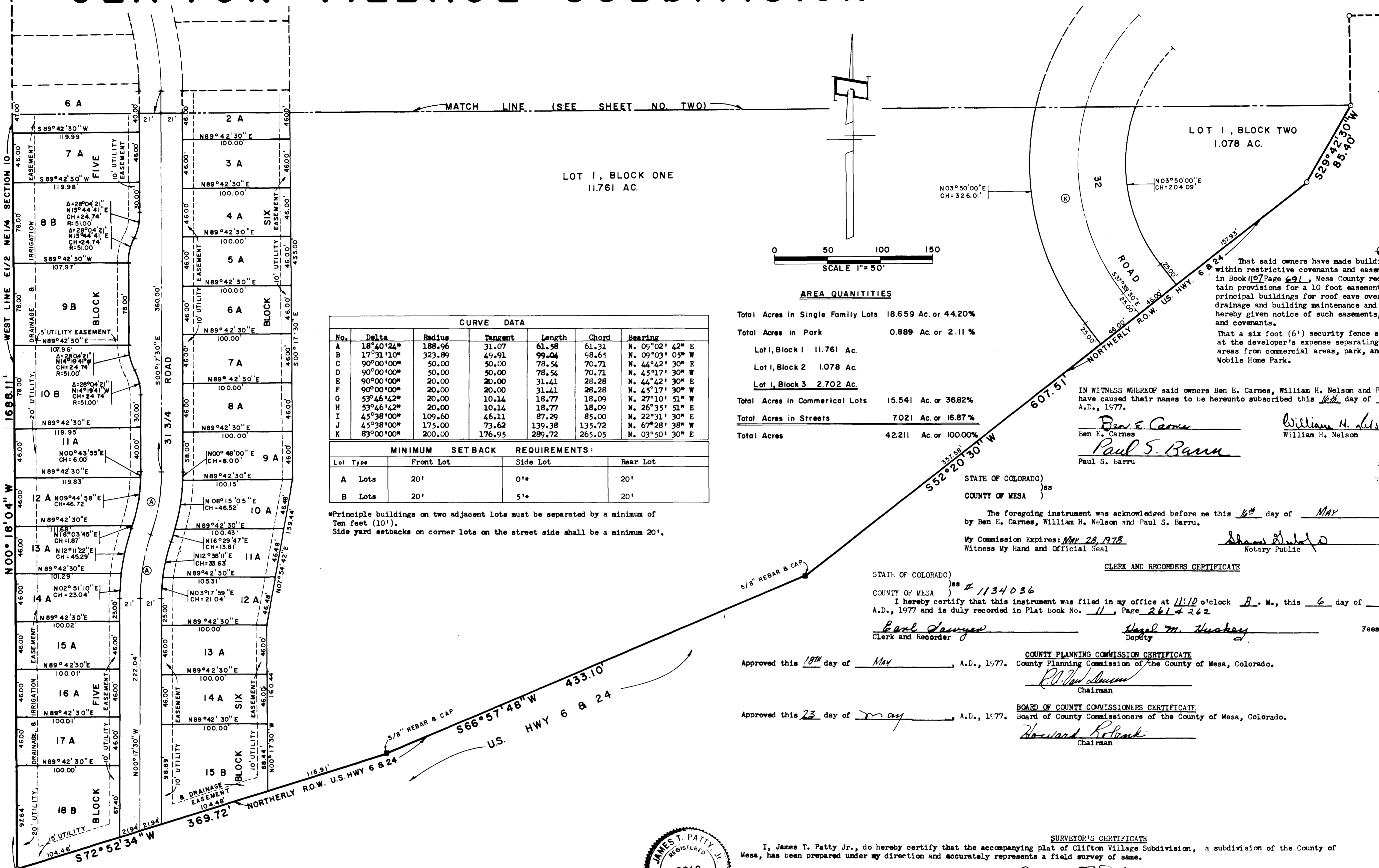


# CLIFTON VILLAGE SUBDIVISION



LOT 1, BLOCK ONE  
11.761 AC.

LOT 1, BLOCK TWO  
1.078 AC.



### AREA QUANTITIES

Total Acres in Single Family Lots	18.659 Ac. or 44.20%
Total Acres in Park	0.889 Ac. or 2.11%
Lot 1, Block 1	11.761 Ac.
Lot 1, Block 2	1.078 Ac.
Lot 1, Block 3	2.702 Ac.
Total Acres in Commercial Lots	15.541 Ac. or 36.82%
Total Acres in Streets	7.021 Ac. or 16.87%
Total Acres	42.211 Ac. or 100.00%

### CURVE DATA

No.	Delta	Radius	Tangent	Length	Chord	Bearing
A	18°40'24"	188.96	31.07	61.58	61.31	N. 05°02' 42" E
B	17°31'10"	323.89	49.91	99.04	98.65	N. 09°03' 05" W
C	90°00'00"	50.00	50.00	78.54	70.71	N. 44°42' 30" E
D	90°00'00"	50.00	50.00	78.54	70.71	N. 45°17' 30" W
E	90°00'00"	20.00	20.00	31.41	28.28	N. 44°42' 30" E
F	90°00'00"	20.00	20.00	31.41	28.28	N. 45°17' 30" W
G	53°46'42"	20.00	10.14	18.77	18.09	N. 27°10' 51" W
H	53°46'42"	20.00	10.14	18.77	18.09	N. 22°35' 51" E
I	45°38'00"	109.60	46.11	87.29	85.00	N. 22°31' 30" E
J	45°38'00"	175.00	73.62	139.38	135.72	N. 67°28' 38" W
K	83°00'00"	200.00	176.95	289.72	265.05	N. 03°50' 30" E

MINIMUM SETBACK REQUIREMENTS:			
Lot Type	Front Lot	Side Lot	Rear Lot
A Lots	20'	0'	20'
B Lots	20'	5'	20'

\*Principle buildings on two adjacent lots must be separated by a minimum of Ten feet (10').  
Side yard setbacks on corner lots on the street side shall be a minimum 20'.

That said owners have made building restrictions within restrictive covenants and easements recorded in Book 1107 Page 291, Mesa County records that contain provisions for a 10 foot easement between principal buildings for roof eave over-hang, water drainage and building maintenance and all persons are hereby given notice of such easements, restrictions and covenants.  
That a six foot (6') security fence shall be erected at the developer's expense separating residential areas from commercial areas, park, and the adjoining Mobile Home Park.

IN WITNESS WHEREOF said owners Ben E. Carnes, William H. Nelson and Paul S. Barru have caused their names to be hereunto subscribed this 16th day of MAY A.D., 1977.

*Ben E. Carnes*  
Ben E. Carnes  
*William H. Nelson*  
William H. Nelson  
*Paul S. Barru*  
Paul S. Barru

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 16th day of MAY A.D., 1977 by Ben E. Carnes, William H. Nelson and Paul S. Barru.

My Commission Expires: MAY 28, 1978  
Witness My Hand and Official Seal

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1134036  
I hereby certify that this instrument was filed in my office at 11:10 o'clock A. M., this 6 day of JUNE A.D., 1977 and is duly recorded in Plat book No. 11, Page 261 & 262.  
*Earl Sawyer*  
Clerk and Recorder  
*Deputy*  
Fees \$ 20.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19th day of MAY A.D., 1977. County Planning Commission of the County of Mesa, Colorado.  
*Chairman*

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23 day of MAY A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.  
*Chairman*

### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Clifton Village Subdivision, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

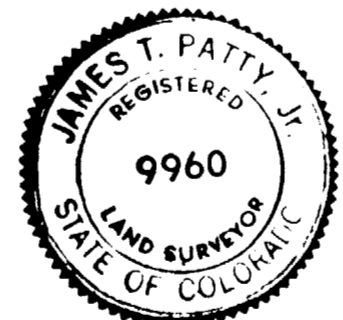
Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102, as amended.

*James T. Patty Jr.*  
Mesa County Surveyor

Date: 6-6-77

*Jack Bowman*  
Mesa County Road Department

Date: 4-27-77



KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 NE 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows;

Commencing at the N. E. Corner of said Section 10; Thence S. 00° 17' 30" E along the East Line NE 1/4 of said Section 10 a distance of 659.73 feet to the NE Corner S 1/2 NE 1/4 NE 1/4 of said Section 10 and THE TRUE POINT OF BEGINNING. Thence continuing S. 00° 17' 30" E along said East line NE 1/4 of Section 10 a distance of 883.80 feet to a point on the Northerly Right-of-Way of U. S. Highway 6 & 24; Thence along said Northerly Right-of-Way of U. S. Highway 6 & 24 by the following Six (6) courses and distances  
S. 89° 42' 30" W 30.00 feet  
S. 00° 17' 30" E 85.40 feet  
S. 25° 42' 30" W 85.40 feet  
S. 52° 20' 30" W 607.51 feet  
S. 66° 57' 48" W 433.10 feet  
S. 72° 52' 34" W 369.72 feet to  
A point on the West line E 1/2 NE 1/4 of said Section 10; Thence N. 00° 18' 04" W along said West Line E 1/2 NE 1/4 of Section 10 a distance of 1688.11 feet to the NW Corner S 1/2 NE 1/4 NE 1/4 of said Section 10; Thence N. 89° 47' 04" E along the North Line S 1/2 NE 1/4 NE 1/4 of Section 10 a distance of 1309.11 feet to the TRUE POINT OF BEGINNING. Containing 42.211 Acres.

That said owners have caused the said real property to be layed out and surveyed as Clifton Village, a subdivision of a part of Mesa County, Colorado.

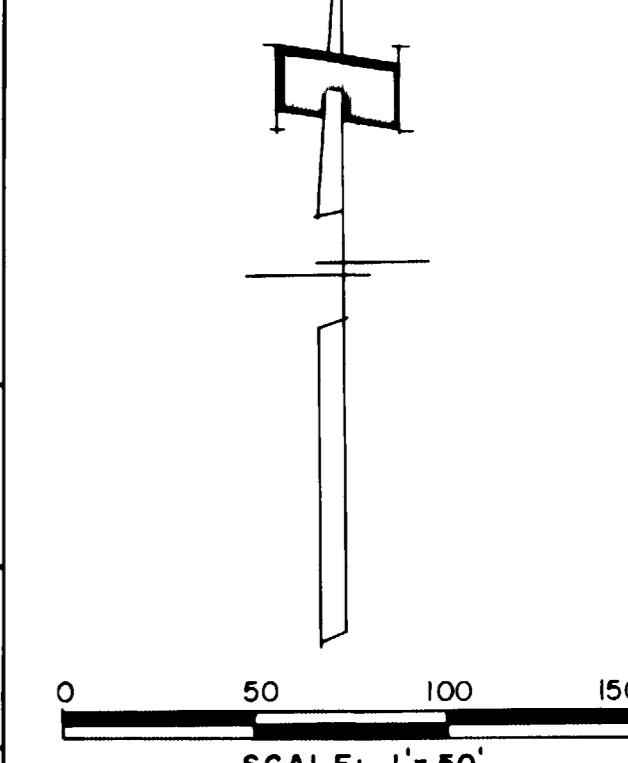
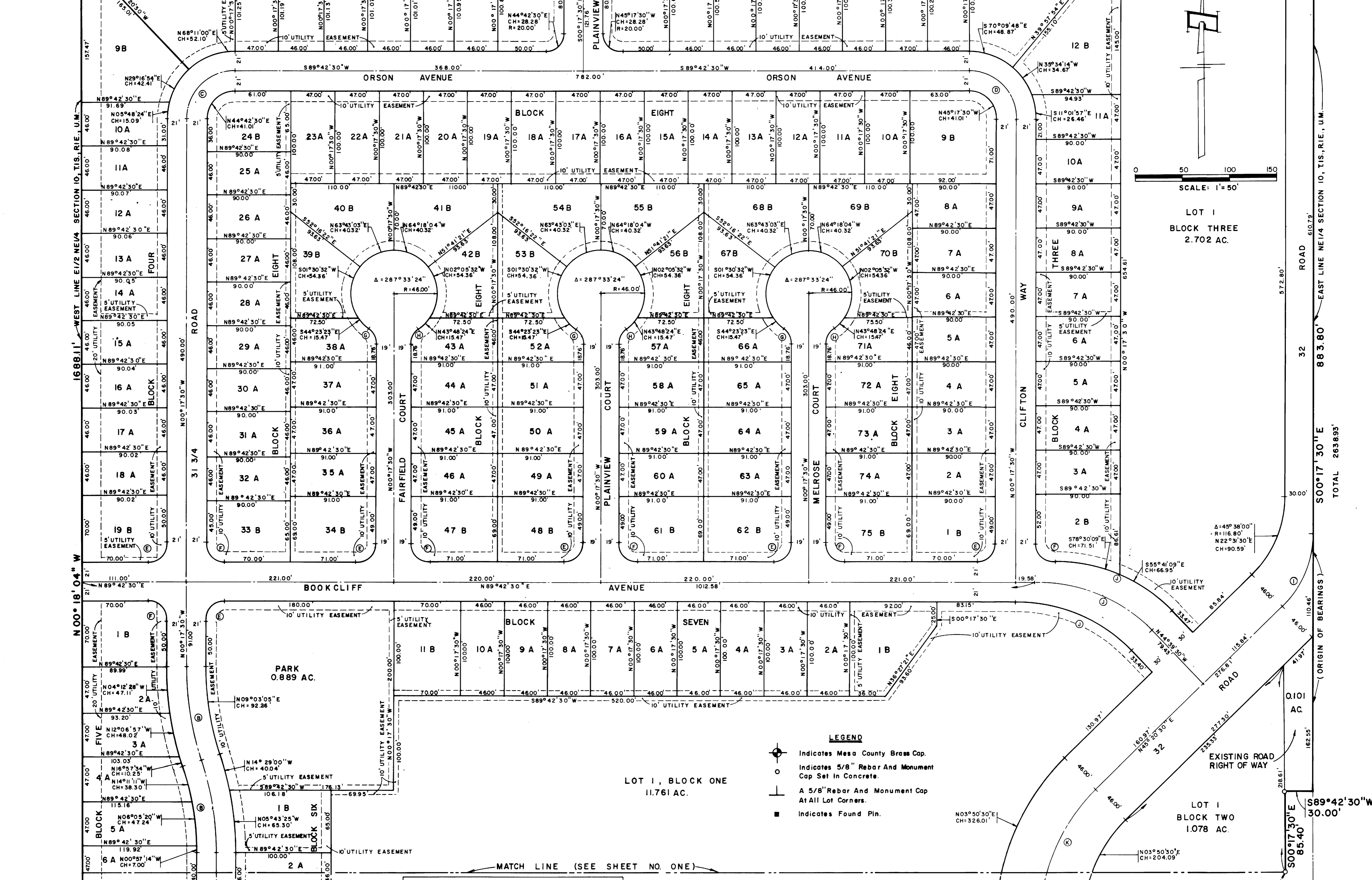
That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate to the utility companies those portions of said real property which are labeled as utility and drainage easements 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable manner.

That all expense for street paving or improvement shall be financed by the seller or purchaser, not by the County of Mesa.

# CLIFTON VILLAGE SUBDIVISION

NW CORNER  
S 1/2 NE 1/4  
SECTION 10  
T.1S., R.1E., U.M.  
N00°18'04"W  
659.63'

NE CORNER  
SECTION 10  
T.1S., R.1E., U.M.  
S00°17'30"E  
659.73'



LOT 1  
BLOCK THREE  
2.702 AC.

EAST LINE NE 1/4 SECTION 10, T.1S., R.1E., U.M.  
883.80'  
TOTAL 263.893'

- LEGEND**
- Indicates Mesa County Brass Cap.
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete.
  - ⊕ A 5/8" Rebar And Monument Cap At All Lot Corners.
  - Indicates Found Pin.

**MINIMUM SETBACK REQUIREMENTS:**

Lot Type	Front Lot	Side Lot	Rear Lot
A Lots	20'	0'	20'
B Lots	20'	5'	20'

\* Principle buildings on two adjacent lots must be separated by a minimum of ten feet (10').

Side yard setbacks on corner lots on the street side shall be a minimum 20'.