

# LONGVIEW ESTATES - FILING NO. ONE

☐ Road Curve Data

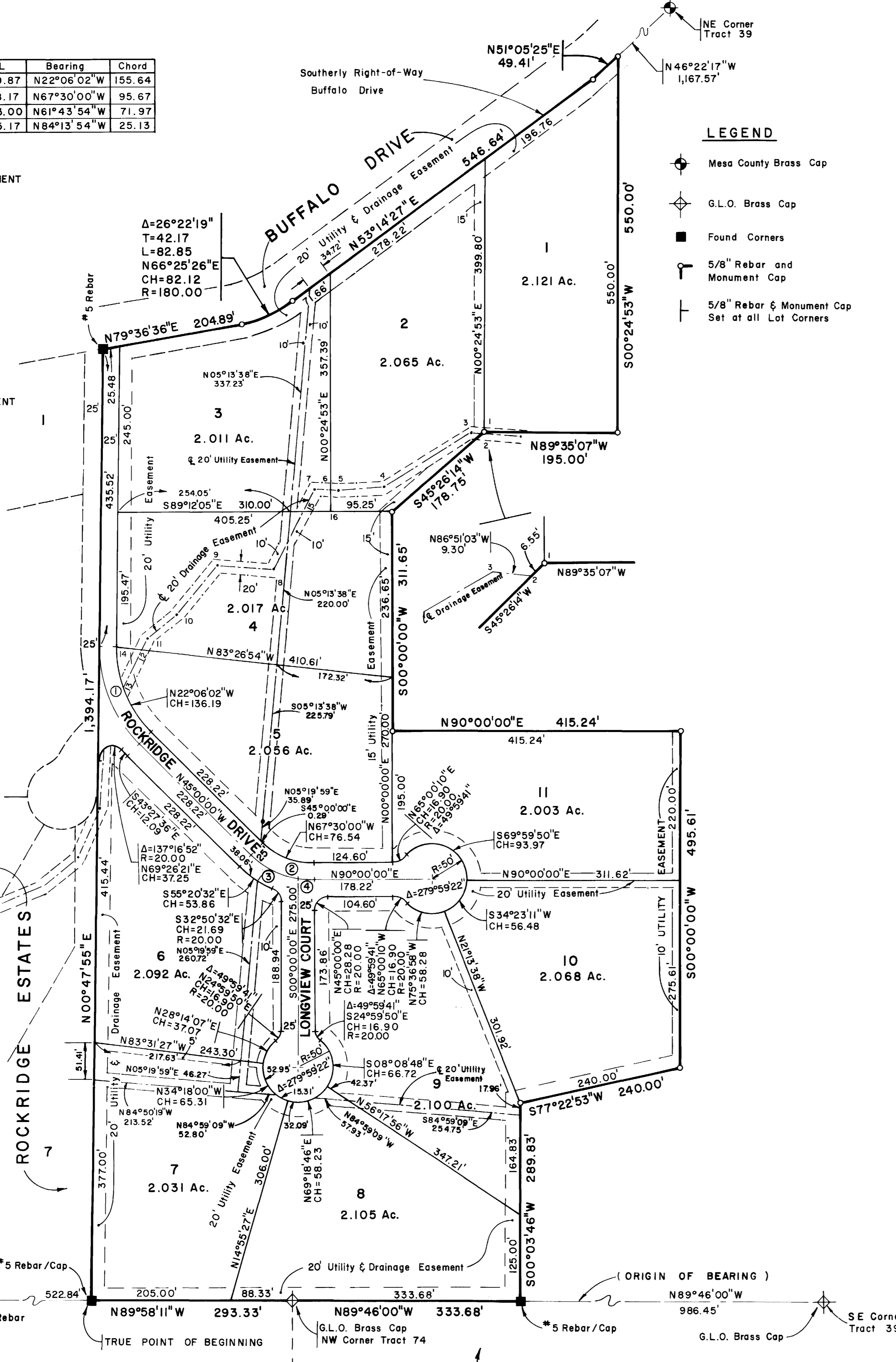
Curve No.	Δ	Radius	T	L	Bearing	Chord
①	45°47'55"	200.00'	84.48'	159.87'	N22°06'02"W	155.64'
②	45°00'00"	125.00'	51.78'	98.17'	N67°30'00"W	95.67'
③	33°27'47"	125.00'	37.58'	73.00'	N61°43'54"W	71.97'
④	11°32'13"	125.00'	12.63'	25.17'	N84°13'54"W	25.13'

CENTERLINE 20' DRAINAGE EASEMENT

Point No.s	Bearing	Distance
2-3	N86°51'03"W	9.30'
3-4	S58°21'02"W	148.98'
4-5	S85°53'42"W	67.62'
5-6	S87°04'56"W	14.12'
6-7	S87°04'56"W	23.01'
7-8	S27°04'40"W	38.80'
8-9	S27°04'40"W	91.22'
9-10	N87°14'02"W	81.79'
10-11	S40°03'36"W	93.56'
11-12	S24°30'53"W	16.82'
12-13	S24°30'53"W	64.27'

TIES FROM CENTERLINE 20' DRAINAGE EASEMENT TO LOT CORNERS

Point No.s	Bearing	Distance
6-16	S00°24'53"W	36.28'
16-15	S89°12'05"W	40.38'
12-14	N83°26'54"W	37.62'
13-14	N09°41'05"W	CH63.68'



DEDICATION

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 Tract 39, Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southwest Corner (SW cor) of said Tract 39; Thence S 89°58'11"E along the South Line of said Tract 39 a distance of 1,097.84 feet to the TRUE POINT OF BEGINNING. Thence N 00°47'55"E 1394.17 feet to a point on the Southerly Right-of-way line of Buffalo Drive as recorded in Book 919 of Page 645 and Book 974 of page 695 with The Mesa County Clerk and recorder; Thence along said Southerly Right-of-way line by the following four (4) courses and distances; N 70°06'36"E 204.89 feet; Thence along the arc of a curve to the left whose radius is 180.00 feet and whose long chord bears N 66°25'26"E 82.12 feet; Thence S 00°24'53"W 550.00 feet; Thence N 89°35'07"W 195.00 feet; Thence S 45°26'14"W 178.75 feet; Thence S 00°00'00"W 311.65 feet; Thence N 90°00'00"E 415.24 feet; Thence S 00°00'00"W 495.61 feet; Thence S 77°22'53"W 240.00 feet; Thence S 00°00'00"W 284.83 feet to a point on the South line of said Tract 39; Thence N 89°46'00"W along the South line of said Tract 39 a distance of 338.68 feet to the Northwest Corner (NW cor) of Tract 74; Thence N 89°58'11"W 293.33 feet to the TRUE POINT OF BEGINNING. Containing 24.205 Acres.

That said owners have caused the said real property to be laid out and surveyed as Longview Estates, Filing One, 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 forever, and hereby dedicate 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 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.

In witness whereof said owners Omer P. Gabelman and Harold William Reeder have caused their names to be hereunto subscribed this 3rd day of June, A.D., 1976.

*Omer P. Gabelman*  
Omer P. Gabelman  
*Harold William Reeder*  
Harold William Reeder

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 3rd day of June, A.D., 1976 by Omer P. Gabelman and Harold William Reeder.

My commission expires: May 28, 1978  
*Dean Dunlop*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) # 1123745

I hereby certify that this instrument was filed in my office at 4:00 o'clock P.M., this 12 day of January, A.D., 1977 and is duly recorded in plat Book No. 11, Page 240.

*Carol Sawyer*  
Clerk and Recorder  
*Hazel M. Huskey*  
Deputy  
Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of Sept, A.D., 1976, County Planning Commission of the County of Mesa, Colorado.

*R.D. Anderson*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

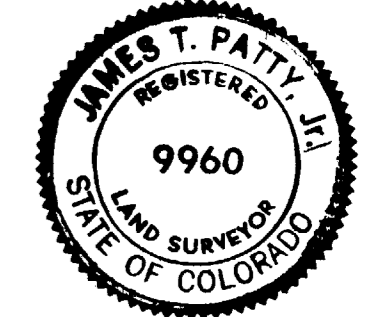
Approved this 30 day of November, A.D., 1976, Board of County Commissioners of the County of Mesa, Colorado.

*Majors Allen*  
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Longview Estates, Filing One a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a 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.

By: *Robert C. Head*  
Mesa County Surveyor  
Date: 11-15-76

By: *Jack Danner*  
Mesa County Board of Department  
Date: Nov 4 - 76

By: *R.D. Collins*  
Utilities Coordinating Committee  
Date: 7-30-76