

# SWD SUBDIVISION

A REPLAT OF BLOCKS NO. 1 & 4 AND PART OF BLOCK NO. 5 SELLARS SUBDIVISION, AND BLOCK NO. 3 AND A PART OF BLOCK NO. 2 SELLARS REPLAT NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned SWD Company, a Colorado General Partnership, is the owner of that real property situate in Blocks No. 1, 4 and 5 of Sellars Subdivision as recorded in Plat Book No. 10 Page 1A of the records of the Mesa County Clerk and Recorder's office and situate in Blocks No. 2 and 3 of Sellars Subdivision as recorded in Plat Book No. 10, Page 4A of said records, all in the SW<sup>1/4</sup> of Section 31, Township 1 North, Range 1 West of the One Tenth Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southeast Corner of said Sellars Subdivision; thence N0°12'10"W 992.67 feet along the easterly boundary line of said subdivision; thence N24°26'00"W 642.84 feet along said easterly boundary line to the northerly boundary line of said SW<sup>1/4</sup>; thence S89°56'10"W 211.80 feet to the southerly boundary line of U. S. Highway Interstate 70; thence along said southerly boundary on the arc of a non-tangent curve to the left 601.45 feet, which curve has a central angle of 5°08'20" and a radius of 5610.00 feet, the chord of which bears S2°40'50"W 601.13 feet to the NE corner of said Re-Plat No. 1; thence S11°40'00"E 160.70 feet to the southerly right-of-way line of Sanford Drive; thence along said right-of-way line of Sanford Drive the following courses: 378°20'00"N 120.00 feet; thence along the arc of a curve to the left 269.12 feet which curve has a central angle of 12°34'00" and a radius of 190.00 feet, the chord of which bears S58°13'00"W 264.00 feet; thence S38°46'00"W 295.77 feet; thence along the arc of a curve to the left 34.89 feet, which curve has a central angle of 56°38'10" and a radius of 30.00 feet, the chord of which bears S5°26'45"W 32.96 feet; thence S27°53'30"E 514.44 feet; thence S90°00'00"E 661.69 feet; thence S00°00'00"E 188.13 feet to the southerly boundary line of said Sellars Subdivision; thence S86°44'00"E 626.99 feet along said southerly boundary line to the point of beginning. Said parcel contains 40.095 acres.

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of SWD SUBDIVISION.

That said owners do hereby dedicate to the PUBLIC all the streets, avenues and roads as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

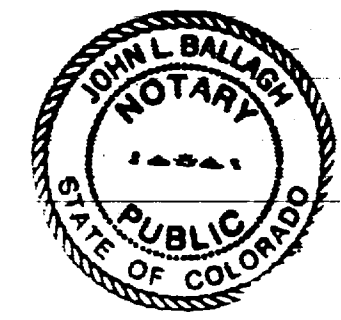
That all expenses of installation of utilities or ditches referred to above, for grading or landscaping and for street graveling or improvements, shall be financed by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF, said owner, SWD Company, has caused its name to be hereunto subscribed this 16th day of February, A.D. 1981.

Richard L. Sparkman, Partner  
Byron Wilson, Partner  
David G. Davis, Partner

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 16th day of February, A.D., 1981, by Richard L. Sparkman, Byron Wilson, and David G. Davis, partners in SWD Company.  
Witness my hand and official seal.  
My Commission expires: January 29, 1984.



**SURVEYOR'S CERTIFICATE**

I, John R. Stock, do hereby certify that the accompanying plat of SWD 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.

John R. Stock  
SURVEYOR

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

I hereby certify that this instrument was filed in my office at 4:10 o'clock P.M., this 17th day of March, A.D., 1981, Reception No. 1256271. Book 12 - page 375

Edal Sampson  
CLERK AND RECORDER

Fee \$ 10.00

By: Hazel M. Huskey  
Deputy

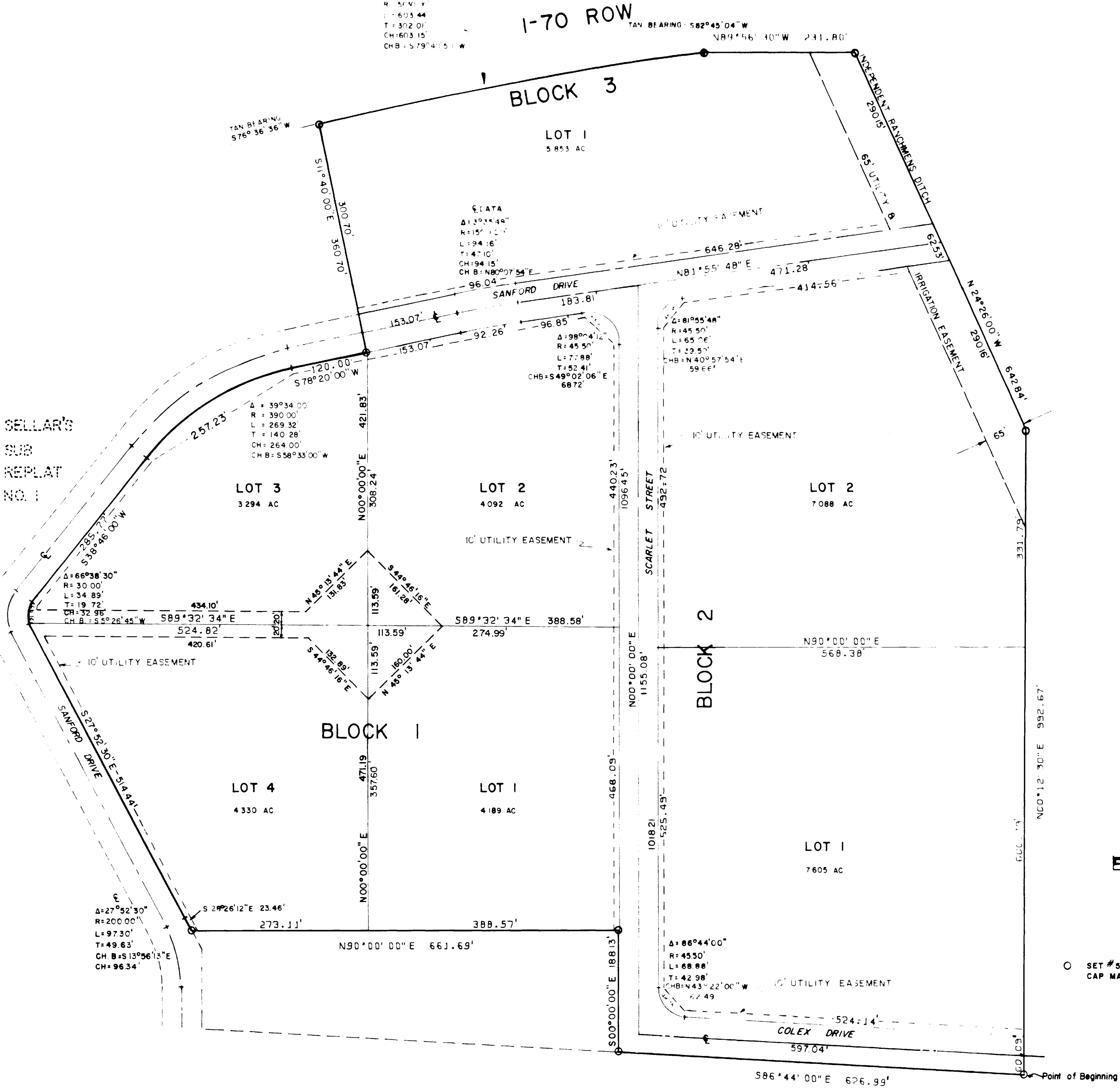
Thomas L. Caldwell Jr.  
CHAIRMAN UTILITY COORDINATING COMMITTEE

17 March 1981  
DATE

**STATEMENT OF VACATION**

WHEREAS the road rights-of-way and utility easements contained within the boundary of the accompanying plat, a replat of part of Sellars Subdivision and part of Sellars Subdivision Replat No. 1 were not used and,

WHEREAS the accompanying plat of SWD Subdivision does dedicate certain rights-of-way and utility, drainage, and irrigation easements, the previously granted rights-of-way and easements were vacated by action of the Mesa County Commissioners by resolution No. MCM 81-93 recorded in Book 1311 at Page 385, in the records of the Mesa County Clerk and Recorder, Mesa County, Colorado.



**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

Approved this 30th day of March, A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

By: Maxine Allen  
Chairman

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 24th day of March, A.D., 1981. County Planning Commissioners of the County of Mesa, Colorado.

By: Charles H. Klein  
Chairman

SWD SUBDIVISION  
ARMSTRONG ENGINEERS & ASSOC., INC.  
861 ROOD AVENUE GRANT JUNCTION, COLORADO (303) 245-386