

SELLARS SUBDIVISION

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, and lying in the SW 1/4 of Section 31, T1N, R1W, of the Ute Meridian, as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the North R.O.W. of Highway 6 & 50 which bears South 106.41 feet and S56°31'E 1568.9 feet from the W 1/4 corner of Section 31, T1N, R1W of the Ute Meridian, thence N.40°52'W 111.2 feet, thence N.54°47'30"W 340.7 feet, thence along the arc of a 1810.0 foot radius curve to the right 79.0 feet, the chord of which bears N.50°01'W 79.0 feet, thence N.45°14'30"W 340.7 feet, thence N.43°31'W 369.5 feet, thence N.01°06'W 31.2 feet, thence N.38°46'E 689.2 feet, thence N.43°10'E 287.5 feet, thence along the arc of a 586.7 foot radius curve to the right 81.1 feet, the chord of which bears N.56°13'30"E 81.0 feet, thence N.68°31'E 288.5 feet, thence along the arc of a 5630.0 foot radius curve to the right 792.07 feet, the chord of which bears N.78°20'30"E 788.7 feet to the North line of the SW 1/4 of said Section 31, thence along said North line S.89°56'30"E 231.8 feet, thence S.24°26'E 642.84 feet, to the East line of said SW 1/4 of Section 31, thence along said East line S.0°12'30"W 992.67 feet, thence N.86°44'W 1274.1 feet, thence South 455.0 feet to the North R.O.W. of U.S. Highway 6 & 50, thence along said North R.O.W. N.56°31'W 599.5 feet to the point of beginning.

That the said owner has caused the said real property to be laid out and surveyed as Sellars Subdivision, a subdivision of a part of the County of Mesa;

That said owner does 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 Silvia A. Sellars has caused her name to be hereunto subscribed this 26 day of March, A.D., 1966.

By Silvia A. Sellars
Silvia A. Sellars

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing instrument was acknowledged before me this 26 day of March, A.D., 1966, by Silvia A. Sellars
My Commission expires Febr 23, 1968
Witness my hand and official seal.

Paul H. Rancie
Notary Public



SEAL

CLERK AND RECORDER'S CERTIFICATE 913782

STATE OF COLORADO }
COUNTY OF MESA } ss.

I hereby certify that this instrument was filed in my office at 3:55 o'clock P. M., MAR. 14, 1966 A.D., 1966, and is duly recorded in Plat Book No. 10, Page 18.

Annie M. Dunston
Clerk and Recorder

Fees \$ 10.00

By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A.D., 1966
County Planning Commission of the County of Mesa, Colorado.

Marion Burman
Chairman



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

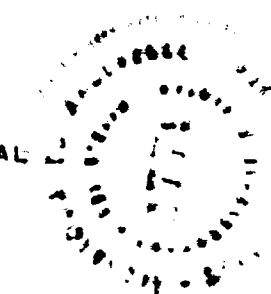
Approved this 14th day of March, A.D., 1966
Board of County Commissioners of the County of Mesa, Colorado.

Paul Heidl
Chairman

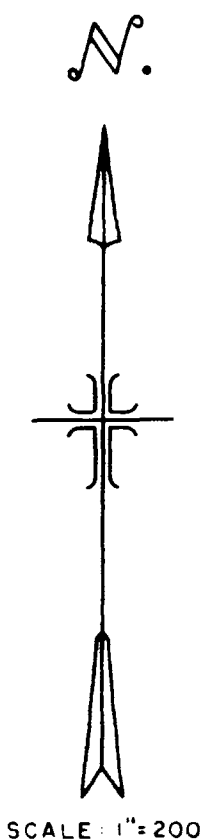
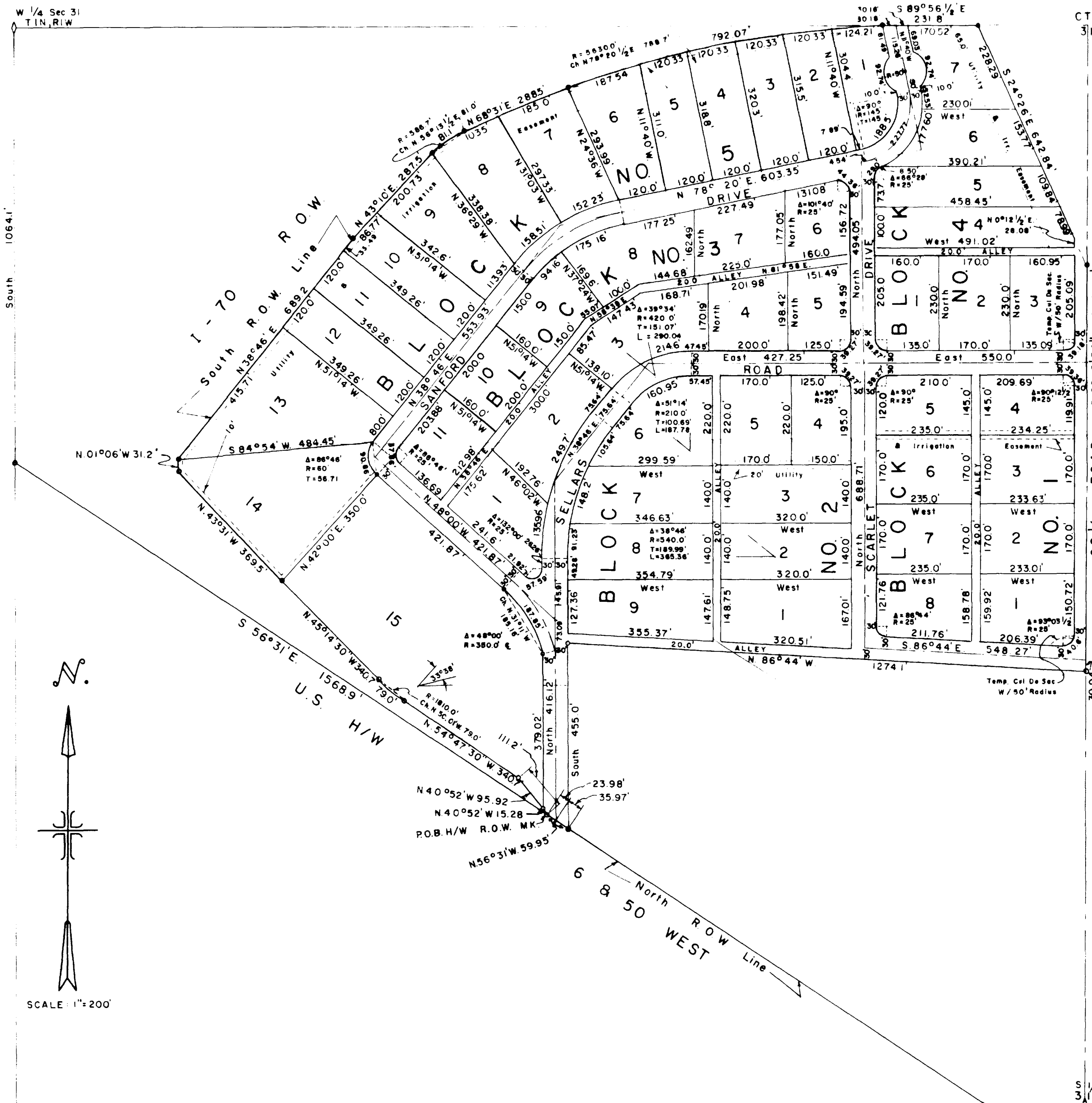
SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Sellars 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 Richard J. Mandeville
Registered Engineer & Land Surveyor



SEAL



SCALE 1"=200'

LEGEND

- Steel pins
- Steel pins set in concrete

WESTERN ENGINEERS INC.		
PLAT OF		
SELLARS SUBDIVISION		
MESA COUNTY, COLORADO		
SURVEYED <u>C.V.B.</u>	DRAWN <u>C.V.B.</u>	TRACED <u>G.L.A.</u>
GRAND JUNCTION, COLO. Dwg. NO. 1-402-2 3/3/66		