

# STANDIFIRD SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned George Standifird is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the SE 1/4 SW 1/4 Section 7, Township 1 South, Range 1 West 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 which is North 755.3 feet and West 680.5 feet from the South Quarter Corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian; thence N09°58'E 228.3 feet, thence N59°02'W 110 feet, thence N09°58'E 112.06 feet to the south right of way of Colorado State Highway No. 340, thence N59°06'W 486.6 feet along said right of way, thence S00°53'W 377.1 feet, thence S46°32'E 51.50 feet, thence S49°25'E 96.01 feet, thence S64°39'E 85.19 feet, thence S00°53'W 50.00 feet to the beginning of a curve, said point being N00°53'E 50.0 feet from the center of said curve, thence following the arc of a 50-foot radius curve through a central angle of 210°20' measured to the left from N00°53'E to S29°27'E, thence S02°43'W 127.2 feet, thence S64°32'E 116.5 feet, thence S44°06'E 193.5 feet, thence N26°08'E 57.8 feet, thence N48°37'E 116.7 feet, thence N18°28'E 28.11 feet, thence N00°39'W 28.87 feet, thence N29°11'W 27.79 feet, thence N50°42'W 81.65 feet, thence N57°13'W 94.57 feet, thence N66°06'W 98.96 feet, thence N67°57'W 89.02 feet, thence N00°53'E 53.61 feet, thence S67°57'E 109.98 feet, thence S63°22'E 38.7 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as STANDIFIRD 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 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 and sanitary sewer mains; water mains; gas pipelines; 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 George Standifird has caused his name to be hereunto subscribed this 8th day of August A.D., 1960

*George Standifird*  
George Standifird

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 8th day of August A.D., 1960, by George Standifird  
My commission expires April 8, 1962  
Witness my hand and official seal

*Warren E. Turner*  
Notary Public

## CLERK AND RECORDERS CERTIFICATE

773280

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:40 o'clock P.M., A.D., 1960, and is duly recorded in Plat Book No. 9, Page 113

*Annice M. Denton*  
Clerk and Recorder

Fees \$6.00

By \_\_\_\_\_ Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of July A.D., 1960.  
County Planning Commission of the County of Mesa, Colorado

By *E. Lin Gray*  
Chairman

## REDLANDS DISTRICT PLANNING COMMISSION

Approved this 13 day of July A.D., 1960.  
Redlands District Planning Commission of the County of Mesa, Colorado

By *Mace P. Pease*  
Chairman

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

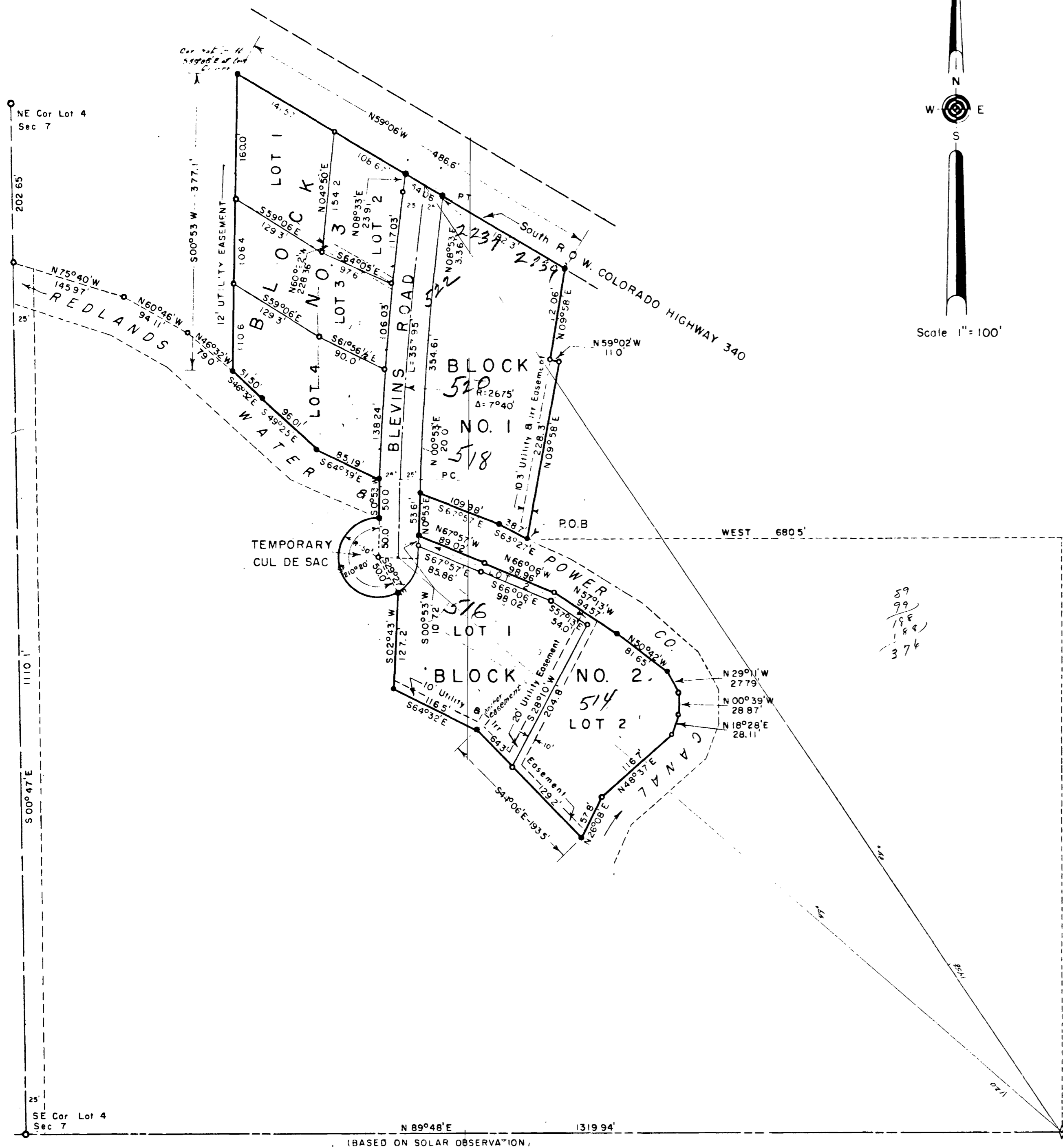
Approved this 5 day of August A.D., 1960.  
Board of County Commissioners of the County of Mesa, Colorado.

By *Henry J. Tupper*  
Chairman

## SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of STANDIFIRD 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.

*Richard J. Mandeville*  
Registered Engineer & Land Surveyor



## LEGEND

- - Permanent Corners Set in Concrete
- - Steel Pins

191-A

WESTERN ENGINEERS  
PLAT OF  
STANDIFIRD SUBDIVISION  
MESA COUNTY, COLORADO

721000 SURVEYED CHAS. H. DRAWN CHAS. H. TRACED CHAS. H.  
GRAND JUNCTION, CO. CWS 1-1952 JUNE 1963