

# CANYON VIEW SUBDIVISION

TRACT 37, T.11 S., R.101 W., 6th P.M.

MESA COUNTY, COLORADO

VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Thomas & Son, Inc. is the owner of that real property in the County of Mesa, State of Colorado being situated in Tract 37, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, described in Book 2064 Page 304 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Commencing at a Mesa County Survey Monument at the Southeast corner of Tract 37, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, and with all bearings hereon being relative to N 00° 17' 47" W between Mesa County Survey Monuments at the West one-quarter corner and Northwest corner of Section 15, Township 11 South, Range 101 West of the 6th Meridian:  
 Thence along the East line of said Tract 37, N 00° 17' 47" W a distance of 1953.46 feet to the Point of Beginning;  
 Thence S 89° 42' 13" W a distance of 30.00 feet to the Point of Beginning;  
 Thence S 00° 17' 47" E a distance of 1145.95 feet;  
 Thence N 87° 11' 34" W a distance of 678.21 feet;  
 Thence S 00° 21' 59" E a distance of 846.11 feet to a rebar and cap on the South line of said Tract 37;  
 Thence along the South line of said Tract 37, S 89° 35' 29" W a distance of 706.23 feet;  
 Thence N 00° 20' 31" W a distance of 1318.33 feet;  
 Thence N 00° 17' 47" W a distance of 638.45 feet;  
 Thence N 89° 42' 13" E a distance of 1390.88 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown hereon to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 21st day of April, A.D. 1994.

John M. Thomas, Pres. Thomas & Son, Inc.  
 John M. Thomas, President - THOMAS & SON, INC.



State of Colorado )  
 County of Mesa )

This plat was acknowledged before me by John M. Thomas on this 21st day of April, A.D. 1994, for the aforementioned purposes.

My Commission Expires 12-20-97 Notary Public [Signature]

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:55 o'clock A.M. this 21st day of April, 1994, and is duly recorded in Plat Book No. 17 Page 224 as Reception No. 1683108 DRAWER AA90 Fee: 20

Monica J. Dell Clerk and Recorder of Mesa County.  
Carol L. Gido Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 20th day of April, A.D. 1994.

PLANNING COMMISSION  
 MESA COUNTY, COLORADO

By: [Signature] Chairman Attest: [Signature] Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 26th day of April, A.D. 1994.

BOARD OF COUNTY COMMISSIONERS  
 MESA COUNTY, COLORADO

By: [Signature] Chairman Attest: [Signature] Clerk of Record

UTILITIES COORDINATING COMMITTEE

Approved this 24th day of March, 1994.

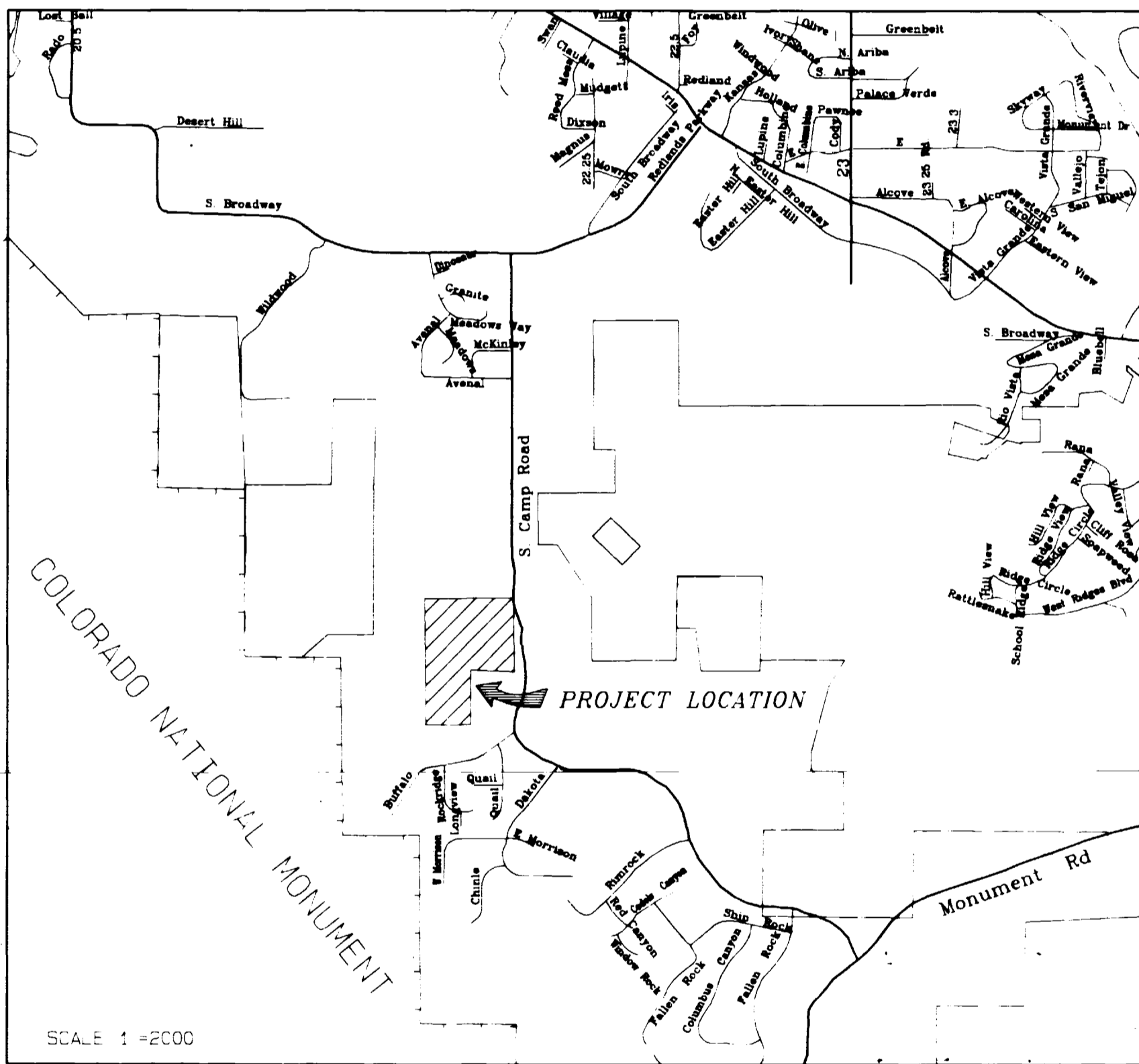
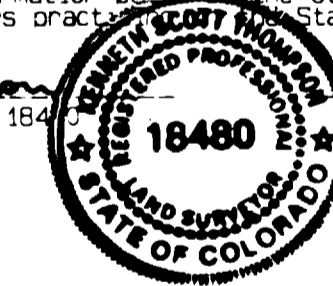
Utilities Coordinating Committee of the County of Mesa, Colorado

[Signature] Chairman

SURVEYOR'S STATEMENT

I hereby state that this survey and plat were prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

Kenneth Scott Thompson March 24, 1994  
 Kenneth Scott Thompson PLS 1844 Date



AREA SUMMARY

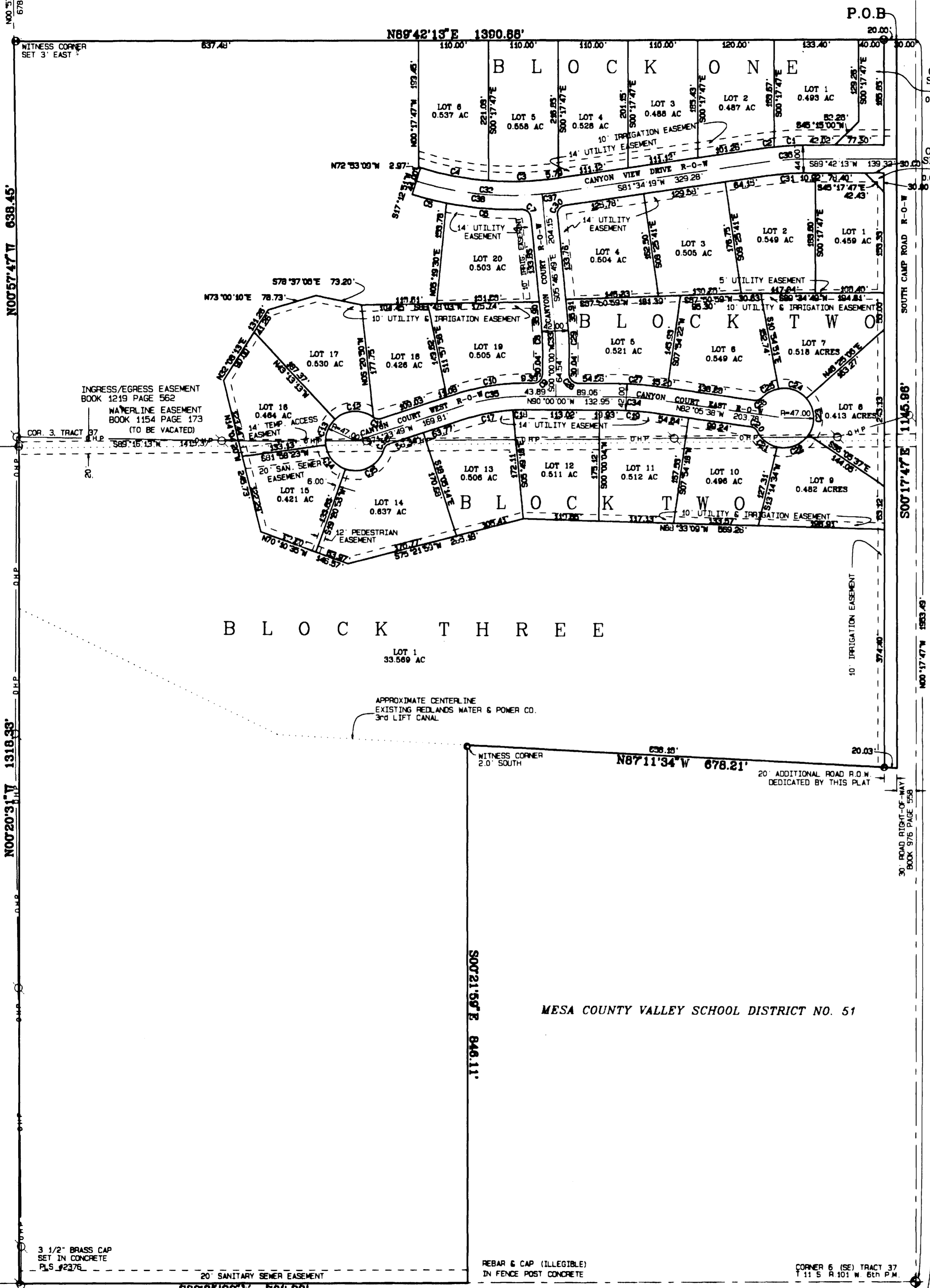
OPEN SPACE	0.178 ACRES	0.4%
STREETS	2.442 ACRES	5.0%
LOTS	46.672 ACRES	94.7%
TOTAL	49.292 ACRES	100%

**CANYON VIEW SUBDIVISION**  
 TRACT 37, T.11 S., R.101 W. 6th P.M.  
 INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.  
 MESA COUNTY, COLORADO

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - # B-210  
 Grand Junction CO 81505 (303) 243-6067

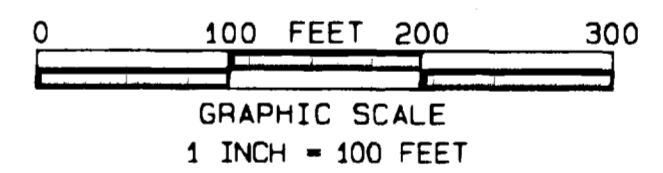
Designed By DRS	Checked By KST	Job No. 0208-001
Drawn By TERRAVODEL	Date March 23, 1994	Sheet 1 of 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.



CURVE TABLE

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	54.18	522.00	05°56'47"	N86°43'50"E	54.15'
C2	19.91	522.00	02°11'08"	N82°39'52"E	19.91'
C3	104.53	478.00	12°31'48"	N87°50'12"E	104.32'
C4	109.39	478.00	13°06'45"	S78°20'31"E	109.15'
C5	55.81	522.00	06°07'31"	S75°50'54"E	55.78'
C6	120.03	522.00	13°10'31"	S85°29'55"E	119.77'
C7	20.34	13.50	86°18'22"	N48°56'00"W	18.47'
C8	48.32	479.00	05°46'49"	N02°53'24"W	48.30'
C9	21.21	13.50	90°00'00"	N45°00'00"E	19.09'
C10	119.38	371.00	18°26'11"	N80°46'55"E	118.86'
C11	13.01	13.50	55°13'57"	S80°49'12"E	12.52'
C12	65.64	47.00	80°00'59"	S86°47'17"W	60.43'
C13	44.96	47.00	54°48'24"	S19°22'35"W	43.26'
C14	51.37	47.00	62°37'27"	S39°20'20"E	48.85'
C15	76.30	47.00	93°01'04"	N62°50'24"E	68.20'
C16	13.01	13.50	55°13'57"	S43°56'51"W	12.52'
C17	81.79	329.00	14°14'36"	N78°41'07"E	81.58'
C18	24.08	329.00	04°11'35"	N87°54'12"E	24.07'
C19	66.10	479.00	07°54'22"	N86°02'49"W	66.04'
C20	13.01	13.50	55°13'57"	N54°28'39"W	12.52'
C21	40.93	47.00	49°53'45"	N51°48'33"W	39.65'
C22	56.88	47.00	69°20'11"	S68°34'29"W	53.47'
C23	61.92	47.00	75°29'17"	S03°50'15"E	57.54'
C24	48.67	47.00	59°19'57"	S71°14'52"E	46.53'
C25	29.87	47.00	36°24'44"	N60°52'47"E	29.37'
C26	13.01	13.50	55°13'57"	N70°17'24"E	12.52'
C27	71.89	521.00	07°54'22"	S86°02'49"E	71.84'
C28	21.21	13.50	90°00'00"	S45°00'00"E	19.09'
C29	52.56	521.00	05°46'49"	S02°53'24"E	52.54'
C30	20.58	13.50	87°21'07"	S37°53'45"W	18.65'
C31	67.84	478.00	08°07'55"	S85°38'16"W	67.78'
C32	223.77	500.00	25°38'33"	N85°36'25"W	221.91'
C33	50.44	500.00	05°46'49"	S02°53'24"E	50.42'
C34	68.99	500.00	07°54'22"	S86°02'49"E	68.94'
C35	112.62	350.00	18°26'11"	N80°46'55"E	112.14'
C36	70.96	500.00	08°07'55"	S85°38'16"W	70.90'
C37	23.11	500.00	02°38'53"	S82°53'45"W	23.11'
C38	200.66	500.00	22°59'40"	N84°16'59"W	199.32'



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
- FOUND SURVEY MARKER AS NOTED
- OHP OVERHEAD UTILITY LINE



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Designed By DRS	Checked By KST	Job No. 0208-001
Drawn By TERRAMODEL	Date March 23, 1994	Sheet 2 of 2

GLORIA TRIPLETT HAROLD ADAMS ET AL

N 1/4 CORNER SECTION 19 T.11 S. R.101 W. 6th P.M. PROJECT BENCH MARK ELEV. 4834.71

REBAR & CAP (ILLEGIBLE) IN FENCE POST CONCRETE

CORNER 6 (SE) TRACT 37 T.11 S. R.101 W. 6th P.M.

G.L.O. BRASS CAP COR. 2, TRACT 39  
3 1/2" BRASS CAP SET IN CONCRETE PLS #2376

WITNESS CORNER SET 3" EAST

WITNESS CORNER SET 3" EAST