

PANORAMA SUBDIVISION

FILING NO.3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned J.K. Horton and L.E. Clarida are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the SW 1/4 SW 1/4 of Section 14, Township 11 South, Range 101 West of the Sixth P.M., said tract being more specifically described by metes and bounds as follows:

Beginning at a point which is N.04°11'E 564.1 feet from the SW Corner of Section 14, T.11S., R.101 W. of the 6th P.M., thence N.04°11'E., 355.38 feet, thence S.89°21'E., 120.0 feet, thence S.04°11'W., 410.77 feet, thence S.89°21'E., 60.11 feet, thence N.04°11'E., 410.77 feet, thence S.89°21'E., 907.7 feet, thence S.01°10'W., 120.0 feet, thence S.89°21'E., 600 feet, thence S.01°10'W., 146.66 feet, thence 160.27 feet along the arc of a curve to the right whose radius is 180.0 feet, the chord of which bears S.25°30 1/2' W. 155.03 feet, thence S.52°11'W., 4.3 feet, thence N.89°21'W., 982.18 feet, thence N.04°11'W., 55.39 feet, thence N.89°21'W., 1200 feet to the point of beginning

That the owners have caused the said real property to be laid out and surveyed as Panorama Subdivision, Filing No.3, 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 public forever and hereby dedicate 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; water mains; gas pipelines; 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 and landscaping, and for street graveling or other improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF, said J.K. Horton and L.E. Clarida, owners of said real property, have caused their names to be hereunto subscribed this 11th day of October, A.D. 1963,

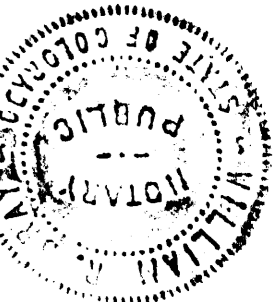
J.K. Horton
J.K. Horton
L.E. Clarida
L.E. Clarida

STATE OF COLORADO
County of Mesa

The foregoing instrument was acknowledged before me this 11th day of October, A.D. 1963 by J.K. Horton and L.E. Clarida.

My commission expires May 27, 1964
Witness my hand and official seal.

William R. Gray
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
County of Mesa

852723

I hereby certify that this instrument was filed in my office at 2:50 o'clock P.M., Nov. 18, A.D. 1963, and is duly recorded in Plat Book No. 9, Page 181

Fees 6.00

Connie M. Denton
Clerk & Recorder

Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of November, A.D. 1963 County Planning Commission of the County of Mesa, Colorado.

Marion B. Brown
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

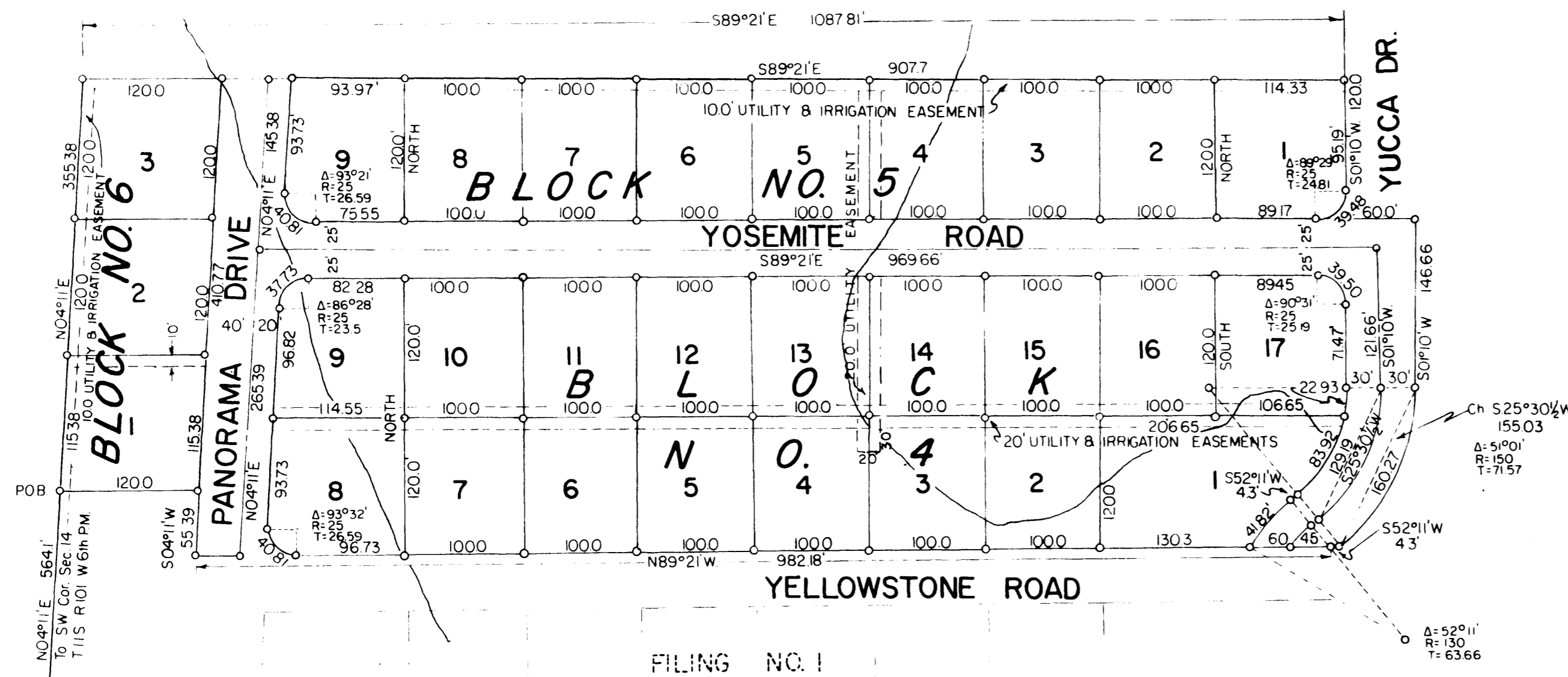
Approved this 18 day of November, A.D. 1963 Board of County Commissioners of the County of Mesa, Colorado

Henry J. Zupper
Chairman

SURVEYOR'S CERTIFICATE

I Richard J. Mandeville, do hereby certify that the accompanying plat of Panorama 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.

Richard J. Mandeville
Registered Land Surveyor



FILING NO. 1

SCALE 1" = 100'

WESTERN ENGINEERS INC.
PLAT OF
PANORAMA SUBDIVISION
FILING NO. 3
MESA COUNTY COLORADO
Surveyed C.J.B. Drawn C.J.B. Traced J.D.P.
Grand Junction Colorado - Box 1, 262 R - Member A - 1963