

EL RIO VILLAS SUBDIVISION  
LOCATED IN PART OF SE 1/4 SECTION 7, T1S, R1W, UM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, S & W ENTERPRISES, a Colorado partnership are the owners of that real property situated in the County of Mesa State of Colorado and is described in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Mesa County Clerk and Recorders Office and being situated in Section 7 Township 1 South Range 1 West Ute Meridian Mesa County Colorado as shown on the accompanying plat said property being additionally described as follows

Beginning at a point which bears N89°57'00"W 834.69 feet from the East Quarter Corner of Section 7 T1S, R1W, UM in Mesa County, Colorado thence S00°03'00"W 209.31 feet to a point on the Northerly line of the Redlands Parkway thence following said line along the arc of a curve to the right having a radius of 1860.00 feet whose chord bears S46°35'41"W 1140 feet along the arc of said curve to a point of intersection with a straight line thence S46°16'09"W 99.99 feet thence S46°46'04"W 4.42 feet thence leaving said Northerly line of the Redlands Parkway N89°57'00"W 226.96 feet thence N03°50'00"E 290.00 feet to a point of the North line of the Southeast Quarter of said Section 7 said line also being the South line of EL RIO DRIVE thence S89°57'00"E 291.51 feet to the point of beginning containing 1.923 acres more or less

That said owners have caused the said real property to be laid out and surveyed as EL RIO VILLAS SUBDIVISION a subdivision of a part of Mesa County State of Colorado

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat 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 expenses for street paving or improvements shall be furnished by the seller or purchaser not the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 21<sup>st</sup> day of SEPTEMBER A.D. 1990

S & W ENTERPRISES a Colorado partnership

Donald Dennis Wiltgen  
DONALD DENNIS WILTGEN managing partner

Hans M Schuetz  
HANS M SCHUETZ partner

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of SEPTEMBER A.D. 1990 by DONALD DENNIS WILTGEN managing partner S & W ENTERPRISES

My Commission expires July 5, 1994  
My commission expires \_\_\_\_\_

Notary Public  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 12:15 o'clock P.M. this 6<sup>th</sup> day of MAY, A.D. 1990, and is duly recorded in Plat Book No. 73 Page 515 Drawer J1021

Reception # 1569955  
Fee \$10.00  
Monika Todd By: Notary Public  
County Clerk  
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12<sup>th</sup> day of JOAN A.D. 1990 County Planning Commission of the County of Mesa Colorado

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 21<sup>st</sup> day of March A.D. 1990 Board of County Commissioners of the County of Mesa Colorado

Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer certify that the accompanying plat of EL RIO VILLAS SUBDIVISION a subdivision of a part of the County of Mesa State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

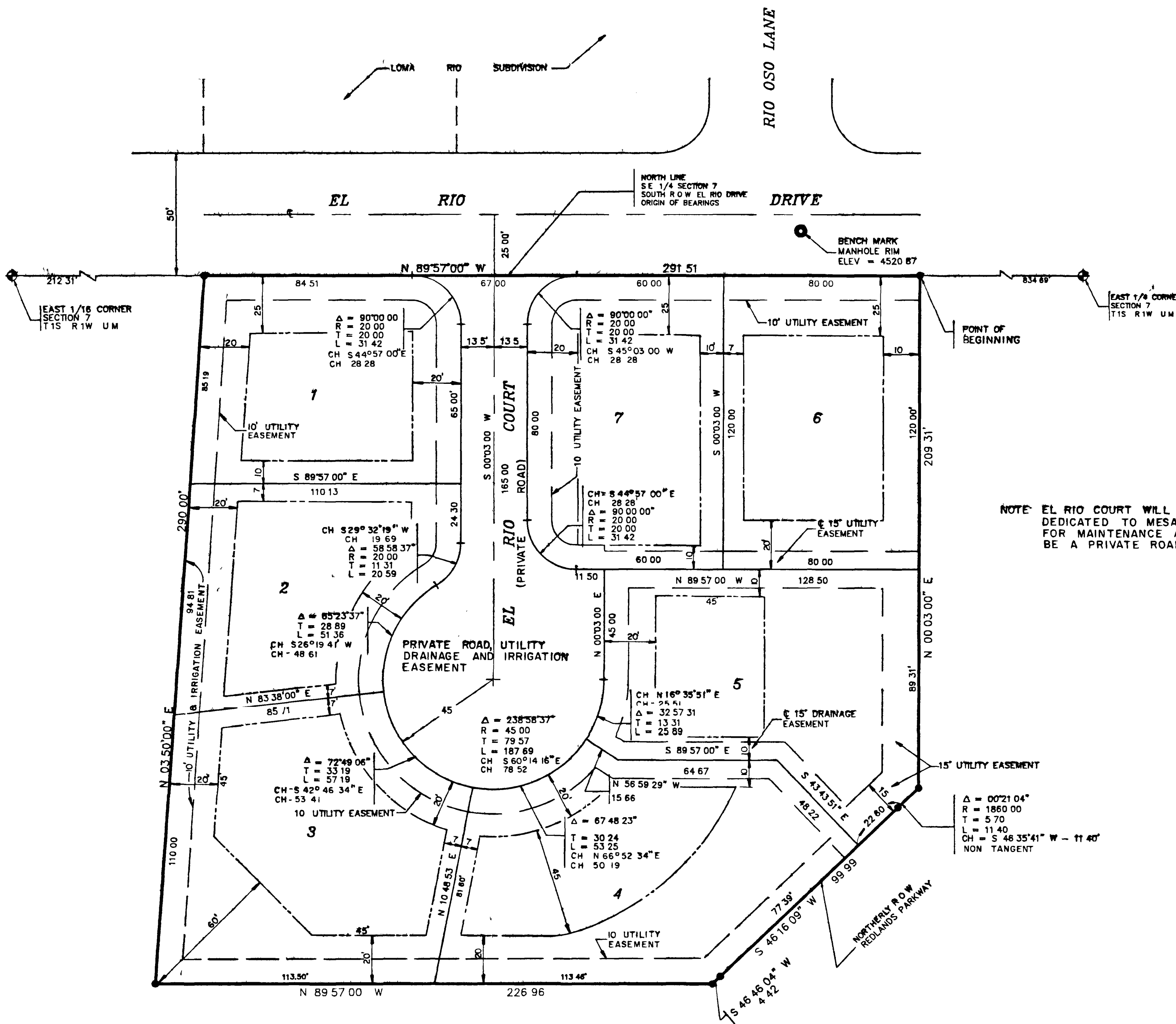
Wayne H. Lizer  
Wayne H. Lizer  
Registered Professional Engineer and Land Surveyor No. 14113

9/12/90  
Date

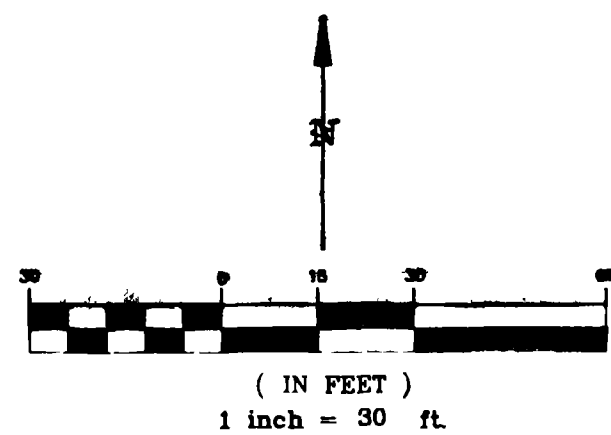
UTILITIES COORDINATING COMMITTEE

Approved this 12<sup>th</sup> day of Sept 1990

R.D. Miller by G. Dale Clanton  
Chairman



NOTE: EL RIO COURT WILL NOT BE DEDICATED TO MESA COUNTY FOR MAINTENANCE AND WILL BE A PRIVATE ROADWAY



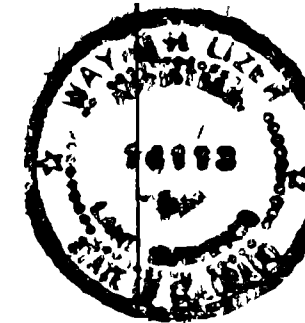
AREA QUANTITIES

AREA IN LOTS = 1.69 ACRES  
AREA IN ROAD = 0.23 ACRES  
TOTAL = 1.92 ACRES

LEGEND

- ◆ MESA COUNTY BRASS CAP
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- INDICATES BUILDING SETBACK LINE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



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File  
204400