

# CLIFTON MANOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Gary E. Rinderle, Linda L. Rinderle, John B. Kroft and Avis A. Kroft are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 SE 1/4 Section 3, T.1 S., R.1 E., Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Southeast Corner (SE Cor.) of the NE 1/4 SE 1/4 of said Section 3; Thence S 89° 56' 45" W along the south line of the NE 1/4 SE 1/4 of said Section 3 a distance of 1310.92 feet to the southwest corner of the NE 1/4 SE 1/4 of said Section 3; Thence N 00° 05' 37" W 61.40 feet to a point on the southerly right of way of the Price Ditch; Thence along the said southerly right of way of the Price Ditch by the following fifteen (15) courses and distances: (1) N 73° 45' 30" E 25.71 feet; (2) Thence along the arc of a curve to the left whose radius is 169.45 feet and whose long chord bears N 47° 37' 00" E 175.26 feet; (3) N 16° 28' 30" E 252.90 feet; (4) Thence along the arc of a curve to the right whose radius is 99.51 feet and whose long chord bears N 40° 37' 50" E 81.44 feet; (5) N 64° 47' 10" E 165.20 feet; (6) Thence along the arc of a curve to the right whose radius is 300.00 feet and whose long chord bears N 74° 24' 28" E 100.28 feet; (7) S 05° 58' 15" E 10.00 feet; (8) N 84° 01' 45" E 63.50 feet; (9) Thence along the arc of a curve to the right whose radius is 166.00 feet and whose long chord bears S 80° 11' 14" E 90.30 feet; (10) S 64° 24' 14" E 124.50 feet; (11) Thence along the arc of a curve to the left whose radius is 1939.90 feet and whose long chord bears S 64° 59' 17" E 39.56 feet; (12) S 65° 34' 20" E 152.00 feet; (13) Thence along the arc of a curve to the left whose radius is 316.00 feet and whose long chord bears S 86° 30' 00" E 225.74 feet; (14) N 72° 34' 20" E 89.10 feet; (15) N 90° 00' 00" E 35.41 feet to a point on the east line of the NE 1/4 SE 1/4 of said Section 3; Thence S 00° 00' 45" E along said east line of the NE 1/4 SE 1/4 of Section 3 a distance of 445.77 feet to the point of beginning, containing 13.145 acres.

That said owners have caused the said real property to be laid out and surveyed as Clifton Manor Subdivision, a subdivision of a part of the County of Mesa, 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 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 12<sup>th</sup> day of October A.D., 1978.

Gary E. Rinderle  
Gary E. Rinderle

John B. Kroft  
John B. Kroft

Linda L. Rinderle  
Linda L. Rinderle

Avis A. Kroft  
Avis A. Kroft

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October A.D., 1978 by Gary E. Rinderle, Linda L. Rinderle, John B. Kroft and Avis A. Kroft.

My commission expires: April 9, 1979.

In my hand and official seal.

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

RECEPTION No. 1178102

I hereby certify that this instrument was filed in my office at 4<sup>10</sup> o'clock P.M. this 4 day of DEC. A.D., 1978 and is duly recorded in Plat Book No. 12, Page 103 of 104

Earl Sawyer  
Clerk and Recorder

Deputy

Fees \$ 20<sup>00</sup>

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12<sup>th</sup> day of October A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Bass  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16<sup>th</sup> day of OCTOBER A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer  
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Clifton Manor Subdivision, 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

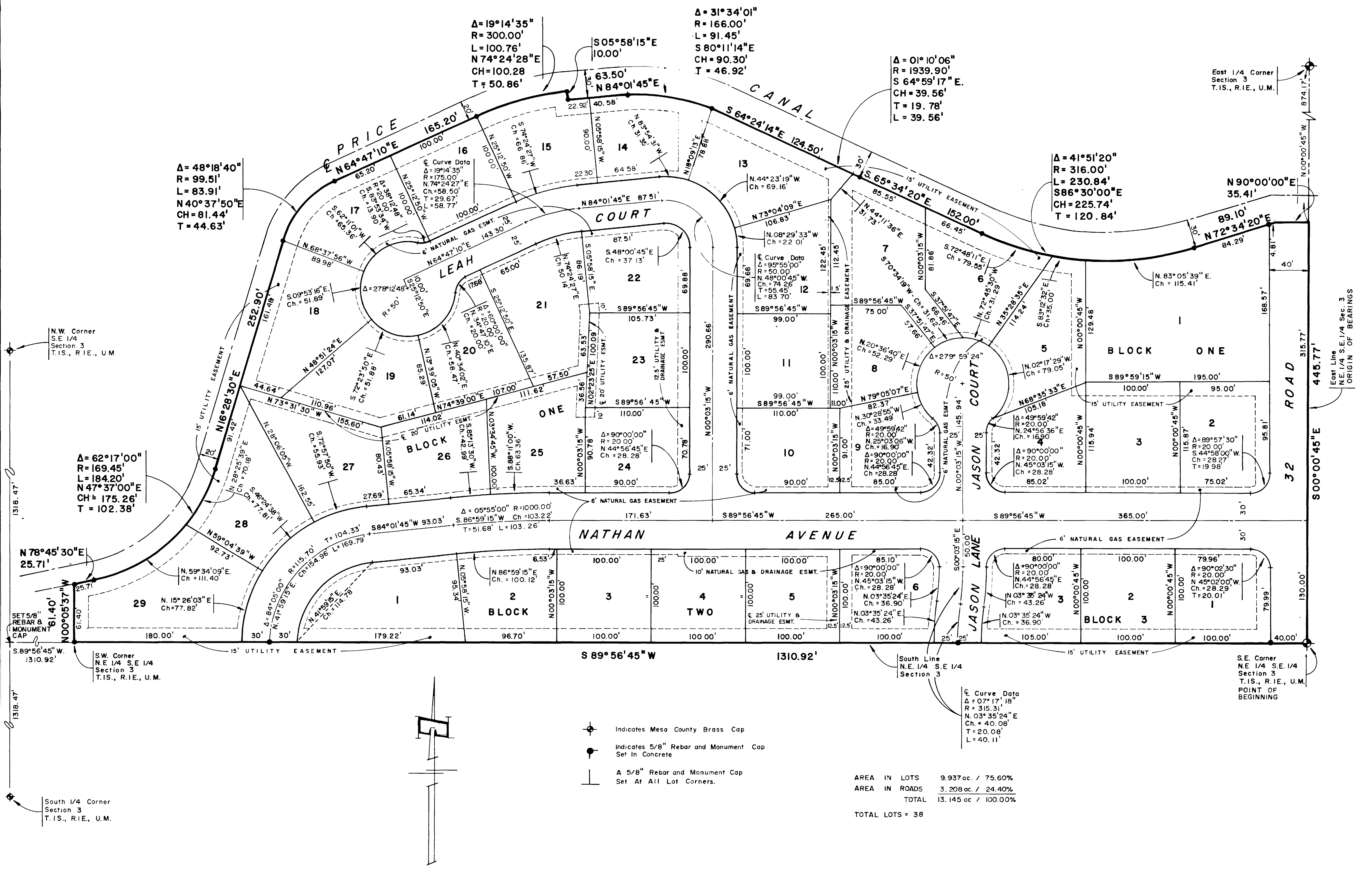


By: Bill Berman  
Mesa County Road Department

Date: 10-20-78



# CLIFTON MANOR SUBDIVISION



$\Delta = 19^\circ 14' 35''$   
 $R = 300.00'$   
 $L = 100.76'$   
 $N 74^\circ 24' 28'' E$   
 $CH = 100.28$   
 $T = 50.86'$

$\Delta = 31^\circ 34' 01''$   
 $R = 166.00'$   
 $L = 91.45'$   
 $S 80^\circ 11' 14'' E$   
 $CH = 90.30'$   
 $T = 46.92'$

$\Delta = 01^\circ 10' 06''$   
 $R = 1939.90'$   
 $S 64^\circ 59' 17'' E$   
 $CH = 39.56'$   
 $T = 19.78'$   
 $L = 39.56'$

$\Delta = 41^\circ 51' 20''$   
 $R = 316.00'$   
 $L = 230.84'$   
 $S 86^\circ 30' 00'' E$   
 $CH = 225.74'$   
 $T = 120.84'$

$\Delta = 62^\circ 17' 00''$   
 $R = 169.45'$   
 $L = 184.20'$   
 $N 47^\circ 37' 00'' E$   
 $CH = 175.26'$   
 $T = 102.38'$

$N 78^\circ 45' 30'' E$   
 $25.71'$

$\Delta = 07^\circ 17' 18''$   
 $R = 315.31'$   
 $N 03^\circ 35' 24'' E$   
 $CH = 40.08'$   
 $T = 20.08'$   
 $L = 40.11'$

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

AREA IN LOTS	9.937 ac / 75.60%
AREA IN ROADS	3.208 ac / 24.40%
TOTAL	13.145 ac / 100.00%
TOTAL LOTS =	38

