

# PANORAMA SUBDIVISION FILING NO. 4

## 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 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 N04°11'E 919.48 feet from the SW corner of Section 14, T11S, R101W, of the 6th P.M., thence N04°11'E 951.97 feet, thence S89°49'E 120.0 feet, thence S04°11'W 952.95 feet, thence S89°21'E 601.1 feet, thence N04°11'E 678.67 feet, thence 377.3 feet along the arc of a curve to the right having a radius of 250 feet, the chord of which bears N47°25'E 34.25 feet, thence S89°21'E 678.48 feet, thence N00°39'E 500 feet, thence 219.9 feet along the arc of a curve to the right having a radius of 225.0 feet, the chord of which bears S61°21'E 211.25 feet, thence 142.78 feet along the arc of a curve to the right having a radius of 237.0 feet, the chord of which bears S16°05'30"E 140.91 feet, thence S01°10'W 636.74 feet, thence N89°21'W 60.0 feet, thence N01°10'E 120.0 feet, thence N89°21'W 1097.81 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. 4, 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 the 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 and landscaping, and for street traveling or 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 have caused their names to be hereunto subscribed this 2nd day of March, A.D., 1964.

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

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 2nd day of March, A.D., 1964, by J.K. Horton and L.E. Clarida.

My Commission expires Sept 20, 1967  
Witness my hand and official seal

*Dora M. Chapel*  
Notary Public



861362

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:40 o'clock A.M., March 17<sup>th</sup>, A.D., 1964, and is duly recorded in Plat Book No. 9, Page 127.

Fees \$ 6.00

*Ann M. Tompkins*  
Clerk and Recorder

By \_\_\_\_\_  
Deputy

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10<sup>th</sup> day of March, A.D., 1964.  
County Planning Commission of the County of Mesa, Colorado.

*Marion Bowman*  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 16 day of March, A.D., 1964.  
Board of County Commissioners of the County of Mesa, Colorado.

*Arthur J. Jewell*  
Chairman

### SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Panorama Subdivision, Filing No. 4, 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 & Land Surveyor

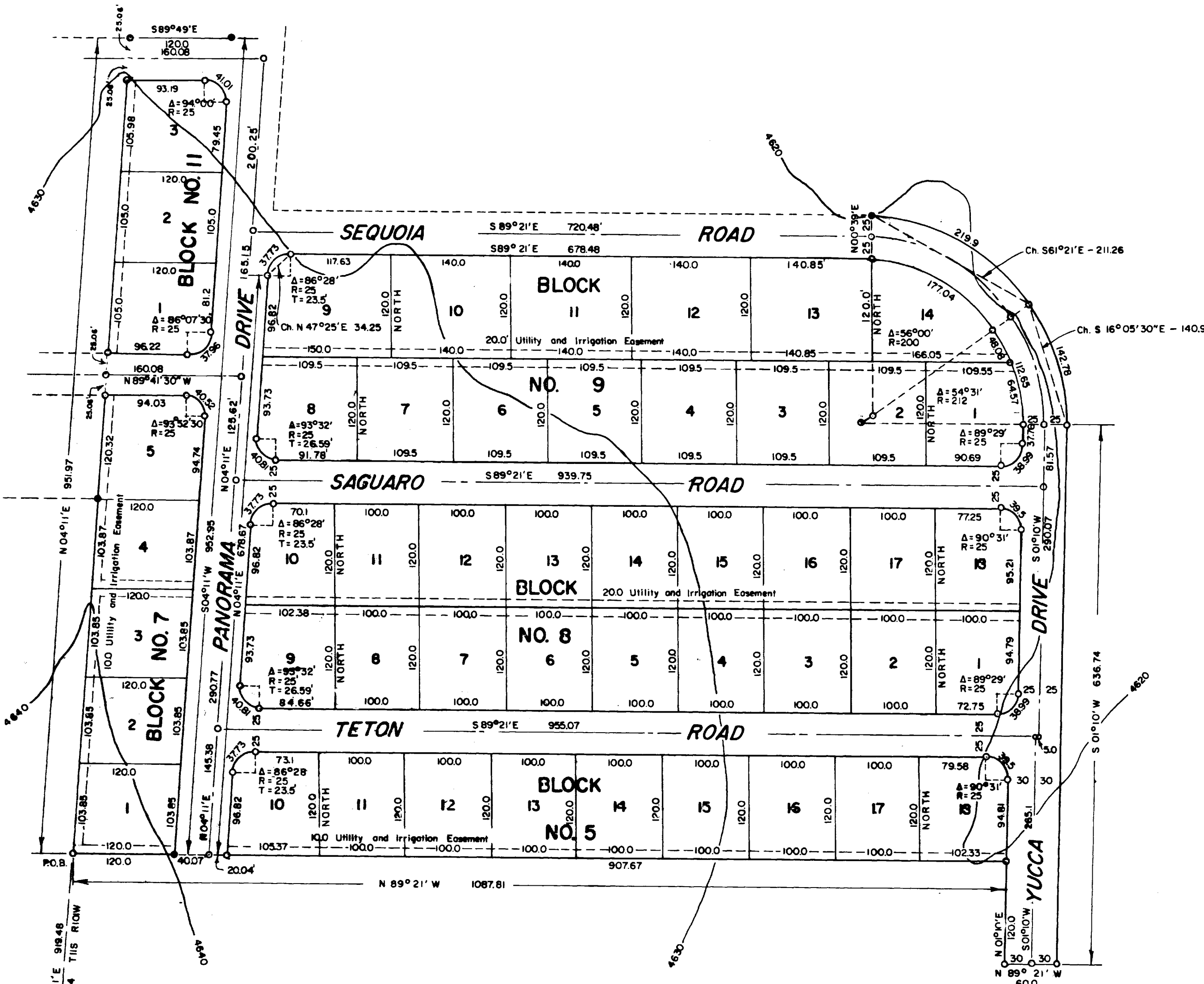


### CERTIFICATE OF VACATION

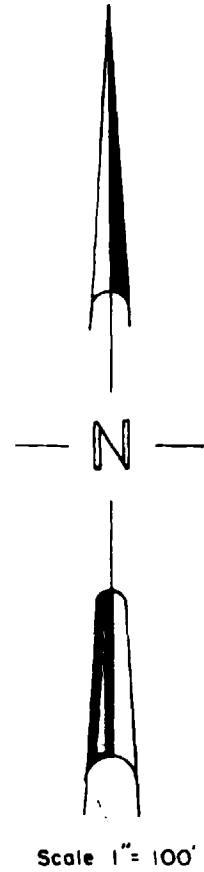
Due to the convenience and access needs of the public being adequately served by the platting of land and public rights of way as shown hereon, the vacation of certain other portions of public road rights of way within this subdivision is this date ordered.

Approved this 16 day of March, A.D., 1964  
Board of County Commissions of the County of Mesa, Colorado.

*Arthur J. Jewell*  
Chairman



**LEGEND**  
— Steel Pins  
— Concrete Monuments



WESTERN ENGINEERS, INC.  
PLAT OF  
**PANORAMA SUBDIVISION**  
FILING NO. 4  
MESA COUNTY, COLORADO

SURVEYED C.J.B. DRAWN C.J.B. TRACED J.F.G.  
Grand Junction, Colo. DWG 1-262-9