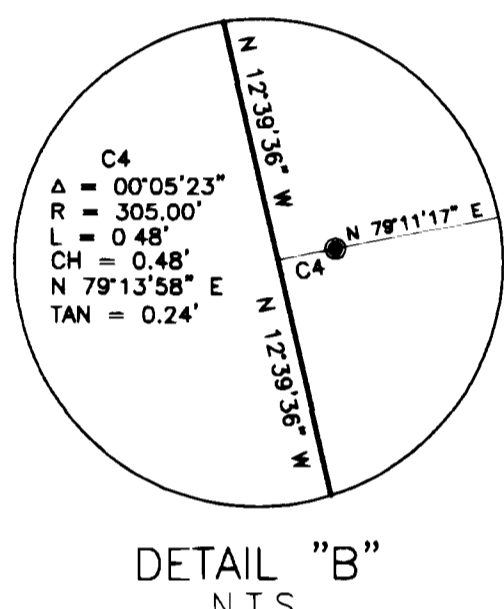
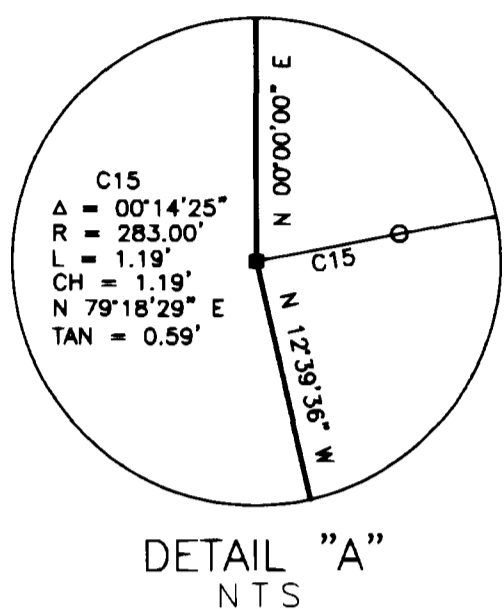
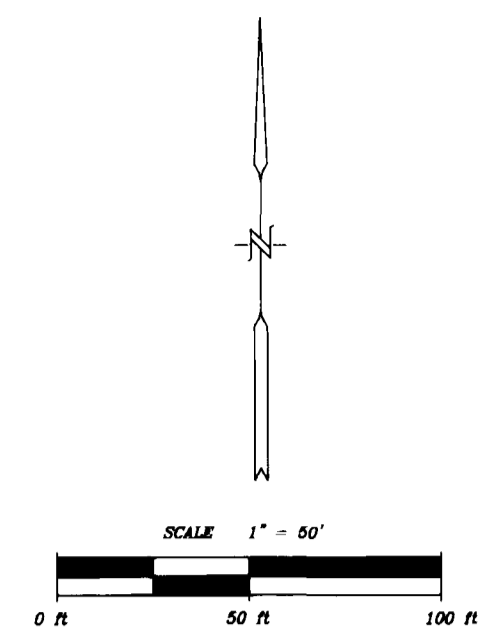


ETHINGTON ESTATES  
FILING NO. TWO  
A PORTION OF THE S 1/2, NE1/4, SW 1/4  
SECTION 10, T1S, R1E, U.M.  
MESA COUNTY, COLORADO

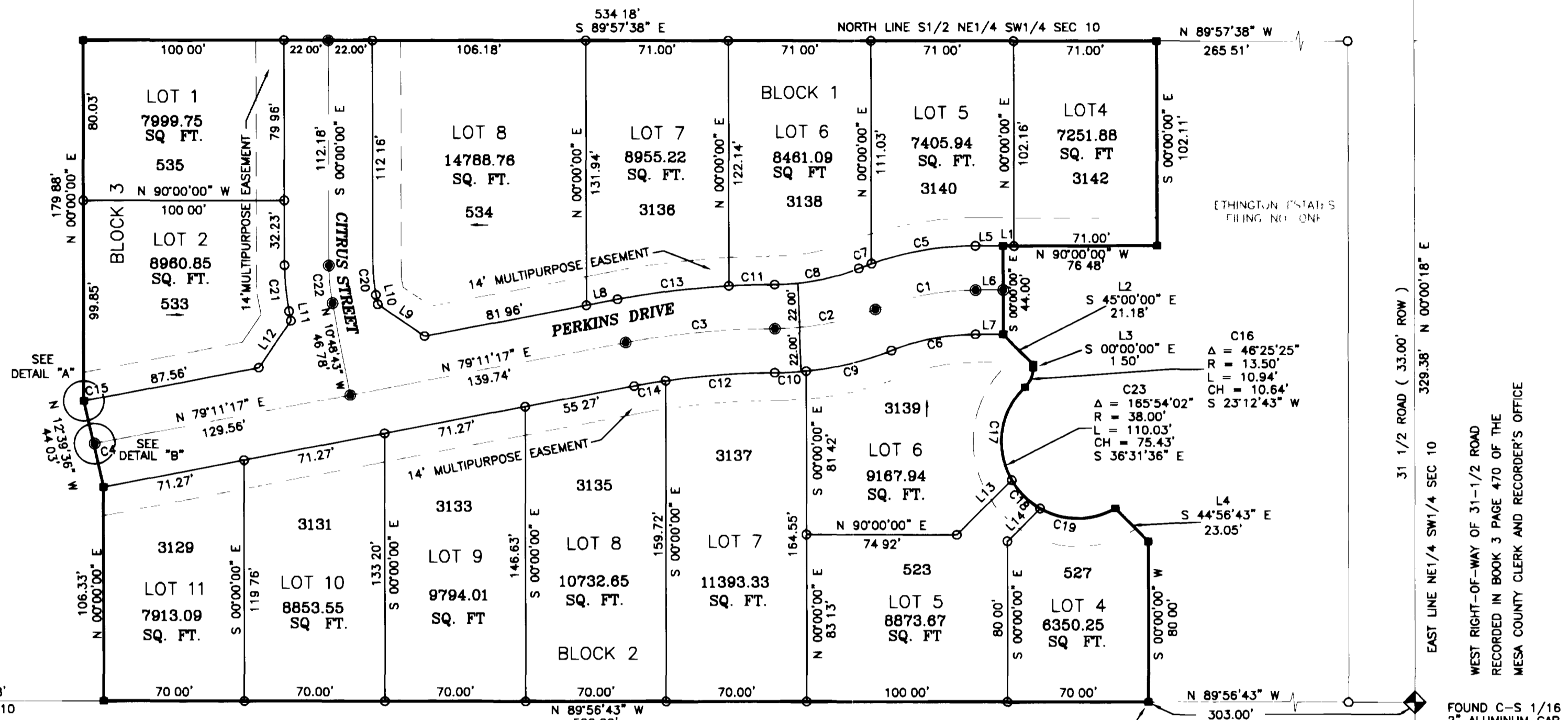
ATKINS AND ASSOCIATES, INC.  
P.O. BOX 2702, 518 28 ROAD, SUITE B-105  
GRAND JUNCTION, COLORADO 81502  
970-245-8630 FAX 970-245-2355

RICHARD L. ATKINS  
PE/LS NO. 12291

SHEET 1 OF 1 DATE 10/07/98



FUTURE FILING  
ETHINGTON ESTATES  
PHASE III



SW 1/16  
2" ALUMINUM CAP  
PLS #16835  
S10, T1S, R1E, UM  
BM = 4670 21  
CLIFTON SANITATION DISTRICT

|                 |         |        |
|-----------------|---------|--------|
| LOT ACREAGE     | 314 AC  | 83.3 % |
| ROAD DEDICATION | 0.63 AC | 16.7 % |
| TOTAL ACREAGE   | 3.77 AC | 100 %  |

APPLEWOOD WEST II  
MOBILE HOME PARK  
RECORDED BOOK 15  
PAGE 18  
REC. NO. 1740339

### CURVE TABLE

| CURVE | RADIUS  | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|-----------|---------------|-------------|---------|
| C1    | 134.66' | 51.23'     | 50.92'    | N 79°06'07" E | 21°47'46"   | 25.93'  |
| C2    | 134.66' | 51.23'     | 50.92'    | N 79°06'07" E | 21°47'46"   | 25.93'  |
| C3    | 395.49' | 74.63'     | 74.52'    | N 84°35'38" E | 10°48'43"   | 37.43'  |
| C4    | 305.00' | 0.48'      | 0.48'     | N 79°13'58" E | 00°05'23"   | 0.24'   |
| C5    | 156.66' | 52.82'     | 52.57'    | N 80°20'30" E | 19°19'00"   | 26.86'  |
| C6    | 112.66' | 42.86'     | 42.60'    | N 79°06'07" E | 21°47'46"   | 21.89'  |
| C7    | 156.66' | 6.78'      | 6.78'     | N 68°26'37" E | 02°28'46"   | 3.39'   |
| C8    | 112.66' | 42.86'     | 42.60'    | N 79°06'07" E | 21°47'46"   | 21.89'  |
| C9    | 156.66' | 43.92'     | 43.78'    | N 76°14'08" E | 16°03'48"   | 22.11'  |
| C10   | 156.66' | 15.66'     | 15.67'    | N 87°08'01" E | 05°43'58"   | 7.84'   |
| C11   | 417.49' | 22.83'     | 22.83'    | N 88°26'00" E | 03°08'01"   | 11.42'  |
| C12   | 373.49' | 54.54'     | 54.50'    | N 85°48'58" E | 08°22'03"   | 27.32'  |
| C13   | 417.49' | 55.95'     | 55.91'    | N 83°01'38" E | 07°40'42"   | 28.02'  |
| C14   | 373.49' | 15.93'     | 15.93'    | N 80°24'37" E | 02°28'40"   | 7.97'   |
| C15   | 283.00' | 1.19'      | 1.19'     | N 79°18'29" E | 00°14'25"   | 0.59'   |
| C16   | 13.50'  | 10.94'     | 10.64'    | N 23°12'43" E | 46°25'25"   | 5.79'   |
| C17   | 38.00'  | 50.65'     | 48.98'    | N 08°14'19" E | 76°22'13"   | 29.89'  |
| C18   | 38.00'  | 20.24'     | 20.00'    | S 45°12'15" E | 30°30'55"   | 10.37'  |
| C19   | 38.00'  | 39.14'     | 37.44'    | S 89°58'17" E | 59°01'09"   | 21.51'  |
| C20   | 78.00'  | 14.72'     | 14.70'    | S 05°24'22" E | 10°48'43"   | 7.38'   |
| C21   | 122.00' | 23.02'     | 22.99'    | S 05°24'22" E | 10°48'43"   | 11.55'  |
| C22   | 100.00' | 18.87'     | 18.84'    | S 05°24'22" E | 10°48'43"   | 9.46'   |
| C23   | 38.00'  | 110.03'    | 75.43'    | S 36°31'36" E | 165°54'02"  | 307.28' |

### LINE TABLE

| LINE | ANGLE         | DISTANCE |
|------|---------------|----------|
| L1   | N 90°00'00" E | 5.48'    |
| L2   | N 45°00'00" W | 21.18'   |
| L3   | S 00°00'00" E | 1.50'    |
| L4   | N 44°56'43" W | 23.05'   |
| L5   | N 90°00'00" W | 13.69'   |
| L6   | N 90°00'00" E | 13.69'   |
| L7   | S 90°00'00" E | 13.69'   |
| L8   | S 79°11'17" V | 15.79'   |
| L9   | S 55°48'43" E | 28.28'   |
| L10  | S 10°48'43" E | 4.78'    |
| L11  | S 10°48'43" E | 4.78'    |
| L12  | N 34°11'17" E | 28.28'   |
| L13  | S 45°03'17" W | 38.40'   |
| L14  | S 45°03'17" W | 23.02'   |

**LEGEND**

- ⊕ = MESA COUNTY BRASS CAP
- ⊙ = 2" ALUMINUM CAP
- = SET POINT - NO. 5 REBAR/CAP #12291
- ◐ = SET REBAR & ALUMINUM CAP #12291 IN CONC.
- ▲ = 15" ALUM. CAP
- ⊙ = CENTERLINE MONUMENT - NO. 5 REBAR/CAP IN CONCRETE & MONUMENT BOX
- 3142 = STREET ADDRESS

### NOTE:

LOT AND BLOCK DESIGNATIONS HAVE BEEN CONTINUED FROM ETHINGTON ESTATES FILING NO. ONE.

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 9<sup>th</sup> day of October, 1998 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado

James R. Baughman  
CHAIRPERSON

### DECLARATION OF COVENANTS:

This property is subject to the Declaration of Covenants, Conditions and Restrictions of Ethington Estates Subdivision as contained in that instrument recorded at Book 2452, Pages 282-298 of the records of the Mesa County Clerk and Recorder.

### SURVEYOR'S CERTIFICATE

I, RICHARD L. ATKINS, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado and that this survey plat is a true representation of a survey conducted for the owners and that said survey was conducted by me or under my direct supervision and checking, and is in conformance with the requirements of Section 38-51-106 C.R.S.

IN WITNES WHEREOF I have set my hand and seal this 8 day of OCTOBER, A.D., 1998.

Basis of Bearings is the East line of the NE1/4, SW1/4 of Section 10, T1S, R1E, Ute Meridian, Mesa County, Colorado which bears N00°00'18"E a distance of 1317.51 feet - Ethington Estates Filing No. One.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU DISCOVER DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTE: PROPERTY CORNERS LOCATED DURING THIS SURVEY THAT WERE WITHIN 0.25 FEET OF THE CALCULATED POINT WERE ACCEPTED AS BEING " IN POSITION "