

PANORAMA SUBDIVISION

FILING NO. 5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Mesa Mortgage Investment Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the SW. Cor. 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:
Beginning at a point from whence the South West Corner of Section 14, Township 11 South, Range 101 West of the 6th. Principal Meridian bears South 31° 07' 30" West 1936.07 feet, thence along the arc of a 225.0 feet radius curve to the right 219.9 feet the chord of which bears South 61° 21' East 211.26 feet, thence East 165.72 feet, thence South 76° 00' East 500.0 feet, thence North 39° 01' East 740.48 feet, thence North 55° 23' West 848.34 feet, thence North 68° 40' West 249.1 feet, thence South 01° 10' West 744.95 feet, thence South 53° 09' West 190.15 feet, thence along the arc of a 335.0 feet radius curve to the right 219.25 feet the chord of which bears South 71° 54' West 215.36 feet to the point of beginning.

That the said owner has caused the said real property to be laid out and surveyed as Panorama Subdivision Filing No. 5, a subdivision of a part of the County of Mesa;

That said owner does hereby dedicate and set apart all of the street 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 or landscaping, and for street traveling or improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF, said owner has caused its officers to be hereunto subscribed this 3rd day of March, A.D., 1965.

Otis C. Madden
President: Mesa Mortgage Investment Corp.
Otis C. Madden

Johannie Humphus
Secretary: Johannie Humphus

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of March, A.D., 1965, by Otis C. Madden and Johannie Humphus President and Secretary, Mesa Mortgage Investment Corp.
My Commission expires February 14, 1968
Witness my hand and official seal

Beth Turner
Notary Public

887619 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:50 o'clock A. M., Mar 16, A.D., 1965, and is duly recorded in Plat Book No. 9, Page 203.

Fees \$ 6.00

By Annis M. Dunton
Clerk and Recorder
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A.D., 1965.
County Planning Commission of the County of Mesa, Colorado.

By William Bowman
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

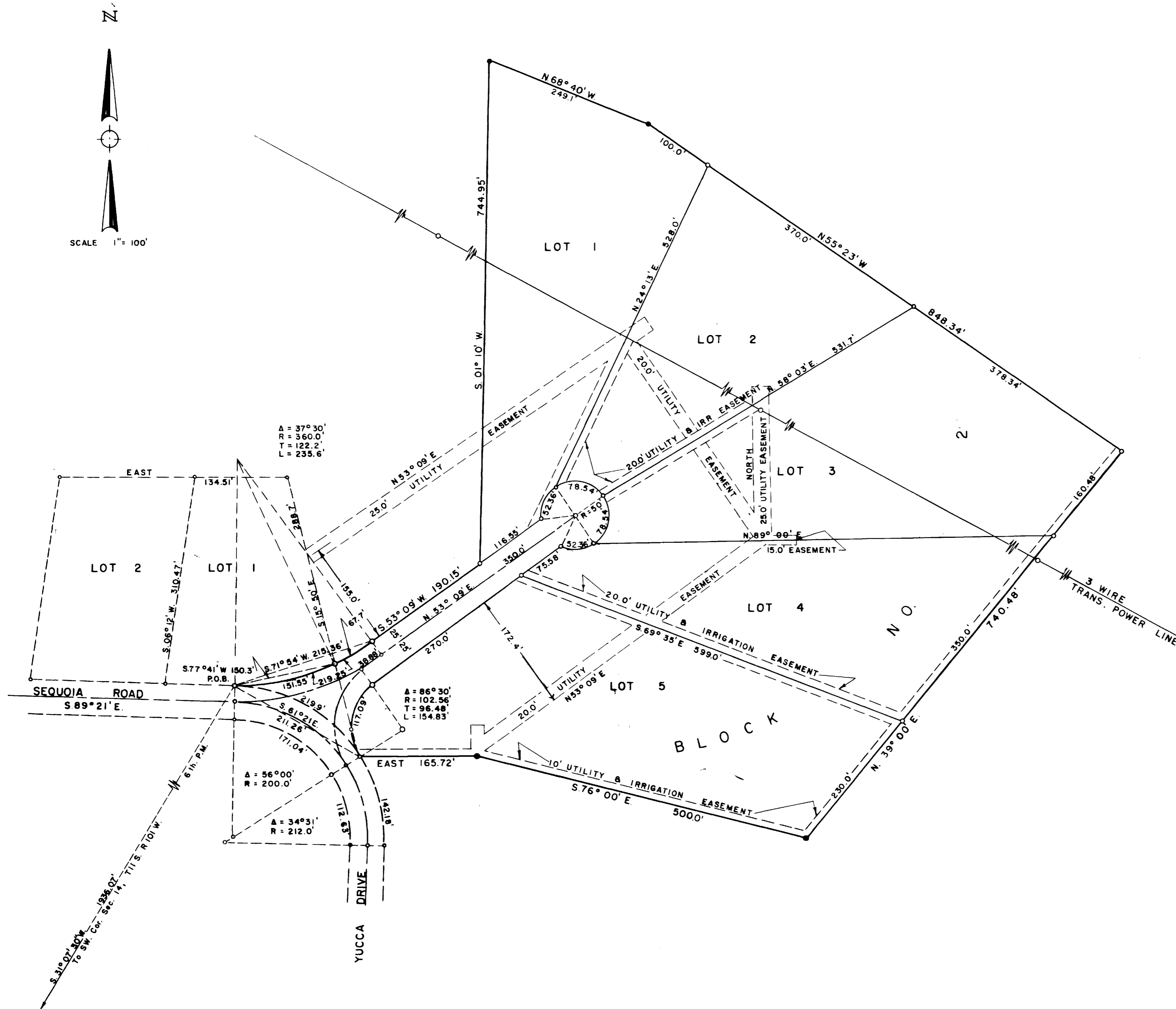
Approved this 15 day of March, A.D., 1965.
Board of County Commissioners of the County of Mesa, Colorado.

By Arthur Jensen
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Panorama Subdivision, Filing NO. 5, 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



LEGEND

- Steel pin
- Steel pin set in concrete



WESTERN ENGINEERS INC.
PLAT OF
PANORAMA SUBDIVISION
FILING No. 5
MESA COUNTY, COLORADO

SURVEYED C.J.B. DRAWN C.J.B. TRACED S.A.A.
GRAND JUNCTION, COLO. 8-17-69 Dwg. No. 1-262-K