

PANORAMA SUBDIVISION

FILING NO. 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, L E Clarida and J K Horton are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the E 1/2 of Section 15 and the W 1/2 of Section 14, Township 11 South, Range 101 West, of the 6th Principal Meridian, as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows

From the Southwest Corner of Section 14, Township 11 South, Range 101 West of the 6th Principal Meridian N 04°11' E 564.1 feet, thence S 89°21' E 1200 feet for a point of beginning, thence N 04°11' E 1456.24 feet, thence S 04°11' W 1271.5 feet, thence 392.7 feet along the arc of a curve having a radius of 250 feet, the chord of which bears S 49°11' W 353.6 feet, thence N 89°49' W 109.4 feet, thence N 04°11' E 1500 feet, thence N 85°49' W 150.0 feet, thence N 04°13' W 371.67 feet, thence N 20°14' E 655.23 feet, thence N 70°20' E 440.0 feet, thence S 58°00' E 215.0 feet, thence S 02°00' W 825.0 feet, thence S 04°59' W 255.92 feet, thence East 334.54 feet, thence S 15°50' E 385.0 feet, thence S 25°17' E 446.4 feet, thence 219.9 feet along the arc of a curve having a radius of 225.0 feet, the chord of which bears N 61°21' W 211.26 feet, thence 235.62 feet along the arc of a curve having a radius of 50.0 feet, said curve having a central angle of 270°00' measured to the right from a radial bearing of N 00°39' E, thence N 89°21' W 628.48 feet, thence 37.73 feet along the arc of a curve having a radius of 25.0 feet, the chord of which bears S 47°25' W 34.25 feet, thence S 04°11' W 1,089.44 feet, thence N 89°21' W 601.1 feet, thence N 04°11' E 553.9 feet to the point of beg.

That said owners have caused the said real property to be laid out and surveyed as Panorama Subdivision, Filing No 2, a subdivision of a part of the County of Mesa,

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 those portions of said real property which are labeled as utility easements on the accompanying plat as easements for installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits,

That all expenses for 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 WHEREOF, said owners L E Clarida and J K Horton have caused their names to be hereunto subscribed this 14 day of October, A D, 1963

By L E Clarida
L E Clarida

By J K Horton
J K Horton

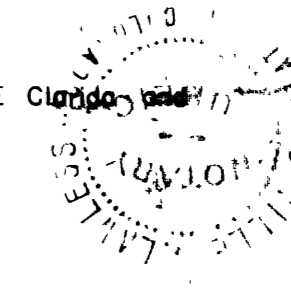
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14 day of Oct, A D, 1963, by L E Clarida and J K Horton

My Commission expires 4-27-66

Witness my hand and official seal

Arthur J. Jacobs
Notary Public



CLERK AND RECORDER'S CERTIFICATE

350897

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:41 o'clock P. M., OCT. 18, A D, 1963, and is duly recorded in Plat Book No 9, Page 178.

Ann M. Dunston
Clerk and Recorder

By _____
Deputy

Fees \$ 6.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of October, A D, 1963 County Planning Commission of the County of Mesa, Colorado

By Richard J. Dorman
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

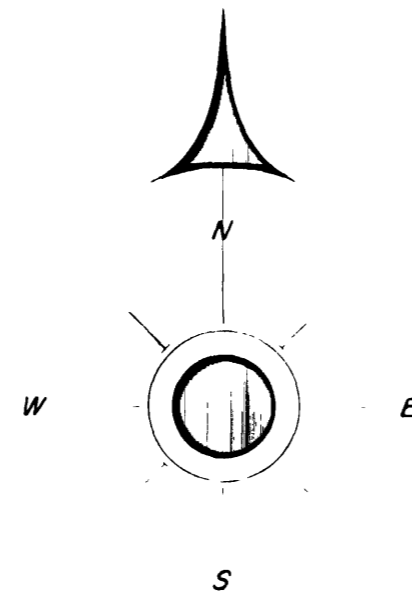
Approved this 14 day of Oct, A D, 1963 Board of County Commissioners of the County of Mesa, Colorado

By Nancy J. Supper
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J Mandeville, do hereby certify that the accompany plat of Panorama Subdivision, Filing No 2, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same

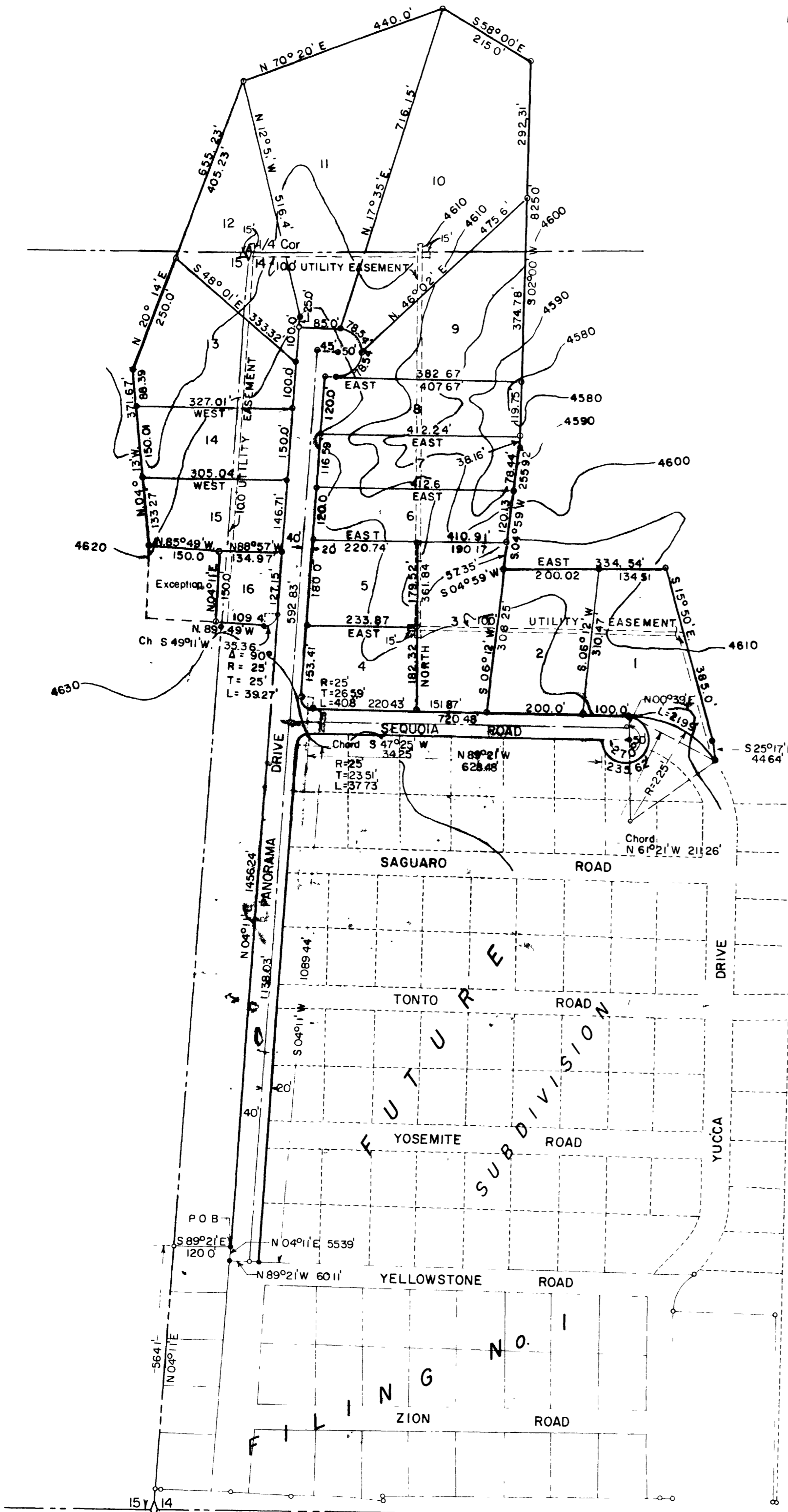
Richard J. Mandeville
Registered Engineer and Land Surveyor



Scale 1"=200'

NOTES
5' Irrigation easements reserved along all frontages on streets

LEGEND
Permanent Corners
Steel Pins



SW Cor Sec 14
T11S R101W 6th P.M.



WESTERN ENGINEERS, INC		
PLAT OF		
PANORAMA SUBDIVISION		
FILING No. 2		
MESA COUNTY, COLORADO		
SURVEYED <u>W.F.R.</u>	DRAWN <u>R.J.M.</u>	TRACED <u>M.S.</u>
Grand Junction, Colo. Dwg 1-262-7 OCT. 1963		