

# LIBERTY CAP ESTATES

## CURVE TABLE

C NO	RADIUS	ARC	CHORD	CH BEARING	DELTA
C1	50 00'	64 10'	59 80'	N 83°27'24" W	73°27'25"
C2	50 00'	27 84'	27 48'	N 30°46'47" W	31°53'50"
C3	50 00'	43 02'	41 71'	N 09°49'10" E	49°18'04"
C4	50 00'	70 86'	65 08'	N 06°07'45" W	81°11'54"
C5	50 00'	100 66'	84 50'	S 02°08'33" W	115°20'41"
C6	1062 75'	30 18'	30 18'	S 16°44'12" E	01°37'37"

NW 1/4 SEC 26  
SW 1/4 SEC 26

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED LELAND E COFER AND BONNIE J COFER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA STATE OF COLORADO, AND THAT BEING PART OF THE W1/2 OF SEC 26 T11S, R101W, 6TH P.M WHICH IS DESCRIBED IN BOOK 2311 PAGE 868 OF MESA COUNTY RECORDS, AS SHOWN ON THE ACCOMPANYING PLAT, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Commencing at a GLO brass cap for the West 1/4 Corner of Section 26, T11S, R101W of the Sixth P.M., Mesa County, Colorado, from whence a GLO brass cap for the SW Corner of said Section 26 bears S00°08'00"E 2620 72 feet, thence S00°08'00"E 627 10 feet, thence N42°53'00"E 33 18 feet to the concrete centerline of the Redlands Canal and the point of beginning thence N42°53'00"E on the easterly right-of-way line of Wildwood Drive 320 52 feet, thence N10°53'00"E 135 49 feet, thence N27°36'00"E 129 87 feet, thence N44°04'30"E 298 96 feet, thence N34°28'12"E 33 81 feet, thence leaving said right-of-way line S07°03'55"E 425 70 feet, thence S03°41'44"E 520 77 feet to a 5/8-inch rebar LS 11441, thence S89°40'15"W 548 04 feet to the concrete centerline of the Redlands Canal, thence on the arc of a 1062 75 foot radius curve to the left (the central angle of which is 01°37'37" and the chord of which bears N16°44'12"W 30 18 feet) for a distance of 30 18 feet, thence N17°33'01"W 201 55 feet to the beginning

THAT SAID OWNERS HAVE DO HEREBY DEDICATE AND SET APART THAT REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANYING PLAT AS FOLLOWS  
ALL IRRIGATION EASEMENTS TO THE OWNERS OF LOT 2 AND THEIR ASSIGNS FOR THE INSTALLATION, OPERATION MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH AND ACROSS BY THE BENEFICIARIES THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, PROVIDED HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM SAID EASEMENTS

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LIBERTY CAP ESTATES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO

THAT THERE ARE NO LIENHOLDERS OF RECORD

IN WITNESS WHEREOF SAID OWNER, LELAND E COFER AND BONNIE J COFER HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7<sup>th</sup> DAY OF April A.D. 1997

*Leland E Cofer*  
LELAND E COFER  
*Bonnie J Cofer*  
BONNIE J COFER

(STATE OF COLORADO )  
( ) SS  
(COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF April A.D. 1997 BY LELAND E COFER AND BONNIE J COFER

MY COMMISSION EXPIRES 7-10-2000  
WITNESS BY HAND AND OFFICIAL SEAL.

*Ramon M Pacheco*  
NOTARY PUBLIC

### CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO )  
( ) SS  
(COUNTY OF MESA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:48 O'CLOCK P M THIS 15<sup>th</sup> DAY OF April A.D. 1997, AND IS DULY RECORDED IN PLAT BOOK NO. 15 PAGE 288 RECEPTION NO. 1795048 DRAWER NO. DD34  
COVENANTS CONDITIONS AND RESTRICTIONS RECORDED AT BK 2314 PG 872 THRU 881

FEE \$ 10.00 1.00

*Monika Todd*  
CLERK AND RECORDER  
*Alvin Hinrichs*  
DEPUTY

### COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 10<sup>th</sup> DAY OF April A.D. 1997 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

*Charles Nyth*  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

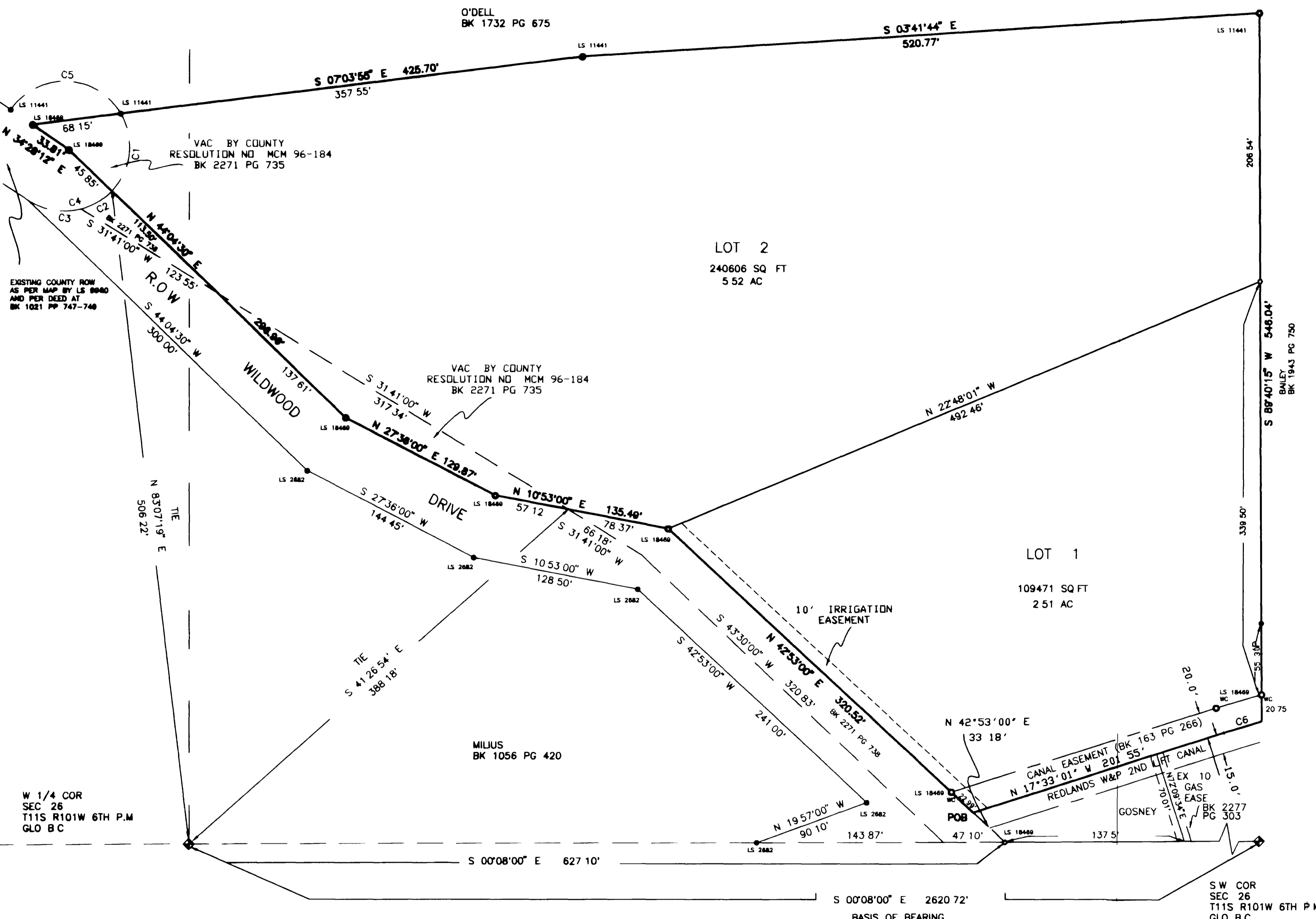
APPROVED THIS 11<sup>th</sup> DAY OF April A.D. 1997 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO

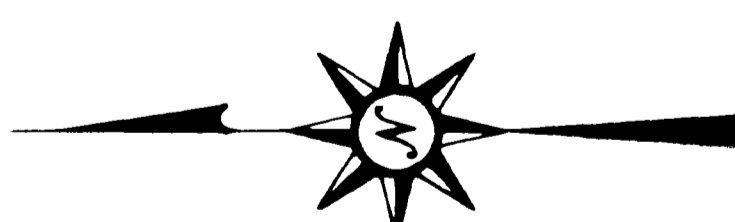
*Donna B. Genova*  
CHAIRMAN

### SURVEYOR'S CERTIFICATE

I, RICHARD A. MASON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF LIBERTY CAP ESTATES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME

*Richard A. Mason*  
RICHARD A. MASON  
COLORADO REG. NO. 18469  
DATE 3-28-1997





SCALE 1" = 50'

**AREA SUMMARY**

LOT 1 = 2.51 ACRES = 31%

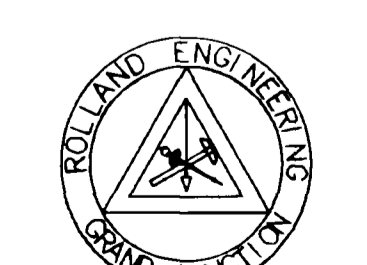
LOT 2 = 5.53 ACRES = 69%

TOTAL = 8.04 ACRES = 100%

**LEGEND**

- ◆ - GLO MONUMENT
- - FOUND REBAR & CAP - LS AS NOTED
- - SET REBAR & CAP IN CONC - LS 18469
- ⊙ - FOUND REBAR & CAP - LS AS NOTED (SET IN CONC)
- WC - WITNESS CORNER

- GENERAL NOTES**
- BASIS OF BEARING IS S 00°08'00" E BETWEEN GLO BRASS CAPS FOR THE W 1/4 CORNER OF SEC 25 AND THE S W CORNER OF SEC 26 ACCORDING TO DEED RECORDED AT BOOK 639 PAGE 295
  - TITLE INFORMATION IS FROM MESA COUNTY REAL PROPERTY RECORDS AND FROM MESA COUNTY ABSTRACT COMPANY TITLE POLICY NO E-10364, DATE 5-1-1962
  - A BOUNDARY LINE ADJUSTMENT BETWEEN COFER AND GOSNEY PRECEDED THIS SUBDIVISION SURVEY
  - R.O.W. FOR WILDWOOD DRIVE IS DEFINED BY INSTRUMENTS RECORDED AT BK 1021, PP 747-749, BK 1662, PG 989, BK 2271, PG 738, AND (VAC RESOLUTION) BK 2271, PG 735



**LIBERTY CAP ESTATES**

IN NW 1/4 & SW 1/4 SEC 26  
T 11 S, R 101 W, 6TH P.M  
MESA COUNTY, COLORADO

Designed RAM	Checked Date	FILE COFER/MINOR DWG	Sheet 1
Drawn	Date 5-08-1998		Of 1

ROLLAND ENGINEERING  
405 Ridges Blvd  
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