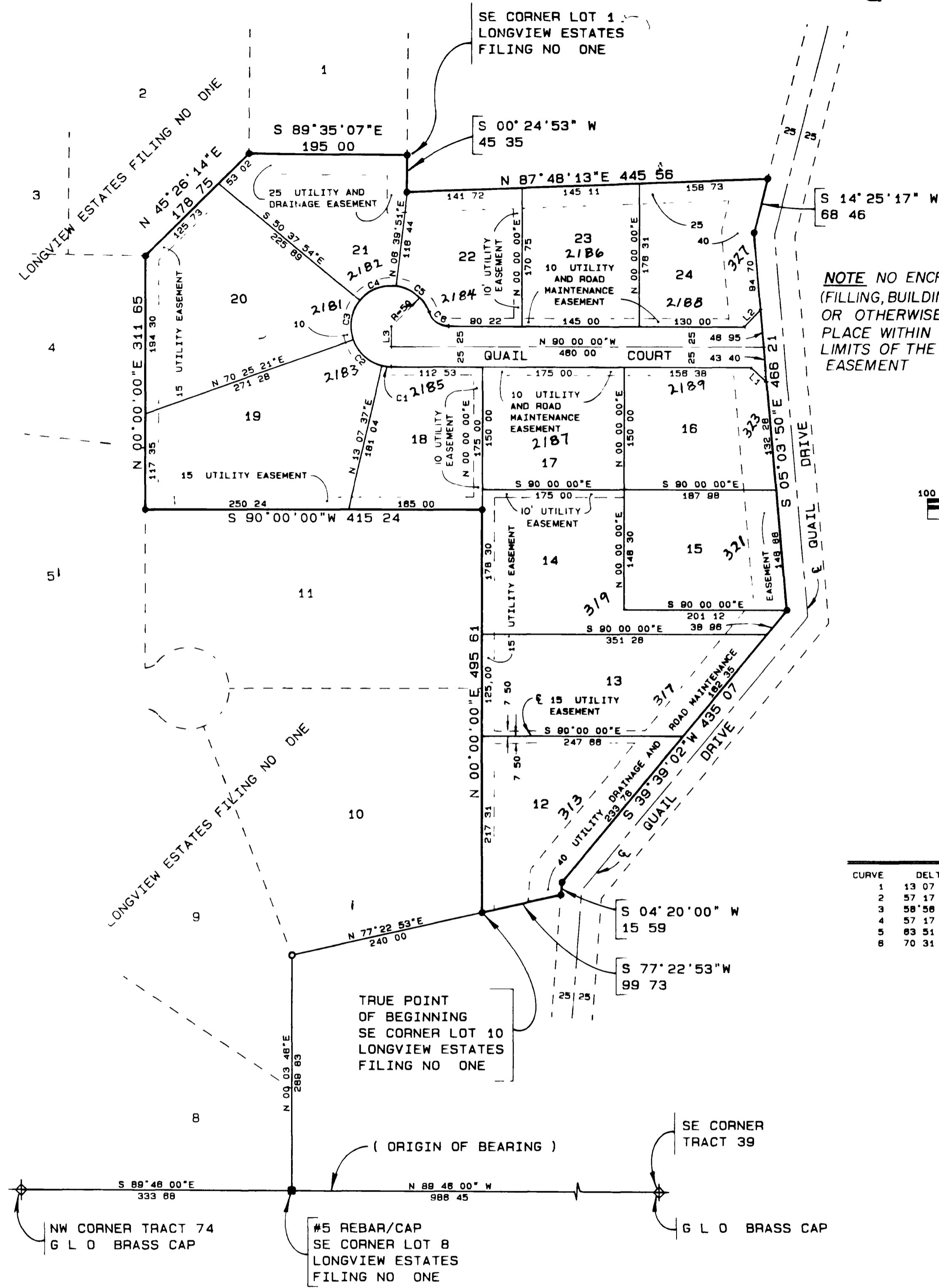
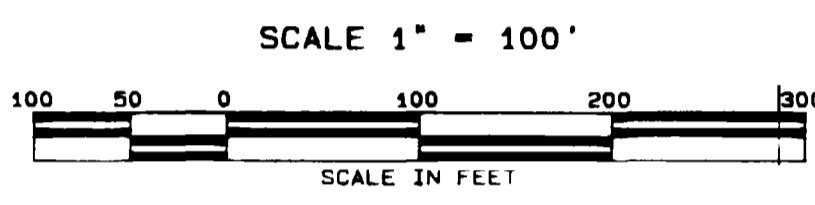


# Longview Estates Filing No. Two



NOTE NO ENCROACHMENT (FILLING, BUILDING, LEACH FIELD, OR OTHERWISE) SHALL TAKE PLACE WITHIN DESIGNATED LIMITS OF THE DRAINAGE EASEMENT



LINE TABLE

LINE	BEARING	DISTANCE
1	N 47° 31' 55" W	27 01
2	N 42° 28' 05" E	29 51
3	N 00° 00' 00" E	25 00

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	13 07 37"	50 00	11 46	5 75	11 43	N 83 26 12" W
2	57 17 45"	50 00	50 00	27 32	47 84	N 48 13 31" W
3	58 58 44"	50 00	51 44	28 28	48 20	N 08 53 44" E
4	57 17 45"	50 00	50 00	27 32	47 84	N 88 00 58" E
5	83 51 53"	50 00	35 73	31 18	32 88	S 51 24 13" E
6	70 31 44"	25 00	30 77	17 88	28 87	S 54 44 08" E

BENCHMARK

BRASS CAP WEST 1/4 CORNER SECTION 19 INTERSECTION SOUTH CAMP ROAD AND BUFFALO DRIVE ELEVATION = 4,834 30

NOTE ALL RESIDENCES MUST BE PLACED AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD OCCURANCE OF ANY DRAINAGE WAY

LEGEND

- ◆ G L O BRASS CAP
- FOUND CORNER
- 5/8" REBAR AND MONUMENT CAP
- 5/8" REBAR AND MONUMENT CAP SET IN CONC
- ⊥ 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS

AREA QUANTITIES

LOTS	9 353 Ac OR	93 28 %
PUBLIC R O W	674 AC OR	6 72 %
TOTAL	10.027 Ac OR	100 00 %
TOTAL NO OF LOTS	= 13	

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Larry J. Albright and Larry J. Bloom 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 of the accompanying plat said real property being more particularly described as follows

Commencing at the Southeast Corner (S E Cor.) of said Tract 39 Thence N 89° 48' 00" W along the South line of said Tract 39 a distance of 988 45 feet to the Southeast Corner of Lot 8 of Longview Estates Filing No. One as filed in Book 11 Page 240 in the office of the Mesa County Clerk and Recorder Thence along the Easterly boundary of said Longview Estates Filing No. One by the following two (2) courses and distances  
 (1) N 00° 03' 48" E 288 83 feet  
 (2) N 77° 22' 53" E 240 00 feet  
 to the Southeast Corner (S E Cor.) of Lot 10 of said Longview Estates Filing No. One and the TRUE POINT OF BEGINNING Thence continuing along said Boundary of Longview Estates Filing No. One by the following five (5) courses and distances  
 (1) N 00° 00' 00" E 485 81 feet  
 (2) S 80° 00' 00" W 415 24 feet  
 (3) N 00° 00' 00" E 311 85 feet  
 (4) N 45° 26' 14" E 178 75 feet  
 (5) S 89° 35' 07" E 195 00 feet  
 to the Southeast corner of Lot 1 of said Longview Estates Filing No. One Thence S 00° 24' 53" W 45 35 feet Thence N 87° 48' 13" E 445 56 feet to a point on the Westerly Right-of-Way of a County Road as recorded in Book 974 Page 694 of the Mesa County records Thence along said Westerly Right-of-Way by the following four (4) courses and distances  
 (1) S 14° 25' 17" W 68 46 feet  
 (2) S 05° 03' 50" E 488 21 feet  
 (3) S 38° 39' 02" W 435 07 feet  
 (4) S 04° 20' 00" W 15 58 feet  
 Thence S 77° 22' 53" W 88 73 feet to the TRUE POINT OF BEGINNING Containing 10 027 Acres

That said owners have caused the said real property to be laid out and surveyed as Longview Estates Filing No. Two a subdivision of a part of Mesa County Colorado

That said owners do hereby dedicate and set apart all of the streets and roads shown on the accompanying plat to the use of the public forever and do hereby dedicate to the Public Utilities 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 sewer and water mains together with the right to trim interfering trees and brush with the perpetual right of ingress and egress for the installation and maintenance of such lines Such easements and rights shall be utilized in a reasonable and prudent manner

That all expense for the street paving or improvements shall be furnished by the seller or purchaser not by the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10<sup>th</sup> day of JAN A D 1983  
 Larry J. Albright  
 Larry J. Bloom

STATE OF COLORADO ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JAN A D 1983 by Larry J. Albright and Larry J. Bloom

My Commission Expires Aug. 23 1985  
 Witness My Hand and Official Seal

Thomas A. Kovic  
 Notary Public  
 Address 2184 Crossroads Blvd.  
 Grand Junction CO

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:52 o'clock P.M. this 11<sup>th</sup> day of January A D 1983 and is duly recorded in Plat Book No. 12 Page 116  
 Receipt # 131499  
 Fees \$

Earl Sawyer  
 Clerk and Recorder

Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19<sup>th</sup> day of January A D 1983  
 County Planning Commission of the County of Mesa Colorado

Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18<sup>th</sup> day of January A D 1983  
 Board of County Commissioners of the County of Mesa Colorado

Chairman

## SURVEYORS CERTIFICATE

I James T. Patty Jr. do hereby certify that the accompanying plat of Longview Estates Filing No. Two 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 T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960



UTILITIES COORDINATING COMMITTEE  
 Thomas L. Gault  
 Chairman  
 10 Nov 1982  
 Date

Longview Estates  
 Filing No. Two

