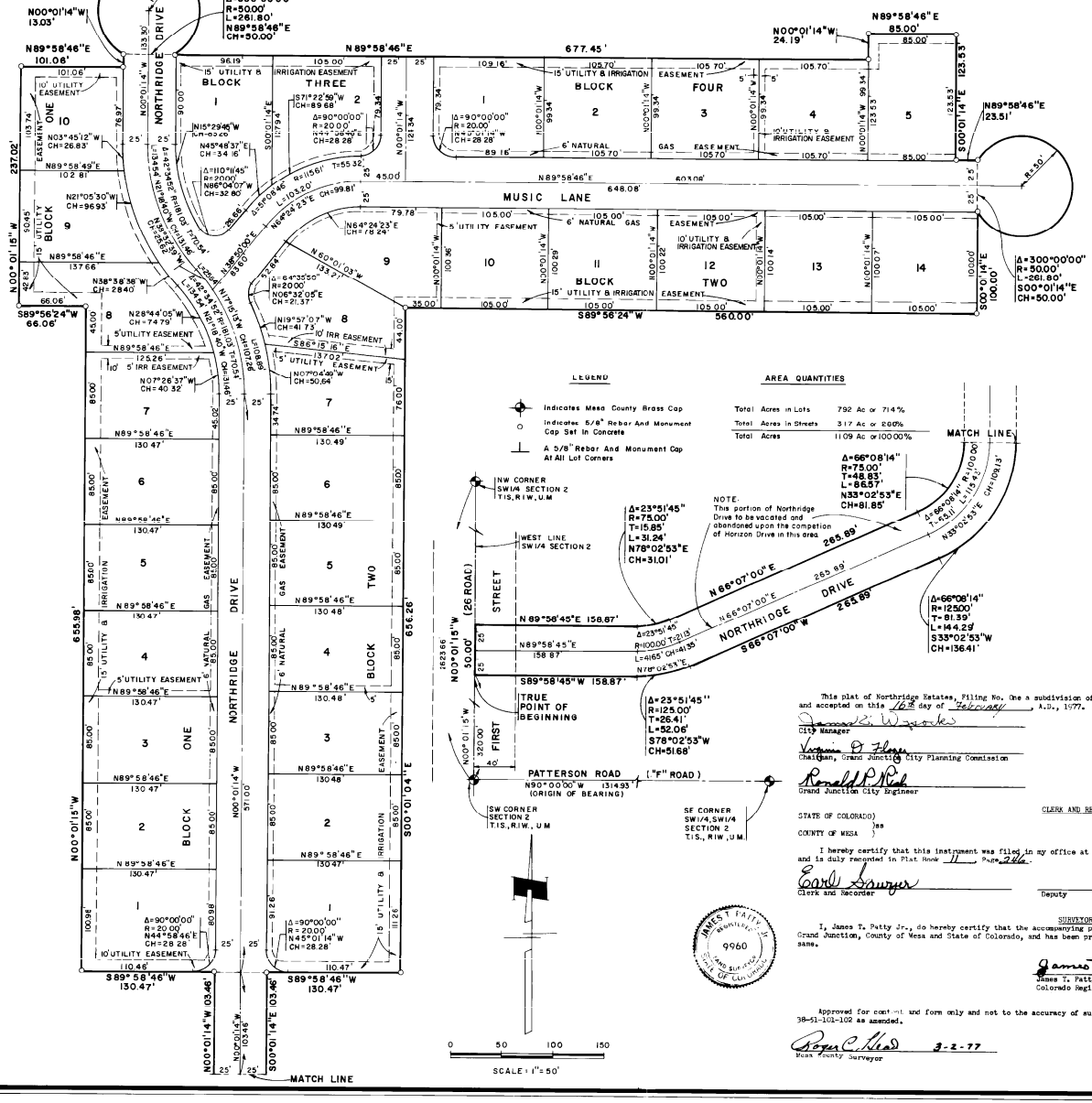
NORTHRIDGE ESTATES FILING NO. ONE



LEGEND

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

AREA QUANTITIES

Total Acres in Lots	792 Ac or 71.4%	
Total Acres in Streets	317 Ac or 28.6%	
Total Acres	1109 Ac or 100.00%	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the City of Grand Junction, State of Colorado and being in a part of the Southwest Quarter (SW 1/4) of Section 2, T.1S, R.1W of the Ute Meridian, said real property being more particularly described as follows;

Commencing at the Southwest Corner (SW Corner) of said Section 2; Thence N. 00° 01' 15" W along the West line of the Southwest quarter (SW 1/4) of said Section 2, a distance of 320.00 feet to the True Point of Beginning; Thence continuing N. 00°01' 15" W along said West line of the Southwest Quarter (SW 1/4) of Section 2 a distance of 50.00 feet; Thence N. 89°58' 45" E 158.87 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears N. 78°02' 53" E 31.01 feet; Thence N. 66°07' 00" E 265.89 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears N. 33°02' 53" E 81.85 feet; Thence N. 00°01' 14" W 103.46 feet; Thence S. 89°58' 46" W 130.47 feet; Thence N. 00°01' 15" W 655.98 feet; Thence S. 89°56' 24" W 66.06 feet; Thence N. 00°01' 15" W 237.02 feet; Thence N. 89°58' 46" E 101.06 feet; Thence N. 00°01' 14" W 13.03 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 89°58' 46" E 50.00 feet ; Thence continuing N. 89°58' 46" E 677.45 feet; Thence N. 00°01' 14" W 24.19 feet; Thence N. 89°58' 46" E 85.00 feet; Thence S. 00°01' 14" E 123.53 feet; Thence N. 89°58' 46" E 23.51 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S. 00°01' 14" E 50.00 feet; Thence Continuing S. 00°01' 14" E 100.00 feet; Thence S. 89°56' 24" W 560.00 feet; Thence S. 00°01' 04" E 656.26 feet; Thence S. 89°58' 46" W 130.47 feet; Thence S. 00°01' 14" E 103.46 feet; Thence along the arc of a curve to the right whose radius is 125.00 feet and whose long chord bears S. 33°02' 53" W 136.41 feet; Thence N. 66°07' 00" W 265.89 feet; Thence along the arc of a curve to the right whose radius is 125.00 feet and whose long chord bears S. 78°02' 53" W 51.68 feet; Thence S. 89°58' 45" W 158.87 feet to the True Point of Beginning. Containing 11.096 Acres.

That said owners have caused the said real property to be laid out and surveyed as Northridge Estates, Filing No. One, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies 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, electric lines, poles and cables, storm and sanitary sewer mains, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owners Systematics Corporation, A Colorado Corporation, Thomas E. Folkestad, President, Sigri A. Folkestad, Secretary, and Don D. Foster, Steve P. Foster and Clifton C. Mays have caused their names to be hereunto subscribed this 9th day of FEBRUARY, A.D., 1977.

Thomas E. Folkestad, President Systematics Corporation

Steve P. Foster

Don D. Foster

Sigri A. Folkestad, Secretary Systematics Corporation

Clifton C. Mays

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of FEB A.D., 1977 by Systematics Corporation, A Colorado Corporation, Thomas E. Folkestad, President, Sigri A. Folkestad, Secretary and Don D. Foster, Steve P. Foster and Clifton C. Mays.

My Commission Expires: May 28, 1978
Witness My Hand and Official Seal:

Notary Public

CITY APPROVAL

This plat of Northridge Estates, Filing No. One a subdivision of the City of Grand Junction, County of Mesa, and the State of Colorado was approved and accepted on this 16th day of February, A.D., 1977.

City Manager

President of Council

Chairman, Grand Junction City Planning Commission

Director of Development

Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

RECEPTION No. 1126752

I hereby certify that this instrument was filed in my office at 9:40 o'clock A.M. this 3 day of MAR., A.D., 1977 and is duly recorded in Plat Book 11 Page 246.

Clerk and Recorder

Deputy

Fees $ 10.00

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Northridge Estates, Filing No. One, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to C. R. S. 1973, 38-51-101-102 as amended.

Mesa County Surveyor 3-2-77

NORTHRIDGE ESTATES FILING NO. ONE

ROBERT P. GERLOFS

Engineering Consultants 518 MAIN ST. GRAND JCT., COLO. 81501 PHONE 243-8968