

# BOOKCLIFF TERRACE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert O. Torbet and Sharon L. Torbet are the owners of that real property situated in the W 1/2 SE 1/4 NW 1/4 of Section 8, T.1 S., R.1 E., Ute Meridian, South of the Grand Valley Canal, in Mesa County, Colorado and being more specifically described as follows:

Beginning at a point from which the SE Corner of the SE 1/4 NW 1/4 of said Section 8 bears S 00° 04' 59" E 30.00 feet and N 89° 54' 30" E 660.91 feet; Thence S 89° 54' 30" W 307.00 feet; Thence N 00° 05' 06" W 843.15 feet; Thence N 31° 20' 00" W 26.37 feet; Thence N 00° 05' 06" W 51.60 feet; Thence S 75° 45' 00" E 12.78 feet to a point of curvature; Thence along the arc of a curve to the right having a radius of 50.00 feet, whose chord bears S 74° 58' 42" E 1.35 feet; Thence N 00° 05' 06" W 91.32 feet; Thence S 43° 48' 07" E 145.31 feet; Thence S 49° 43' 04" E 122.12 feet; Thence S 61° 56' 37" E 128.78 feet; Thence S 00° 04' 59" E 760.22 feet to the point of beginning, containing 6.114 acres, more or less.

That the said owners have caused the said real property to be laid out and surveyed as Bookcliff Terrace, a subdivision of a part of the County of Mesa.

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 forever and hereby dedicate 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 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 and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES, and the public site as shown on the accompanying plat is dedicated to the public for its use forever.

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 owners, Robert O. Torbet and Sharon L. Torbet, have caused their names to be hereunto subscribed this 20 day of December A.D., 1978.

Robert O. Torbet  
Robert O. Torbet

Sharon L. Torbet  
Sharon L. Torbet

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20 day of December A.D., 1978 by Robert O. Torbet and Sharon L. Torbet.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Larry Havel  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) as

RECEPTION NO. 1188407

I hereby certify that this instrument was filed in my office at 3:50 o'clock P.M. this 6 day of APR. A.D., 1979 and is duly recorded in Plat Book No. 12, Page 143.

Carl Sawyer  
Clerk and Recorder

Ernie Hamilton  
Deputy

Fees: \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th 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 14th day of DECEMBER A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

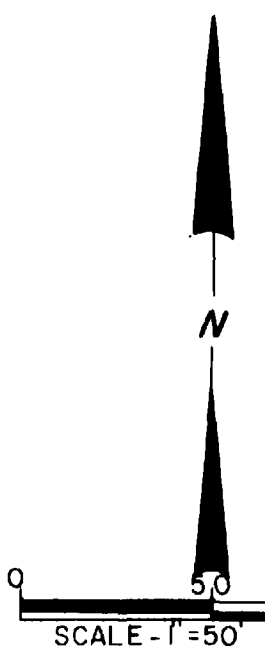
By: Earl Shuler  
Chairman

### SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Bookcliff Terrace, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

By: Wayne H. Lizer Nov. 1978  
Registered Land Surveyor, PE, LS 14113

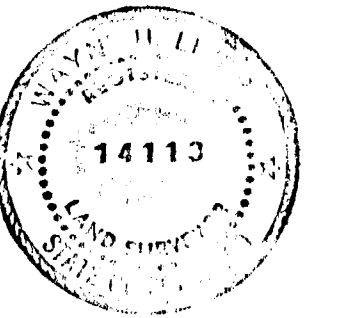
By: Bill Benson Date: 3-19-79  
Mesa County Road Department



### LEGEND

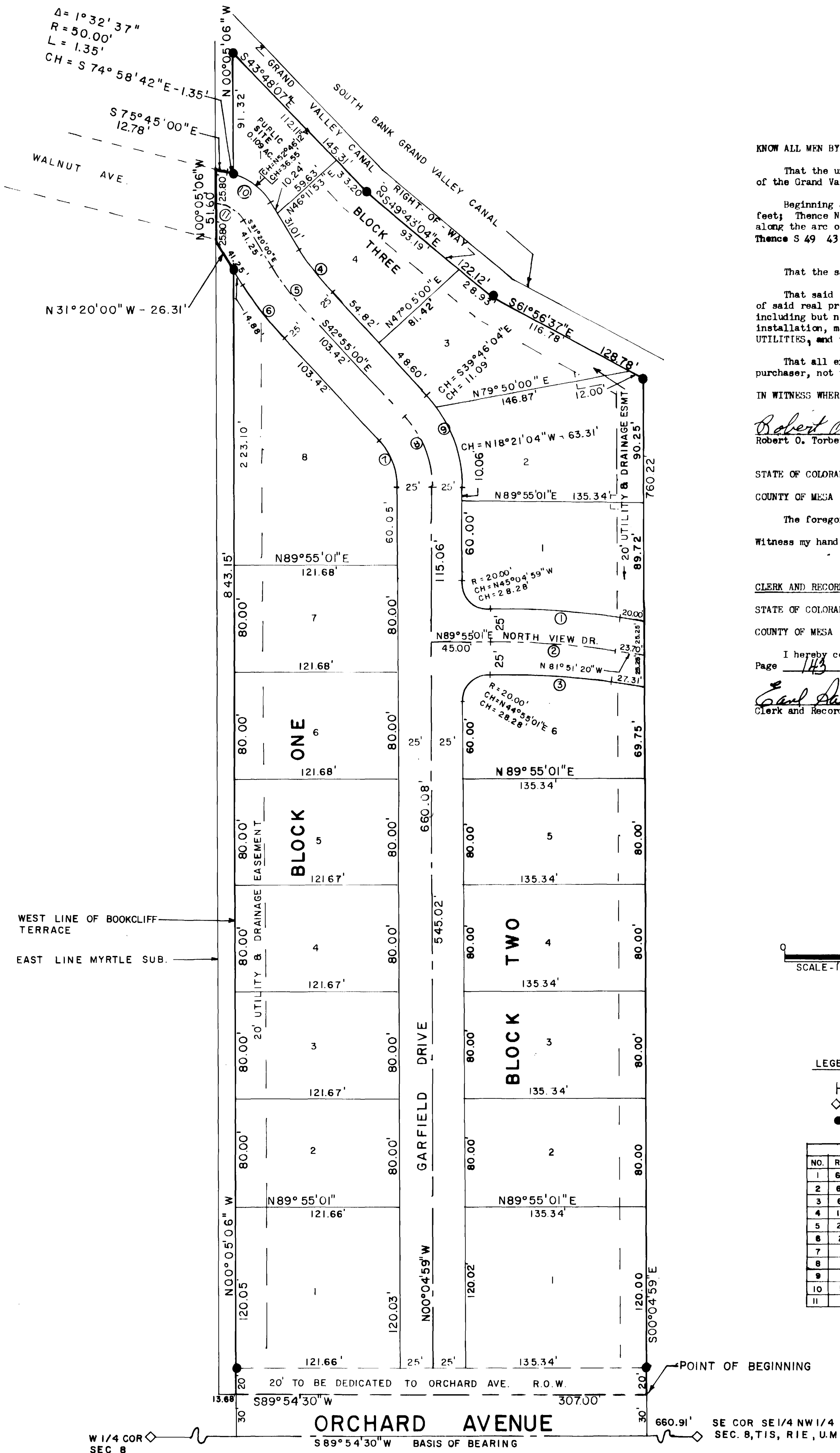
- └ LOT CORNER-5/8" REBAR W/CAP
- ◇ FOUND MESA COUNTY SURVEY MONUMENT
- SET BOUNDARY CORNER 5/8" REBAR W/CAP IN CONCRETE

		CURVE DATA			
NO.	RADIUS	Δ	LENGTH	TANGENT	CHORD
1	667.08'	08°13'39"	95.79'	47.98'	S85°58'10"E 95.71'
2	842.08'	08°13'39"	92.20'	46.18'	S85°58'10"E 92.12'
3	617.08'	08°13'39"	88.61'	44.38'	S85°58'10"E 88.53'
4	197.18'	11°35'00"	39.88'	20.00'	S37°07'30"E 39.80'
5	222.18'	11°35'00"	44.92'	22.54'	S37°07'30"E 44.84'
6	247.18'	11°35'00"	49.97'	25.07'	S37°07'30"E 49.89'
7	50.99'	42°25'00"	38.12'	20.00'	S21°30'00"E 37.24'
8	75.99'	42°25'00"	56.81'	29.80'	S21°30'00"E 55.50'
9	100.99'	42°25'00"	75.50'	39.61'	S21°30'00"E 73.75'
10	50.00'	44°25'00"	38.78'	20.41'	S53°32'30"E 37.80'
11	25.00'	44°25'00"	19.38'	10.21'	S53°32'30"E 18.90'



BOOKCLIFF TERRACE

W.H. LIZER & ASSOCIATES  
ENGINEERING & SURVEYING  
492 29 ROAD PH. 242-6718



W 1/4 COR SEC 8

ORCHARD AVENUE  
BASIS OF BEARING S 89° 54' 30" W

SE COR SE 1/4 NW 1/4 SEC. 8, T.1 S., R.1 E., U.M.