

# SELLARS SUBDIVISION REPLAT NO. 1

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Silvia A. Sellars, is the owner of that real property situated in the County of Mesa, State of Colorado, described as Block No 2, Block No 3, and Lots 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Block No. 5, Sellars Subdivision, as filed in Plat Book 10, Page 18 in the office of the Mesa County Clerk and Recorder;

That due to the acquisition of lands for rights-of-way by the Colorado State Department of Highways, a replat of the above described real property is required, as shown hereon, the boundary of said replatted area being described by metes and bounds as follows:

Beginning at a point on the Northerly right-of-way of U. S. Highway 6 and 50 which point is South 1,064.1 feet, thence S 56°31'E 1568.9 feet from the West 1/4 Corner of Section 31, Township 1 North Range 1 West of the Ute Meridian, thence N 40°52' W 68.11 feet, thence N 40°52' W 43.09 feet, thence N 45°20'30" W 288.6 feet, thence N 27°52' 30" W 933.3 feet, thence N 38°46'E 379.2 feet, thence N 43°10'E 140.0 feet, thence N 51°44'E 160.2 feet, thence N 64°11'E 394.9 feet to a point on the northerly line of Lot 6, Block 5 of said Sellars Subdivision, thence 141.14 feet along the arc of a curve having a radius of 5,630 feet, the chord of which bears N 69°42' 25" E 141.11 feet to the northeasterly corner of said Lot 6, thence S 11°40' E 341.0 feet along the easterly line of said Lot 6 projected to the centerline of Sanford Drive, thence N 78°20' E 483.35 feet along the centerline of said drive, thence South 1,212.8 feet along the centerline of Sanford Drive to the southerly boundary of said Sellars Subdivision, thence along said southerly boundary N 86°44' W 725.95 feet, thence South 455.00 feet along the boundary of said Sellars Subdivision, thence N 56°31' W 599.5 feet to the point of beginning.

That said owner has caused said real property to be laid out and surveyed as Sellars Subdivision-Replat No. 1, a subdivision of a part of the County of Mesa, State of Colorado;

That said owner does hereby dedicate and set apart all of the roads, drives and alleys as shown on the accompanying plat, to the use of the public forever and hereby dedicates 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 sewers and sanitary sewer mains; water mains; gas pipelines and those portions of 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, grading or landscaping, street graveling and improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF, said Silvia A. Sellars has caused her name to be hereunto subscribed this 13<sup>th</sup> day of JUNE, A. D. 1967.

By Silvia A. Sellars  
Silvia A. Sellars

STATE OF COLORADO } ss  
County of Mesa }

The foregoing instruments was acknowledged before me this 13<sup>th</sup> day of June, A. D. 1967 by Silvia A. Sellars.

My Commission expires Aug 26, 1969  
Witness my hand and official seal.

By Alvin Anderson  
Notary Public

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13<sup>th</sup> day of June, A. D. 1967.  
County Planning Commission of the County of Mesa, Colorado.

By James R. Simpson  
Chairman

### BOARD OF COUNTY COMMISSIONERS & CERTIFICATE OF VACATION & APPROVAL

In order to describe and replat public rights-of-way within Sellars Subdivision, a subdivision of a part of the County of Mesa, as filed in Plat Book 10, Page 18 in the office of the Mesa County Clerk and Recorder, portions of said rights-of-way, which are not in conformance with this Sellars Subdivision-Replat No. 1, are hereby vacated and this plat is hereby approved.

Approved this 26<sup>th</sup> day of June, A. D. 1967 by the Board of County Commissioners of the County of Mesa, Colorado.

By Alvin Anderson  
Chairman

### SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Sellars Subdivision-Replat No. 1, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of the same and that the unreplatted portion of Sellars Subdivision is not changed by said replat

By Richard J. Mandeville  
Registered Engineer & Land Surveyor

939702

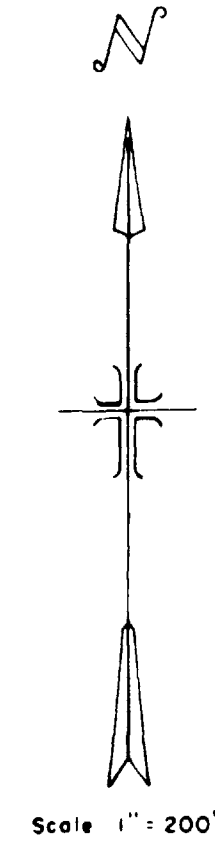
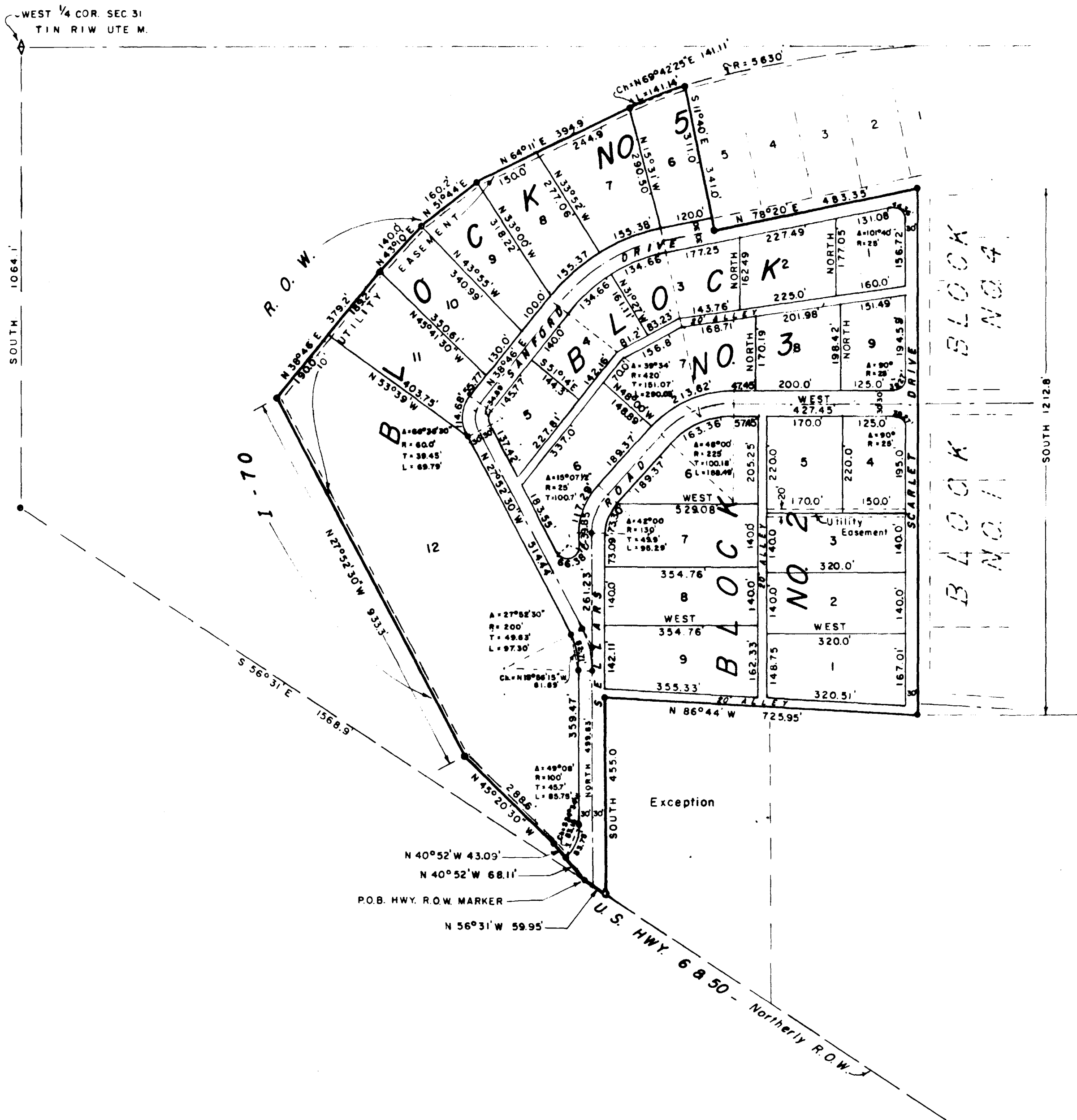
### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss  
County of Mesa }

I, hereby certify that this instrument was filed in my office at 10:16 o'clock A. M. July 26<sup>th</sup>, A. D., 1967, and is duly recorded in Plat Book 10 Page 45.

Fee 10.00

By Annice M. Dumont  
Clerk and Recorder  
By Walter J. Pifer  
Deputy



WESTERN ENGINEERS, INC.  
PLAT OF  
**SELLARS SUBDIVISION  
REPLAT NO. 1**  
MESA COUNTY, COLORADO

SURVEYED... DRAWN... TRACED...  
GRAND JUNCTION, COLO. Dwg. 1-402-3 6/12/67