

PANORAMA SUBDIVISION FILING NO. 6

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 1/4 of Section 14, Township 11 South, Range 101 West of the 6th Principal Meridian as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at the South 1/4 Corner of Section 14, Township 11 South, Range 101 West of the 6th Principal Meridian, thence North 1800.0 feet, thence N 55°23'W 399.80 feet, thence S 39°00'W 740.48 feet, thence N 76°00'W 500.0 feet, thence West 165.72 feet, thence along the arc of a 237.0 foot radius curve to the right 142.78 feet, the chord of which bears S 16°05'1/2"E 140.91 feet, thence S 01°10'W 783.37 feet, thence along the arc of a 180 foot radius curve to the right 160.27 feet, the chord of which bears S 25°30'1/2"W 155.03 feet, thence S 52°11'W 43 feet, thence along the arc of a 100 foot radius curve to the left 91.04 feet, the chord of which bears S 26°05'1/2"W 87.96 feet, thence East 228.06 feet, thence S 01°10'W 422.08 feet, thence S 89°21'E 1320.1 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as Panorama Subdivision, Filing No. 6, a subdivision of a part of the County of Mesa;

That said owner does 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 line 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 grading or improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF said Mesa Mortgage Investment Corporation has caused its officers name to be hereunto subscribed this 13th day of April A.D. 1965.

Olis C. Madden
Olis C. Madden, Pres. Mesa Mortgage Investment Corp.
Johnnie Humphus
Johnnie Humphus, Secretary

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 13th day of April A.D. 1965 by Olis C. Madden and Johnnie Humphus, President and Secretary Mesa Mortgage Investment Corp.

My Commission expires February 14, 1968
Witness my hand and official seal

Johnnie Humphus
Notary Public

CLERK AND RECORDERS CERTIFICATE

891547

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:00 o'clock P. M. Max 3. A.D. 1965, and is duly recorded in Plat Book No. 70 Page 2

Fees \$10⁰⁰

By Ann M. Duntson
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of April A.D. 1965.
County Planning Commission of the County of Mesa, Colorado.

Marie Bowman
Chairman

REDLANDS DISTRICT PLANNING COMMISSION

Approved this 26th day of April A.D. 1965.
Redlands District Planning Commission in the County of Mesa, Colorado.

David E. Jayman
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20 day of April A.D. 1965.
Board of County Commissioners of the County of Mesa, Colorado.

William J. Dew
Chairman

SURVEYOR'S CERTIFICATE

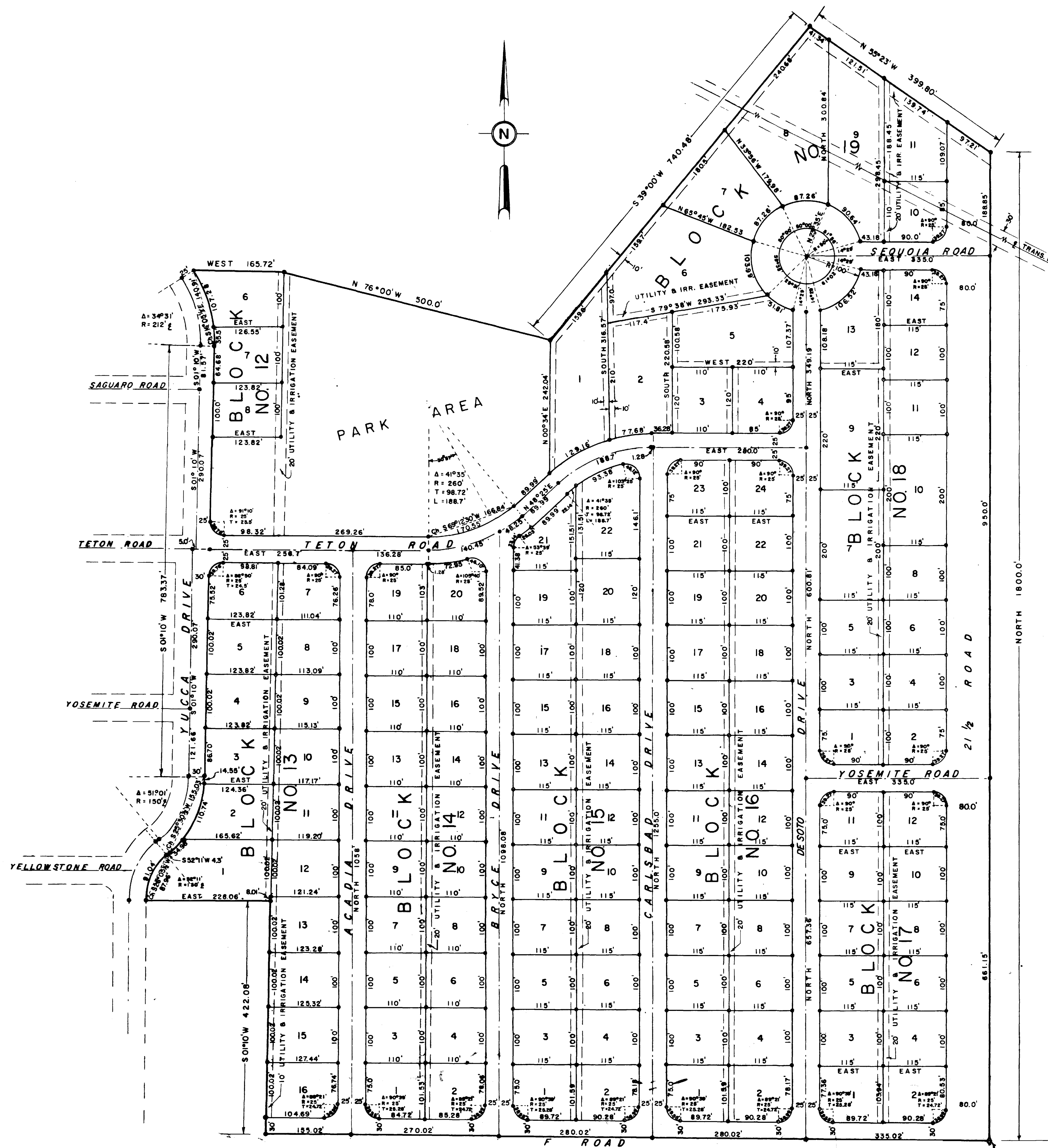
I, Clarence J. Bielak do hereby certify that the accompanying plat of Panorama Subdivision, Filing No. 6, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same.

Clarence J. Bielak
Registered Land Surveyor

SCALE 1" = 100'

WESTERN ENGINEERS, INC.
PLAT OF
PANORAMA SUBDIVISION
FILING NO. 6
MESA COUNTY, COLORADO

SURVEYED BY CL. J. BIELAK DRAWN BY CL. J. BIELAK TRACED BY CL. J. BIELAK
GRAND JUNCTION, COLO. Dwg. I-262-II MARCH 11, 1965



LEGEND

- Re bar
- Re bar set in concrete

NOTE: 5.0' Irrigation Easement along front of all Lots.

S 1/4 Cor. Sec. 14
T 11 S, R 101 W 6th P.M.
(County Brass Cap)