

# CLIFFVIEW SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Douglas F. Muth is the owner of that real property situated in the East 3/8 of the Southeast 1/4 of the Southeast 1/4 of Section 3, T.1S., R.1E., Ute P.M. as shown on the accompanying plat thereof; said property being more particularly described as follows:

Beginning at the Northeast Corner of said BRASRA; thence S00°00'45"E 879.65 feet along the East line of said BRASRA; thence S89°59'15"W 491.15 feet to the West line of said R4/BRASRA; thence along said West line N00°02'30"W 879.83 feet to the North line of said BRASRA; thence along said North line N89°59'15"E 491.60 feet to the Point of Beginning. Said real property contains 9.92 Acres more or less.

That said owners have caused the real property to be laid out and surveyed as shown on the accompanying plat of CLIFFVIEW SUBDIVISION.

"That the said owners do hereby dedicate to the PUBLIC all the streets, avenues and roads as shown on the accompanying plat. Forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for the installation, maintenance, and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner."

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street travelling or improvements shall be financed by the seller or purchaser - not the County of Mesa.

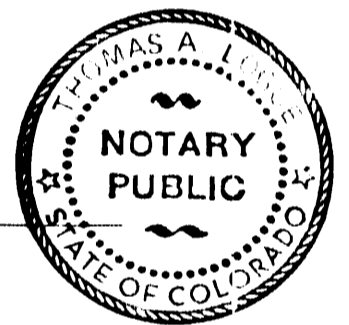
IN WITNESS THEREOF, said owner Douglas F. Muth to be hereunto subscribed this 9th day of NOVEMBER, A.D., 1978.

*Douglas F. Muth*  
Douglas F. Muth

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 9th day of NOVEMBER, A.D., 1978, by Douglas F. Muth. Witness my hand and official seal. My Commission expires Aug. 9th 1981.

*Thomas A. Agave*  
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 10:16 o'clock A.M., ARR 6, A.D., 1979, and duly recorded in Plat Book No. 12, Page 138, Reception No. 1188157 \*10\*\*

*Earl Sawyer*  
Clerk and Recorder

Fee \$ 10.00

By \_\_\_\_\_  
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15 day of DECEMBER, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

By Mary A. Buss  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 4th day of April, A.D., 1979. Board of County Commissioner's of the County of Mesa, Colorado.

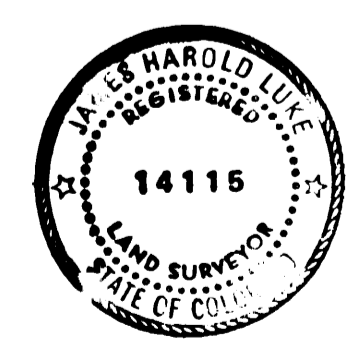
By Marianne Alderson  
Chairman

Bill Berman 11-16-78  
MESA COUNTY ROAD DEPARTMENT

SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of CLIFFVIEW SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James H. Luke*  
Registered Land Surveyor  
L.S. 14115

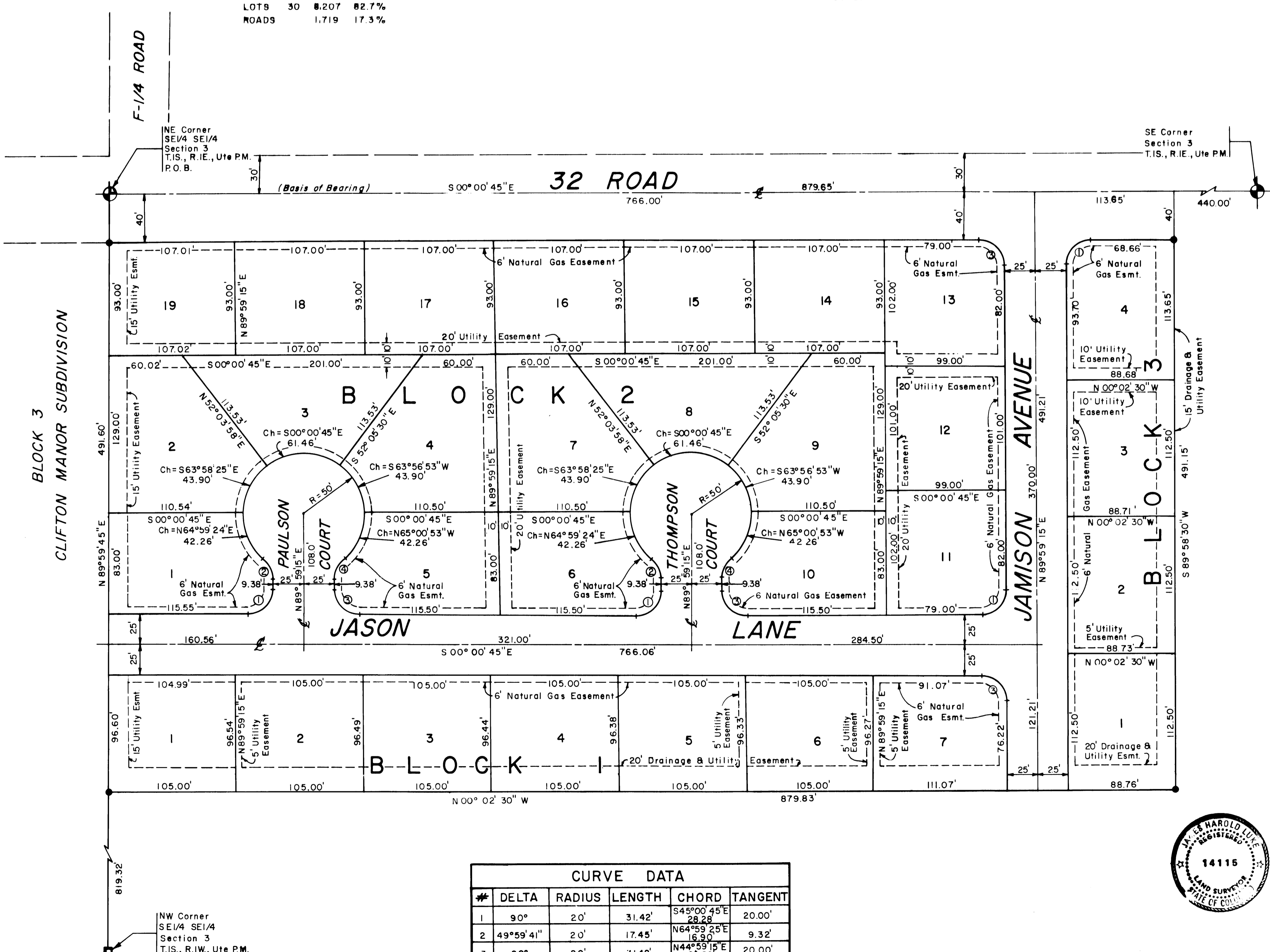
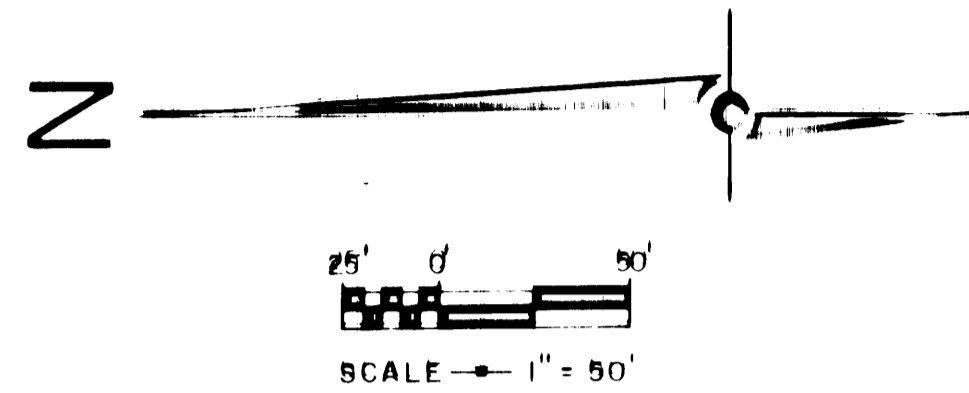


### LEGEND

- Mesa County Brass Cap
- Found 5/8" Rebar w/Cap marked PATTY L.S. 9960
- Set 5/8" Rebar w/Cap marked LUKE L.S. 14115 In concrete
- └ Property Corner to be Set

### AREA

LOTS 30 8,207 82.7%  
ROADS 1,719 17.3%



CURVE DATA					
#	DELTA	RADIUS	LENGTH	CHORD	TANGENT
1	90°	20'	31.42'	S45°00'45"E 28.28'	20.00'
2	49°59'41"	20'	17.45'	N64°59'25"E 16.90'	9.32'
3	90°	20'	31.42'	N44°59'15"E 28.28'	20.00'
4	49°59'41"	20'	17.45'	S65°00'55"E 16.90'	9.32'

**CLIFFVIEW SUBDIVISION**  
**ARMSTRONG ENGINEERS & ASSOCIATES**  
861 ROOD AVE., GRAND JUNCTION, COLORADO 81501 303-245-3861  
10-6-78 781572  
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