

AREA SUMMARY:

Lots - 16	75.31%	4.27 acres
Streets	24.69	1.40
Total	100.00%	5.67 acres

CURVE DATA				
CURVE	RADIUS	Δ	LENGTH	TANGENT
①	20.00'	90°00'00"	31.42'	20.00'
②	45.00'	77°23'00"	60.78'	36.04'
③	45.00'	102°37'00"	80.59'	56.19'
④	150.35'	32°16'14"	84.64'	43.50'

# MURILAND HEIGHTS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JAMES A. COVEY AND BARBARA L. COVEY, HUSBAND AND WIFE AND JOE A. COVEY, A WIDOWER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING WITHIN THE SW<sup>1/4</sup> NW<sup>1/4</sup> OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SW<sup>1/4</sup> NW<sup>1/4</sup> FROM WHENCE THE SOUTHEAST CORNER OF SAID SW<sup>1/4</sup> NW<sup>1/4</sup> BEARS S90°00'00"E 430.00 FT; THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID SW<sup>1/4</sup> NW<sup>1/4</sup> 443.81 FT. TO THE EAST LINE OF PRINCESS PARK SUBDIVISION; THENCE N00°07'00"W ALONG SAID EAST LINE 510.16 FT. TO THE SOUTH BOUNDARY OF THE GOVERNMENT HIGHLINE CANAL; THENCE ALONG SAID SOUTH BOUNDARY WITH THE FOLLOWING CALLS: (S87°37'E 6.72 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 567.50 FT. CENTRAL ANGLE OF 30°00' AND WHOSE CHORD BEARS N77°23'E 293.76 FT, THENCE ALONG THE ARC OF SAID CURVE 297.14 FT. TO THE POINT OF TANGENCY; THENCE N62°23'E 168.80 FT.) TO A POINT ON THE WEST LINE OF COVEY SUBDIVISION FIRST ADDITION; THENCE S00°10'00"E ALONG SAID WEST LINE 652.30 FT. TO THE POINT OF BEGINNING; AND CONTAINING 5.67 ACRES, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS MURILAND HEIGHTS 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 JAMES A. COVEY AND BARBARA L. COVEY, HUSBAND AND WIFE, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30<sup>th</sup> DAY OF August, A.D., 1975.

By James A. Covey JAMES A. COVEY  
By Barbara L. Covey BARBARA L. COVEY

STATE OF CALIFORNIA )  
) SS  
COUNTY OF SAN DIEGO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF August, A.D., 1975, BY OWNERS JAMES A. COVEY AND BARBARA L. COVEY.

MY COMMISSION EXPIRES September 24, 1978.

WITNESS MY HAND AND OFFICIAL SEAL  
Howard W. Hammonds  
NOTARY PUBLIC My Commission Expires Sept 24, 1978

IN WITNESS WHEREOF, SAID OWNER JOE A. COVEY AS WIDOWER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 26<sup>th</sup> DAY OF August, A.D., 1975.

By Joe A. Covey JOE A. COVEY

STATE OF COLORADO )  
) SS  
COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF August, A.D., 1975, BY OWNER JOE A. COVEY.

MY COMMISSION EXPIRES April 3, 1976  
WITNESS MY HAND AND OFFICIAL SEAL.

Helen D. Hancock  
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
) SS  
COUNTY OF MESA ) 1099133

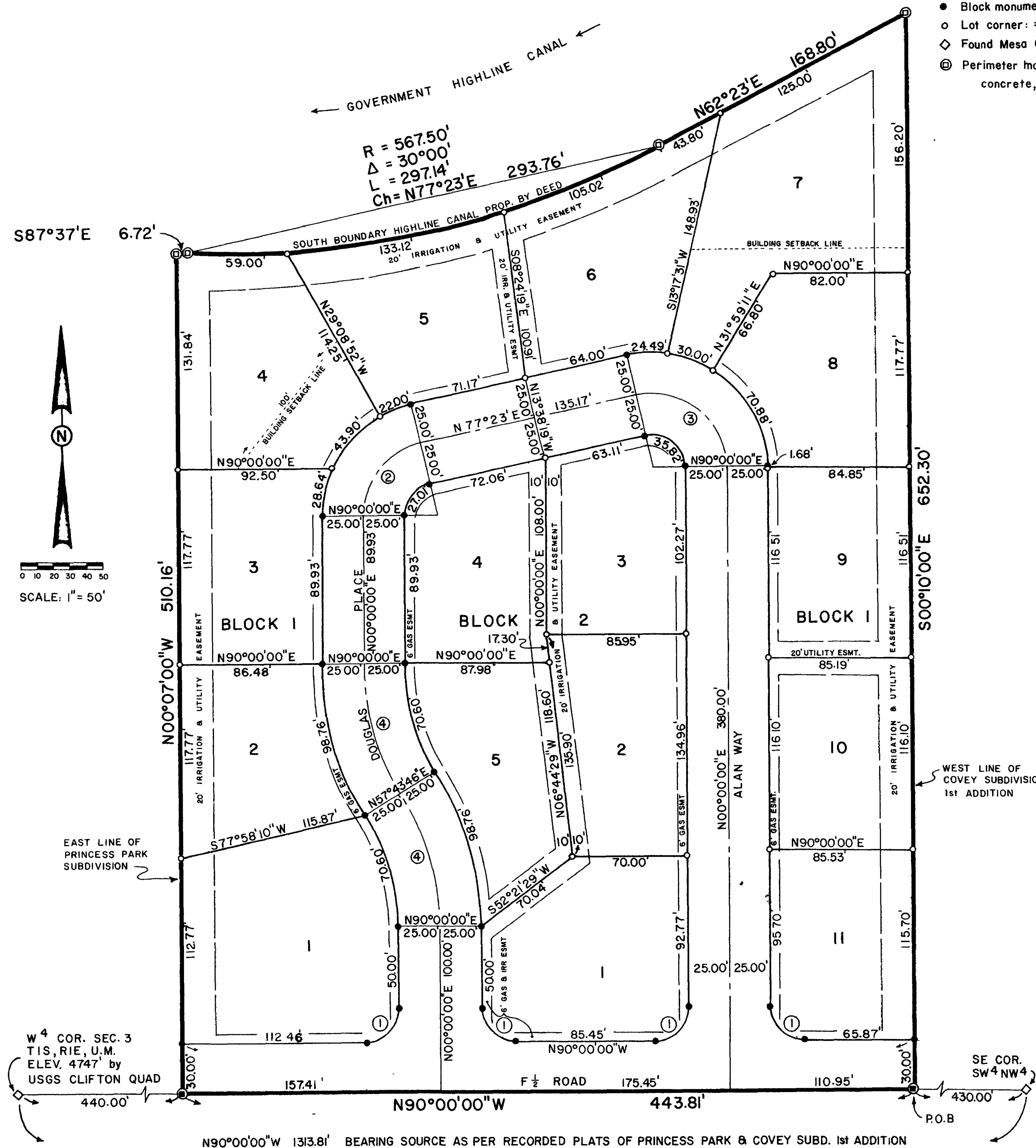
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:54 O'CLOCK P.M., Dec 19 A.D., 1975, AND IS DULY RECORDED IN PLAT BOOK NO. 11, PAGE 179.

Earl Sawyer  
CLERK & RECORDER  
By \_\_\_\_\_ DEPUTY

By Jack Bowman FEES \$10.00 DATE: 12-15-75  
MESA COUNTY ROAD DEPT.

By K. H. Colvin DATE: 12-12-75  
UTILITIES COORDINATING COMMITTEE

**MURILAND HEIGHTS SUBDIVISION**  
BY  
MUSGROVE SURVEYING  
AUGUST 22, 1975  
FILE: 74-07-02



COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 27<sup>th</sup> DAY OF May, A.D., 1975. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.  
By L. P. Anderson CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 15 DAY OF Dec, A.D., 1975. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.  
By Laurance Aubert CHAIRMAN

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 Head DATE: 12/18/75  
MESA COUNTY SURVEYOR

ENGINEERS' CERTIFICATE

I, LUTHER T. MUSGROVE, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF MURILAND HEIGHTS 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 8-26-75  
REGISTERED LAND SURVEYOR, L.S. 10386

