

# KINGS VIEW ESTATES FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Carlyle J. Fowler and Virble M. Fowler are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 SE 1/4 Section 19, T.1N., R.27E., of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor.) of said Section 19; Thence N 89° 55' 08" W 80.00 feet to a point on the westerly right of way line of Colorado State Highway #340; Thence N 00° 27' 00" E along said westerly right of way line of Colorado State Highway # 340 a distance of 361.28 feet to the TRUE POINT OF BEGINNING; Thence along the arc of a curve to the right whose radius is 320.00 feet and whose long chord bears N 74° 55' 39" W 278.96 feet; Thence N 49° 05' 10" W 170.03 feet; Thence along the arc of a curve to the right whose radius is 250.00 feet and whose long chord bears N 42° 29' 52" W 57.37 feet; Thence N 35° 54' 35" W 291.80 feet; Thence along the arc of a curve to the left whose radius is 150.00 feet and whose long chord bears N 50° 43' 58" W 76.75 feet; Thence N 65° 33' 20" W 184.34 feet; Thence along the arc of a curve to the right whose radius is 200.00 feet and whose long chord bears N 51° 12' 45" W 99.09 feet; Thence N 36° 52' 10" W 64.00 feet; Thence N 59° 07' 50" E 80.00 feet; Thence N 44° 40' 38" E 192.94 feet; Thence N 10° 37' 10" W 89.20 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N 10° 37' 10" W 54.26 feet; Thence N 10° 37' 10" W 262.50 feet; Thence N 66° 02' 15" E 115.00 feet; Thence S 29° 15' 57" E 285.12 feet; Thence S 09° 00' 45" E 162.41 feet; Thence N 76° 45' 40" E 142.39 feet; Thence E 45° 00' 00" E 314.11 feet; Thence N 90° 00' 00" E 90.00 feet to a point on the westerly right of way of Colorado State Highway #340; Thence along said westerly right of way of Colorado State Highway #340 by the following three (3) courses and distances: (1) S 00° 27' 00" W 201.88 feet; (2) S 11° 57' 30" E 512.00 feet; (3) S 00° 27' 00" W 30.92 feet to the TRUE POINT OF BEGINNING, containing 12.384 acres.

That said owners have caused the said real property to be laid out and surveyed as Kings View Estates Filing No. One, 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 forever, and hereby dedicate those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat to the Public Utilities 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. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation and maintenance of such lines. Such 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 hereto subscribed this 25<sup>th</sup> day of APRIL, A.D. 1978.

Carlyle J. Fowler  
Carlyle J. Fowler


Virble M. Fowler  
Virble M. Fowler

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of APRIL, A.D. 1978 by Carlyle J. Fowler and Virble M. Fowler.

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

Thomas A. Agius  
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) \*\* E 1167734

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., this 4<sup>th</sup> day of August, A.D. 1978, and is duly recorded in Plat Book No. 12, Page 55-56

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

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5<sup>th</sup> day of JUNE, A.D., 1978.

County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16<sup>th</sup> day of JULY, A.D., 1978.

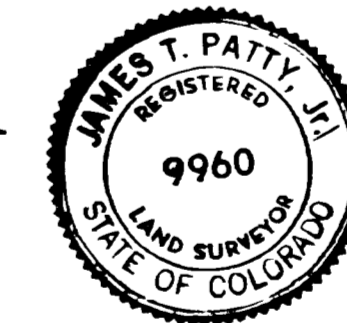
Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer  
Chairman

SURVEYOR'S CERTIFICATE

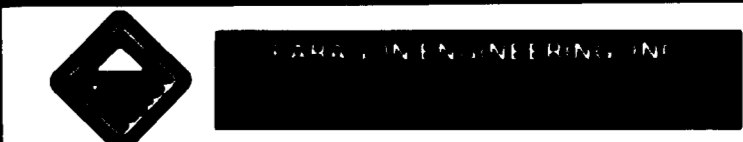
I, James T. Patty Jr., do hereby certify that the accompanying plat of Kings View Estates Filing No. One, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

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

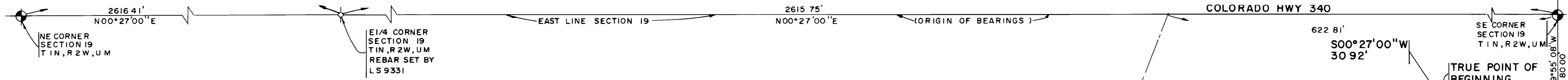


By: Bill Demaree  
Mesa County Road Department

Date: 7-13-78



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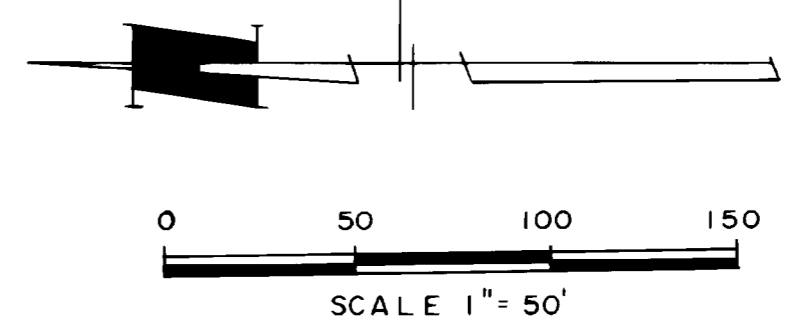
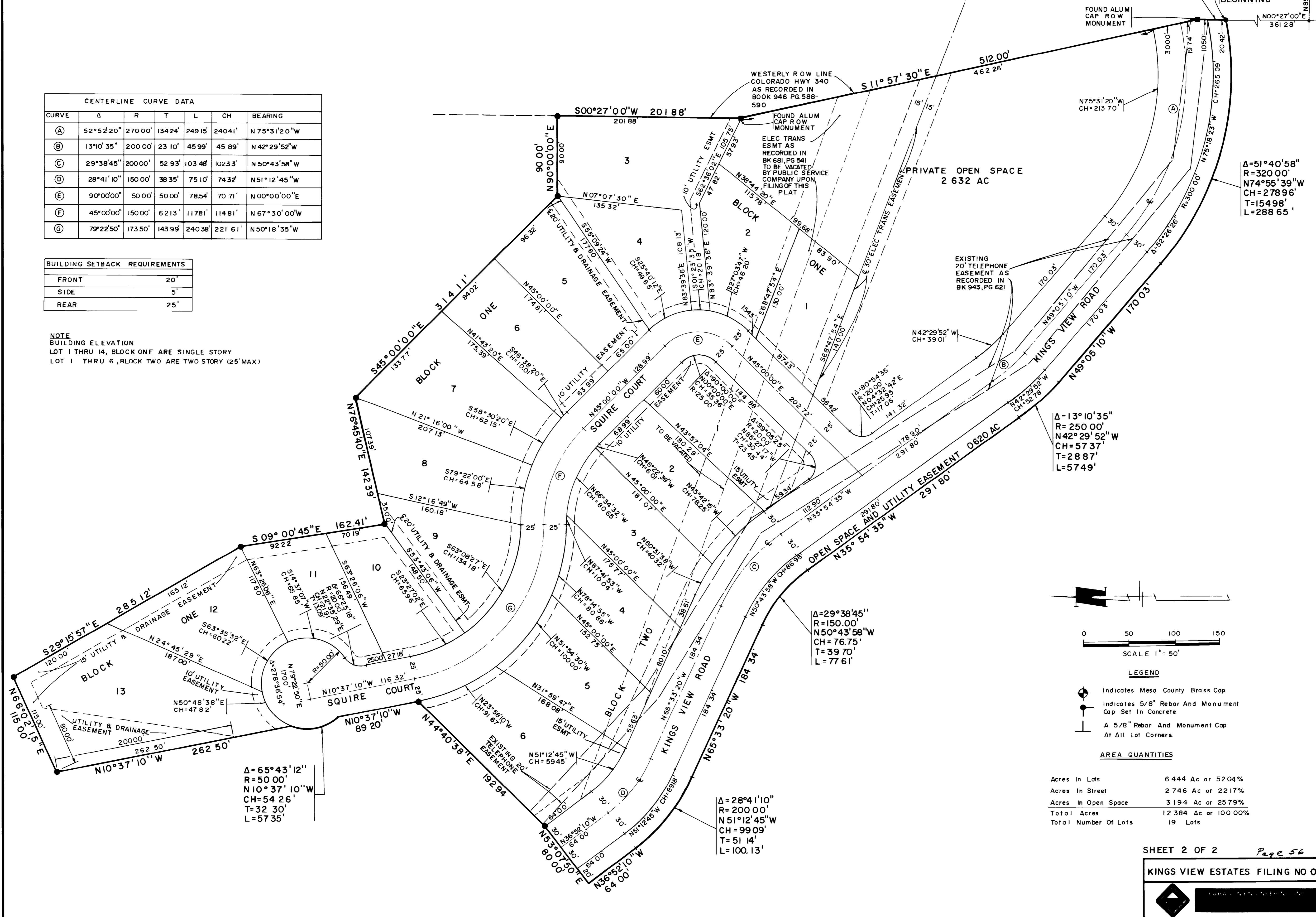
**CENTERLINE CURVE DATA**

CURVE	Δ	R	T	L	CH	BEARING
(A)	52°52'20"	270.00'	134.24'	249.15'	240.41'	N 75°31'20"W
(B)	13°10'35"	200.00'	23.10'	45.99'	45.89'	N 42°29'52"W
(C)	29°38'45"	200.00'	52.93'	103.48'	102.33'	N 50°43'58"W
(D)	28°41'10"	150.00'	38.35'	75.10'	74.32'	N 51°12'45"W
(E)	90°00'00"	50.00'	50.00'	78.54'	70.71'	N 00°00'00"E
(F)	45°00'00"	150.00'	6.213'	11.781'	11.481'	N 67°30'00"W
(G)	79°22'50"	173.50'	143.99'	240.38'	221.61'	N 50°18'35"W

**BUILDING SETBACK REQUIREMENTS**

FRONT	20'
SIDE	5'
REAR	25'

**NOTE**  
 BUILDING ELEVATION  
 LOT 1 THRU 14, BLOCK ONE ARE SINGLE STORY  
 LOT 1 THRU 6, BLOCK TWO ARE TWO STORY (25' MAX)



- 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.
- AREA QUANTITIES**

Acres In Lots	6.444 Ac or 52.04%
Acres In Street	2.746 Ac or 22.17%
Acres In Open Space	3.194 Ac or 25.79%
<b>Total Acres</b>	<b>12.384 Ac or 100.00%</b>
Total Number Of Lots	19 Lots

