

# LOMA LINDA SUBDIVISION FIRST ADDITION

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Clarence O. Cope, Gene L. Forney and C. Ray Gates are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the S 1/2 N 1/2 SW 1/4, Section 29, T.1S, R.1E, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Northeast Corner (N. E. Cor.) of the SW 1/4 of Section 29; Thence S. 00° 01' 43" W along the East line of the SW 1/4 of said Section 29 a distance of 658.24 feet to the Northeast Corner (N. E. Cor.) of the S 1/2 N 1/2 SW 1/4 of said Section 29 and the TRUE POINT OF BEGINNING. Thence continuing S. 00° 01' 43" W along said East Line of the SW 1/4 of Section 29 a distance of 658.25 feet to the Southeast Corner (S. E. Cor.) of the N 1/2 SW 1/4 of said Section 29; Thence S. 89° 55' 26" W along the South Line of the N 1/2 SW 1/4 of Section 29 a distance of 1386.12 feet to the Southeast Corner (S. E. Cor.) of Lot 3, Block Five of Loma Linda Subdivision as filed in the office of the Mesa County Clerk and Recorder. Thence along the Easterly Boundary of said Loma Linda Subdivision by the following Five (5) courses and distances:  
 N. 00° 00' 00" E 130.83 feet  
 N. 90° 00' 00" E 47.00 feet  
 N. 00° 00' 00" E 309.80 feet  
 N. 90° 00' 00" E 8.06 feet  
 N. 00° 00' 00" E 208.00 feet to the Northeast Corner (N. E. Cor.) of Lot 11, Block One of said Loma Linda Subdivision;  
 Thence N. 90° 00' 00" E 11.69 feet to a point on the West Line of the E 1/2 SW 1/4 of said Section 29; Thence N. 00° 00' 51" E along said West Line E 1/2 SW 1/4 of Section 29 a distance of 10.58 feet to the Northwest Corner (N. W. Cor.) of the S 1/2 NE 1/4 SW 1/4 of said Section 29;  
 Thence N. 89° 58' 43" E along the North Line S 1/2 NE 1/4 SW 1/4 of said Section 29 a distance of 1319.69 feet to the TRUE POINT OF BEGINNING.  
 Containing 20.3496 Acres.

That said owners have caused the said real property to be laid out and surveyed as Loma Linda Subdivision, First Addition, 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 and public utilities 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.

That all expense for 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 28<sup>th</sup> day of NOVEMBER, A.D., 1977

Clarence O. Cope                      Gene L. Forney                      C. Ray Gates  
 Clarence O. Cope                      Gene L. Forney                      C. Ray Gates

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of NOVEMBER, A.D., 1977 by Clarence O. Cope, Gene L. Forney and C. Ray Gates.

My Commission Expires: Aug 9<sup>th</sup> 1981  
 Witness My Hand and Official Seal.

Thomas A. Logan  
 Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss # 1150918

I hereby certify that this instrument was filed in my office at 9:50 o'clock A. M., this 18<sup>th</sup> day of January, A.D., 1978 and duly recorded in Plat Book No. 11, Page 322+323

Earl Sawyer                      By Hazel M. Huskey  
 Clerk and Recorder                      Deputy                      Fees \$ 20.00.

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13<sup>th</sup> day of DECEMBER, A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

Paul W. Smith  
 Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

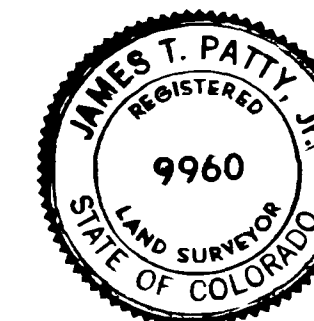
Approved this 16<sup>th</sup> day of JANUARY, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer  
 Chairman

### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Loma Linda Subdivision, First Addition, a subdivision of a part of Mesa County, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
 James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960



By: Bill Benson  
 Mesa County Road Department

Date: 1-16-78

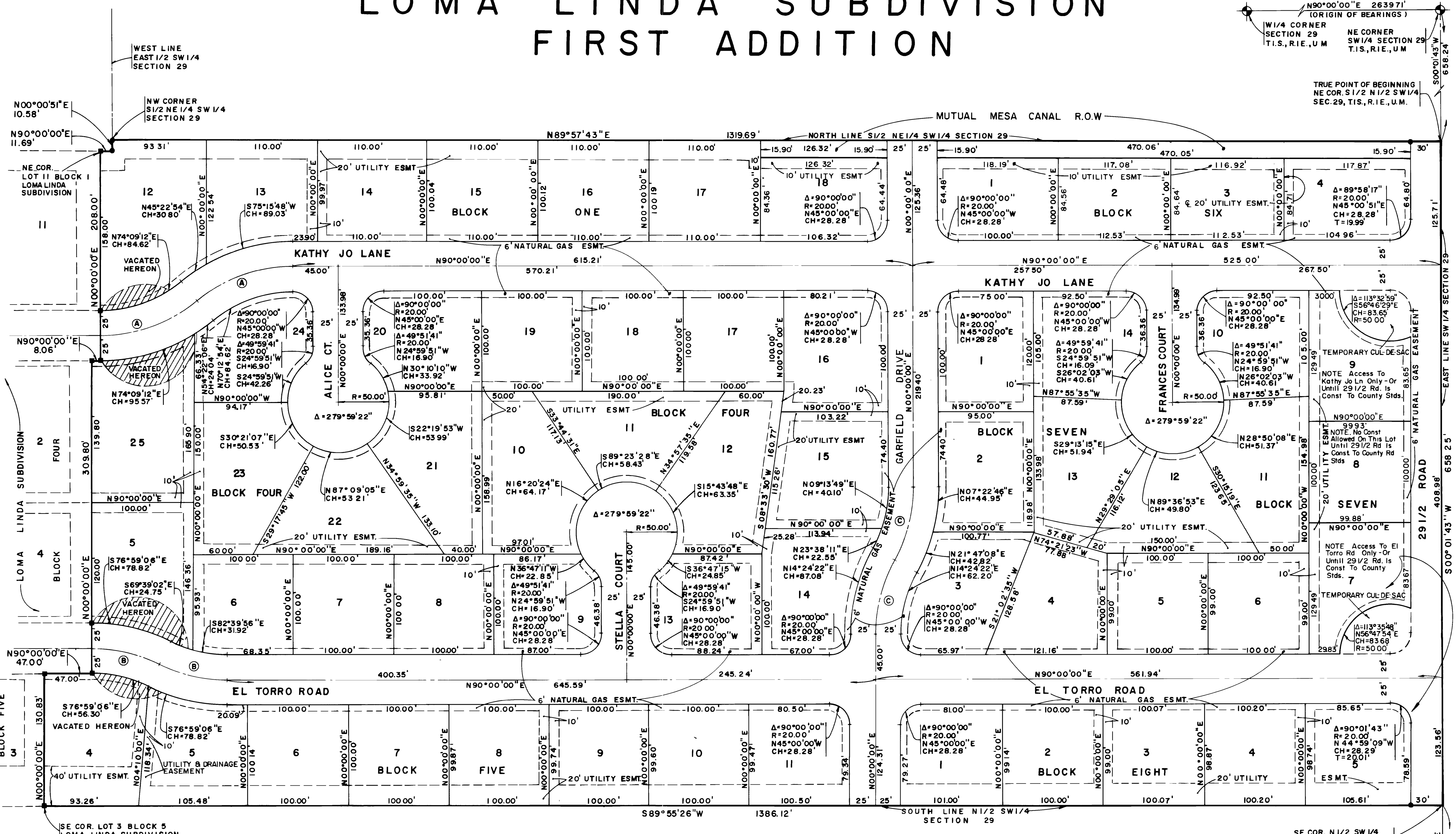
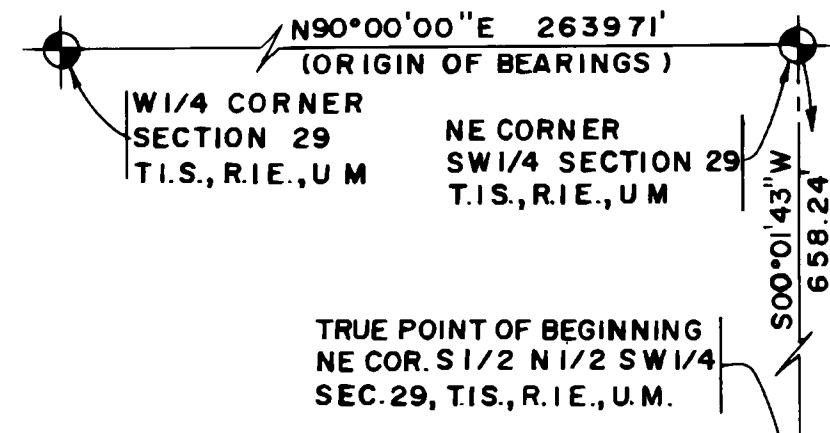
### VACATION STATEMENT

Due to the convenience and access needs of the Public being adequately served by the platting of lands and public rights-of-way the vacation of fractional parts of previously dedicated/reserved public rights-of-way, not within public rights-of-way by this plat are hereby ordered vacated this 16<sup>th</sup> day of JANUARY, A.D., 1978 by the Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer  
 Chairman

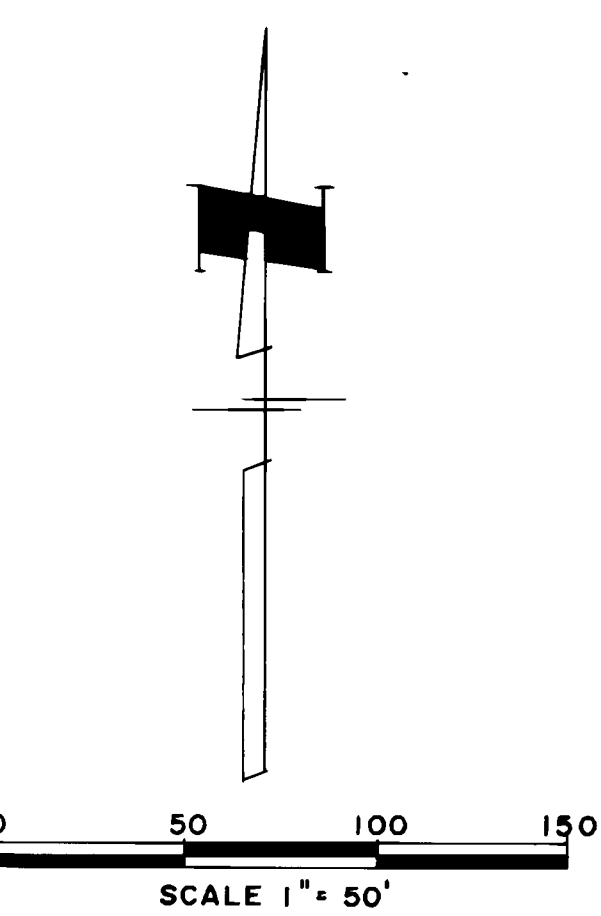
NOTE: Lot 4 Block 6, Lots 7, 8, & 9 Block 7, and Lot 5 Block 8, shall participate in the improvements of 29 1/2 Road at such time that Mesa County calls for road improvements.

# LOMA LINDA SUBDIVISION FIRST ADDITION



**CENTERLINE CURVE DATA**

Curve	Delta	Radius	Tangent	Length	Chord	Bearing
A	39° 34' 12"	150.00'	53.96'	103.59'	101.55'	N70° 12' 54" E
B	26° 01' 49"	150.00'	34.67'	68.15'	67.56'	S76° 59' 06" E
C	28° 48' 44"	150.00'	38.53'	75.43'	74.64'	N14° 24' 22" E



- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ⊕ A 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates 5/8" Rebar And Monument Cap Found

**AREA QUANTITIES**

Total Acres in Lots	15.293Ac or 75.15 %
Total Acres in Streets	5.056 Ac or 24.85 %
<b>Total Acres</b>	<b>20.349Ac or 100.00 %</b>
Total Number Of Lots	59

S1/4 COR. SEC. 29 T1S, R1E, U1M.

NOTE Lot 4 Block 6, Lots 7, 8, 9 Block 7, and Lot 5 Block 8, shall participate in the improvement of 29 1/2 Road at such time that Mesa County calls for road improvements.