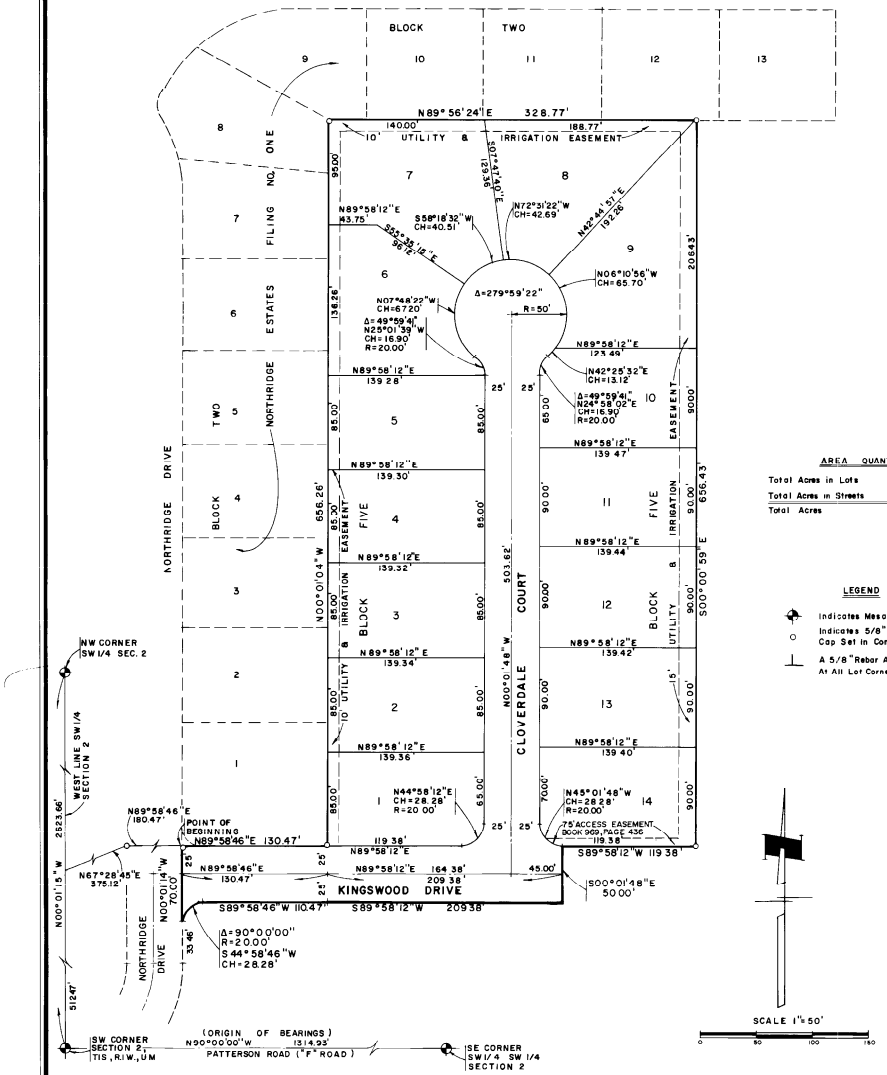
NORTHRIDGE ESTATES FILING NO. TWO



AREA QUANTITIES

Total Acres in Lots	4.274 Ac. or 80.0%
Total Acres in Streets	1.071 Ac. or 20.0%
Total Acres	5.345 Ac. or 100.00%

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.

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 SW 1/4 SW 1/4 of Section 2, T.1S, R. 1W, U. M., said real property being more particularly described as follows;

Commencing at the Southwest Corner of Section 2; Thence N. 00° 01' 15" W along the West line SW 1/4 of said Section 2 a distance of 512.47 feet; Thence N. 67° 28' 45" E 375.12 feet; Thence N. 89° 58' 46" E 180.47 feet to the TRUE POINT OF BEGINNING, Thence continuing N. 89° 58' 46" E 130.47 feet; Thence N. 00° 01' 04" W 656.26 feet; Thence N. 89° 56' 24" E 328.77 feet; Thence S. 00° 00' 59" E 656.43 feet; Thence S. 89° 58' 12" W 119.38 feet; Thence S. 00° 01' 48" E 50.00 feet; Thence S. 89° 58' 12" W 209.38 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears S. 44° 58' 46" W 28.28 feet ; Thence N. 00° 01' 14" W 70.00 feet to the TRUE POINT OF BEGINNING. Containing 5.345 Acres.

That said owners have caused the said real property to be laid our and surveyed as Northridge Estates, Filing No. Two, 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 owner Lyla Miracle formerly Lyla Ryan

has caused her name to be hereunto subscribed this 30th day of March, A.D., 1977.

Lyla Miracle
Formerly Lyla Ryan

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30 day of March, A.D., 1977 by Lyla Miracle formerly Lyla Ryan

My Commission Expires: May 28 1978
Witness my hand and official seal:

Notary Public

CITY APPROVAL

This plat of Northridge Estates, Filing Two a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 15 day of August, A.D., 1977.

City Manager

President of Council

Chairman, Grand Junction City Planning Commission

Director of Revelopment

Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

Reception No. 1141007

I hereby certify that this instrument was filed in my office at 9:10 o'clock A. M. this 2 day of SEP., A.D., 1977 and is duly recorded in Plat Book 11, Page 287.

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. Two 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 survey, calculations and distances shown on the plat as amended.

9-1-77
Mesa County Surveyor

JAMES T. PATTY JR. REGISTERED 9960 LAND SURVEYOR STATE OF COLORADO

NORTHRIDGE ESTATES FILING NO. TWO

ROBERT P. GERLOFS

Engineering Consultants 625 ROOD ST., GRAND JCT., COLO 81501, PHONE 243-8968

MARCH 1977