

LOMA LINDA SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, OWNERS JOHN GIANCANELLI AND LINDA C. GIANCANELLI HUSBAND AND WIFE ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING WITHIN THE S²N²SW⁴ OF SEC. 29, T1S, R1E OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE WEST LINE OF SAID SEC. 29 FROM WHENCE THE W⁴ CORNER OF SAID SEC. 29 BEARS N00°00'E 827.70 FT, THENCE N90°00'E 208.00 FT, THENCE N00°00'E 158.00 FT, THENCE N90°00'E 1,100.00 FT; THENCE 500°00'W 158.00 FT. TO THE POINT OF BEGINNING OF A CUL-DE-SAC FROM WHENCE THE RADIUS POINT THEREOF BEARS S60°00'E 50.00 FT, THE CHORD OF SAID CUL-DE-SAC BEARS 500°00'W 50.00 FT, AND THE CENTRAL ANGLE IS 300°00', THENCE ALONG THE ARC OF SAID CUL-DE-SAC 261.80 FT. TO THE END OF SAID CUL-DE-SAC, THENCE S90°00'W 8.06 FT; THENCE S00°00'W 259.80 FT. TO THE POINT OF BEGINNING OF A CUL-DE-SAC FROM WHENCE THE RADIUS POINT THEREOF BEARS S60°00'E 50.00 FT. THE CHORD OF SAID CUL-DE-SAC BEARS 500°00'W 50.00 FT, AND THE CENTRAL ANGLE IS 300°00', THENCE ALONG THE ARC OF SAID CUL-DE-SAC 261.80 FT. TO THE END OF SAID CUL-DE-SAC, THENCE S90°00'W 47.00 FT; THENCE S00°00'W 130.83 FT. TO THE SOUTH LINE OF SAID S²N²SW⁴, THENCE S89°55'26"W ALONG SAID SOUTH LINE 315.00 FT, THENCE N00°00'E 301.25 FT, THENCE S90°00'W 729.94 FT; THENCE N00°00'E 139.80 FT, THENCE S90°00'W 208.00 FT, THENCE N00°00'E 50.00 FT. TO THE POINT OF BEGINNING; AND CONTAINING 11.69 ACRES, MORE OR LESS, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE Laid OUT AND SURVEYED AS LOMA LINDA SUBDIVISION, 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 EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM AND SANITARY SEWER MAINS, WATER MAINS; GAS PIPE LINES AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS IRRIGATION EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION DITCHES, FLUMES AND CONDUITS,

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, JOHN GIANCANELLI AND LINDA C. GIANCANELLI, HUSBAND AND WIFE HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 16 DAY OF April, A.D., 1976.

BY John Giancanelli JOHN GIANCANELLI
BY Linda C. Giancanelli LINDA C. GIANCANELLI

STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF April, A.D., 1976, BY OWNERS JOHN GIANCANELLI AND LINDA C. GIANCANELLI, HUSBAND AND WIFE.

MY COMMISSION EXPIRES Nov. 15, 1979 WITNESS MY HAND AND OFFICIAL SEAL

Milfred E. McCallister
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:25 O'CLOCK P.M., April 20 A.D., 1976, AND IS DULY RECORDED IN PLAT BOOK NO. 11 PAGE 196 Rec # 1106028

BY Earl Sawyer CLERK AND RECORDER
BY Gina Hammett DEPUTY

FEES \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
APPROVED THIS 9th DAY OF March, A.D., 1976.
COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY P. D. Wood CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

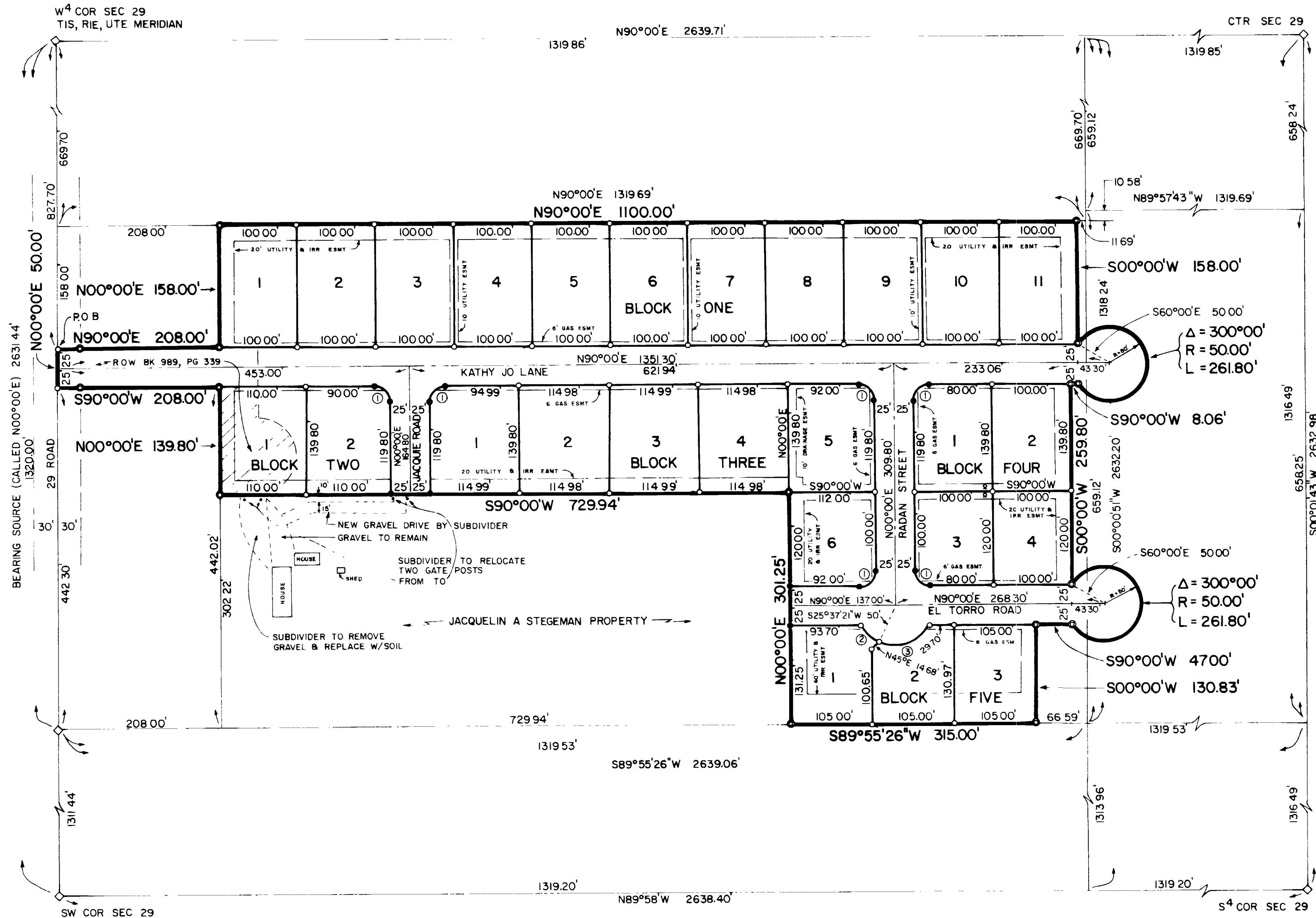
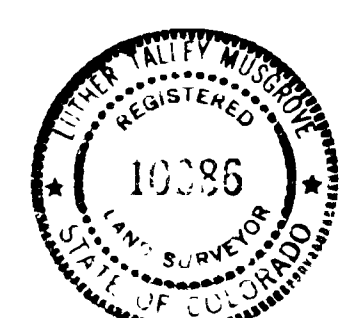
APPROVED THIS 19th DAY OF April, A.D., 1976.
BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY Marie Albare CHAIRMAN

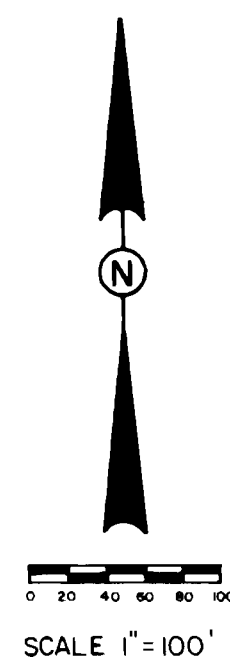
ENGINEERS' CERTIFICATE

I, LUTHER T. MUSGROVE, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF LOMA LINDA SUBDIVISION, 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 Luther T. Musgrove REGISTERED LAND SURVEYOR, I S. 10386



- LEGEND
- - PERIMETER MONUMENT #5 REBAR x 3" W/ALLOY CAP, IN CONCRETE
 - - BLOCK MONUMENT #5 REBAR x 3" W/ALLOY CAP
 - - LOT CORNER #5 REBAR x 2" W/PLASTIC CAP
 - ◇ - FOUND MESA COUNTY SURVEY MONUMENT



AREA SUMMARY	%	ACRES
LOTS- 26	77.84	9.099
ROADS- 2244'	22.16	2.590
TOTAL	100.00	11.689

#	Δ	CURVE DATA			CHORD
		RADIUS	LENGTH	TANGENT	
①	90°00'00"	20.00'	31.42'	20.00'	28.28
②	34°22'39"	50.00'	30.00'	-	S47°11'20"E 29.55'
③	85°37'21"	50.00'	74.72'	-	N72°48'41"E 67.96'

COUNTY SURVEYORS' CERTIFICATE
APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING.
PURSUANT TO C. R. S. 1963, 136-2-2 AS AMENDED.

BY Roger C. Head DATE: 4-20-1976
MESA COUNTY SURVEYOR

CERTIFICATE OF VACATION
DUE TO THE CONVENIENCE AND ACCESS NEEDS OF THE PUBLIC BEING ADEQUATELY SERVED BY THE PLATTING OF RIGHTS-OF-WAY AS SHOWN HEREON THE VACATION OF CERTAIN PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, I.E. IS HEREBY ORDERED. APPROVED THIS 19th DAY OF April, A.D., 1976.
BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

BY Marie Albare

BY Jack Bowman DATE: 4-19-76
MESA COUNTY ROAD DEPT

BY Anna S. Della DATE: 4-19-76
UTILITIES COORDINATING COMMITTEE

LOMA LINDA SUBDIVISION
BY
MUSGROVE SURVEYING
MARCH 22, 1976
FILE: 72-09-09