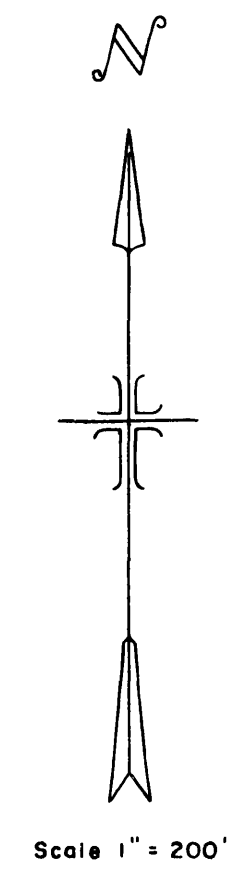
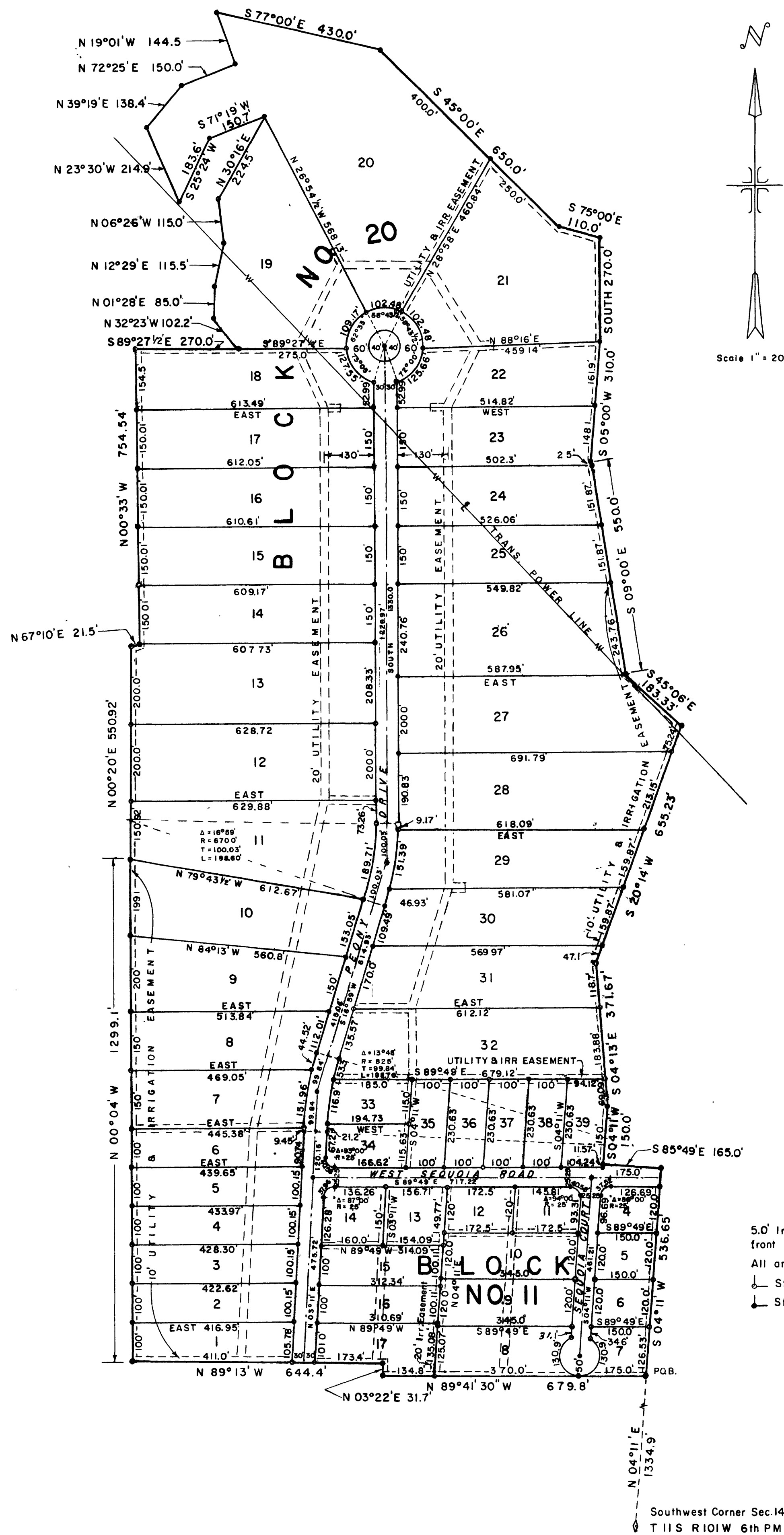


# PANORAMA SUBDIVISION FILING NO. 7



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned L. E. Clarida is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the East 1/2 of Section 15, Township 11 South, Range 101 West of the 6th P.M. as shown by the accompanying plat thereof; said tract being more specifically described by metes and bounds as follows:

Beginning at a point which bears N 04°11'E 1334.9 feet from the Southwest Corner of Section 14, Township 11 South, Range 101 West of the 6th Principal Meridian, thence N 89°41'30" W 679.8 feet, thence N 03°22' E 31.7 feet, thence N 89°13' W 644.4 feet, thence N 00°04' W 1299.1 feet, thence N 00°20' E 550.92 feet, thence N 67°10' E 21.5 feet, thence N 00°33' W 754.54 feet, thence S 89°27' 1/2" E 270.0 feet, thence N 32°23' W 102.2 feet, thence N 01°28' E 85.0 feet, thence N 12°29' E 115.5 feet, thence N 06°26' W 115.0 feet, thence N 30°16' E 224.5 feet, thence S 71°19' W 150.7 feet, thence S 25°24' W 183.6 feet, thence N 23°30' W 214.9 feet, thence N 39°19' E 138.4 feet, thence N 72°25' E 150.0 feet, thence N 19°01' W 144.5 feet, thence S 77°00' E 430.0 feet, thence S 45°00' E 650.0 feet, thence S 75°00' E 110.0 feet, thence South 270.0 feet, thence S 05°00' W 310.0 feet, thence S 09°00' E 550.0 feet, thence S 45°06' E 183.33 feet, thence S 20°14' W 655.23 feet, thence S 04°13' E 371.67 feet, thence S 04°11' W 150.0 feet, thence S 85°49' E 165.0 feet, thence S 04°11' W 536.65 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. 7, 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 graveling or improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF, said L. E. Clarida has caused his name to be hereunto subscribed this 28th day of October A. D. 1966

*L. E. Clarida*  
L. E. Clarida

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 28th day of October A. D. 1966, by L. E. Clarida  
My Commission expires May 5, 1969  
Witness my hand and official seal.

*W. J. Anderson*  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

931081

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 10:35 o'clock A.M., February 7, A. D. 1967, and is duly recorded in Plat Book No 10, Page 34

Fees \$ 10.00

*Ann M. Dunton*  
Clerk and Recorder

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of October, A. D., 1966.  
County Planning Commission of the County of Mesa, Colorado.

*M. J. P. ...*  
Chairman

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 31st day of JANUARY, A. D., 1967.  
Board of County Commissioners of the County of Mesa, Colorado.

*Salvador Lowe*  
Chairman

## SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak, do hereby certify that the accompanying plat of Panorama Subdivision, Filing No. 7, 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

## NOTES

- 5.0' Irrigation Easement along the front of all Lots
- All anchor easements are 30' x 20'
- Steel Pins
- Steel Pins set in Concrete

WESTERN ENGINEERS, INC.  
PLAT OF  
**PANORAMA SUBDIVISION**  
**FILING NO. 7**  
MESA COUNTY, COLORADO

SURVEYED C.J.B. DRAWN G.L.B. TRACED L.B.C.

GRAND JUNCTION, COLO. 1-262-14 B 10/7/66

