

PARKWOOD ESTATES FILING NO. THREE

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS

That the undersigned PARKWOOD ASSOCIATES A Partnership is the owner of that real property situated in the County of Mesa State of Colorado and being a part of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 16 Township 1 South Range 1 East of the Ute Meridian as shown on the accompanying plat said real property being more particularly described as follows

Commencing at the NW Corner of the SE $\frac{1}{4}$ of said Section 16 Thence N 89°54'00" E along the North line of the NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 16 a distance of 676 99 feet to the TRUE POINT OF BEGINNING Thence continuing N 89°54'00" E along said North line of the NW $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 16 a distance of 643 22 feet to the NE Corner of the NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 16 Thence S 00°00'28" W along the East line of the NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 16 a distance of 1 319 38 feet to the SE Corner of the NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 16 Thence S 89°52'59" W along the South line of the NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 16 a distance of 330 00 feet Thence N 89°59'13" W 105 00 feet Thence N 89°58'54" W 50 00 feet Thence N 89°58'35" W 100 57 feet Thence S 00°01'25" W 15 00 feet Thence N 89°58'35" W 155 00 feet Thence S 00°01'25" W 22 16 feet Thence N 89°58'35" W 110 00 feet Thence N 00°01'25" E 1 163 86 feet Thence N 89°54'00" E 206 99 feet Thence N 00°01'25" E 181 69 feet to the TRUE POINT OF BEGINNING Containing 24 99 Acres

That said owner has caused the said real property to be laid out and surveyed as Parkwood Estates, Filing No Three a subdivision of a part of Mesa County Colorado

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 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 expense for street paving or improvements shall be furnished by the seller or purchaser not by the County of Mesa

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 30 day of November A D 1981

PARKWOOD ASSOCIATES, A PARTNERSHIP
DAVENPORT and COMPANY, PARTNER,
A COLORADO CORPORATION
H. Hale Davenport
H HALE DAVENPORT PRESIDENT

Donald K Paris
DONALD K PARIS, ASSISTANT SECRETARY

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30 day of November A D 1981 by H HALE DAVENPORT PRESIDENT, & DONALD K PARIS, ASSISTANT SECRETARY, OF DAVENPORT and COMPANY, A COLORADO CORPORATION, A PARTNER of PARKWOOD ASSOCIATES, A PARTNERSHIP My commission expires Aug 23, 1985 Witness my hand and official seal Thomas A Logie

Notary Public
2104 Crossroads Blvd. and 1st St. CO

CLERK AND RECORDERS CERTIFICATE

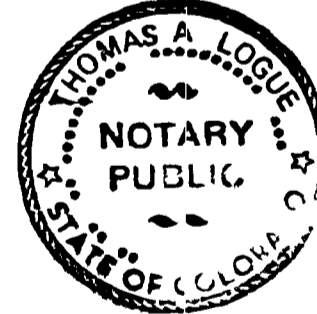
STATE OF COLORADO)
) ss Rec # 1278295
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:15 o'clock P M this 23rd day of December A D 1981 and is hereby duly recorded in Plat Book No 12 Page 468 & 469

Earl Sawyer
Clerk and Recorder

Deanna Lewis
Deputy

Fees \$20.00



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3rd day of Dec A D 1981 County Planning Commission of the County of Mesa Colorado

Kathy Manning
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7th day of December A D 1981 Board of County Commissioners of the County of Mesa Colorado

Madame Akland
Chairman

ROAD VACATION RESOLUTION

VACATING A ROADWAY IN THE COUNTY OF MESA

WHEREAS, the portion of roadway lying over and across Lots 84 and 85 Block Two Lots 13, 14, and 16 Block Six, and Lots 7 and 8 Block Seven as shown on the accompanying plat has been petitioned for vacation and

WHEREAS, the said portion of roadway has not been opened for use and would not deprive anyone of access to property, and

WHEREAS the vacation of the roadway has been approved by the Mesa County Road Department,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA

That the portion of roadway as described above and shown on the accompanying plat be hereby vacated

AS RECORDED ON THIS _____ DAY OF _____, IS _____, IN BOOK _____, PAGE _____, IN MESA COUNTY, COLORADO

SURVEYORS CERTIFICATE

I James T. Patty Jr do hereby certify that the accompanying plat of Parkwood Estates Filing No Three a subdivision of a part of the County of Mesa has been prepared under by direction and accurately represents a field survey of same

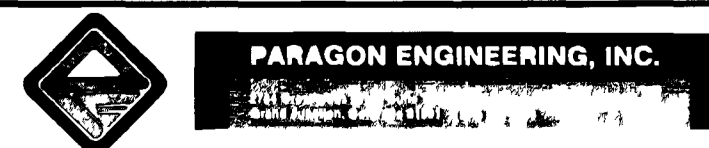
James T. Patty Jr.
James T. Patty Jr
Registered Land Surveyor
Colorado Registration No 9960



Utilities Coordinating Committee

Thomas L. Behr
Chairman

16 Nov 1981
Date

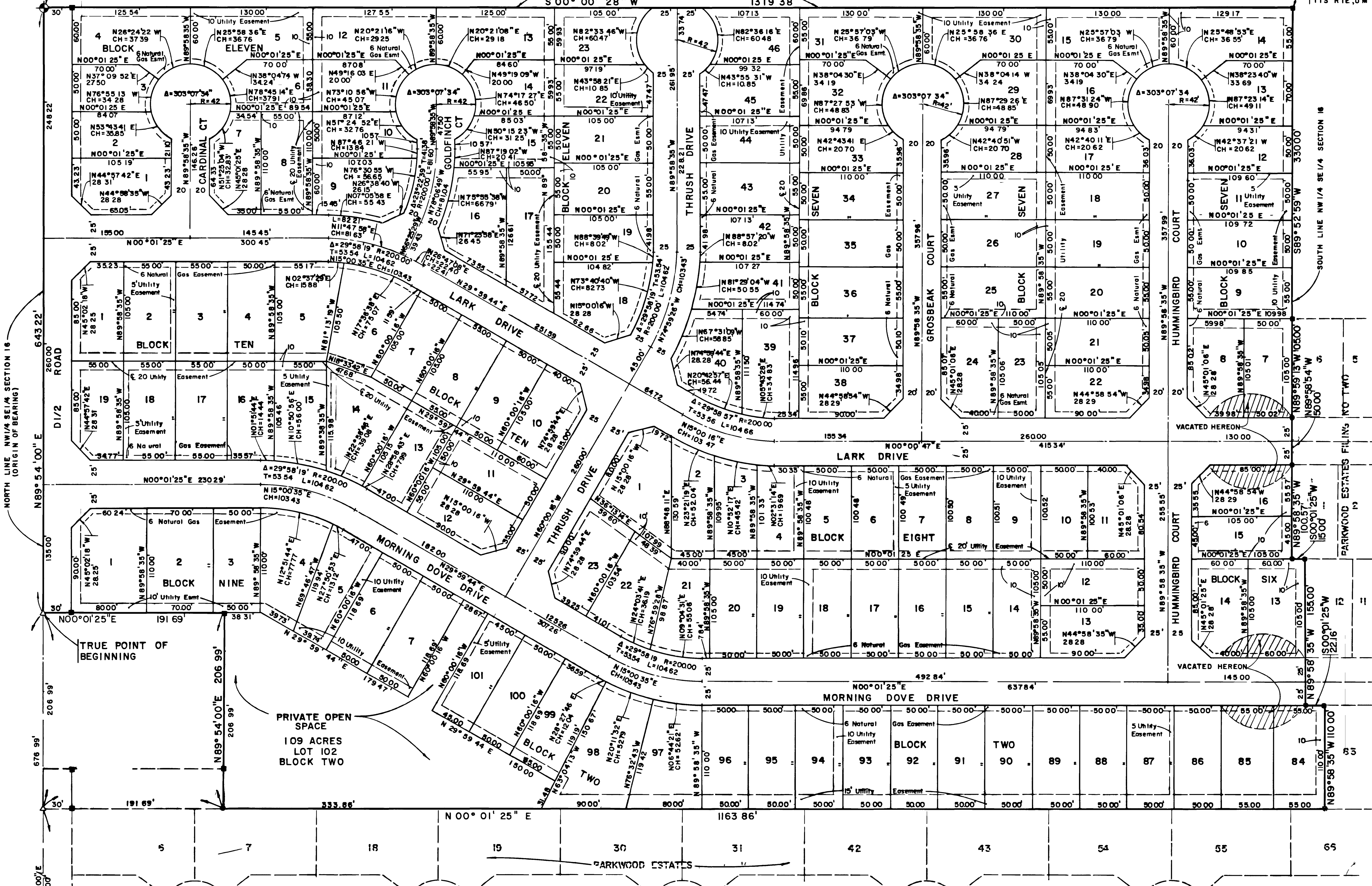


PARKWOOD ESTATES FILING NO. THREE

NE CORNER
NW 1/4 SE 1/4
SECTION 16
T15 R1E, U1M

SE CORNER
NW 1/4 SE 1/4
SECTION 16
T15 R1E, U1M

EAST LINE NW 1/4 SE 1/4 SECTION 16



NORTH LINE NW 1/4 SE 1/4 SECTION 16
(ORIGIN OF BEARING)

SOUTH LINE NW 1/4 SE 1/4 SECTION 16

TRUE POINT OF BEGINNING

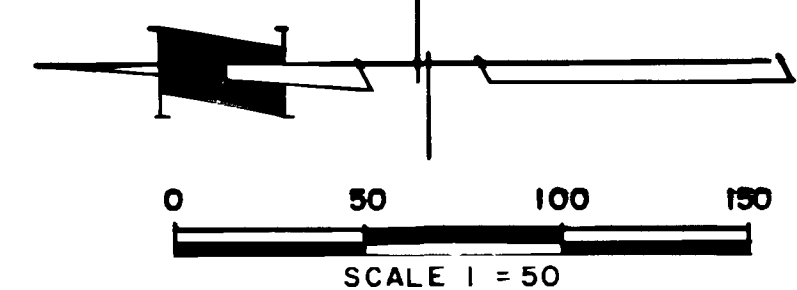
PRIVATE OPEN SPACE
109 ACRES
LOT 102
BLOCK TWO

AREA QUANTITIES

Total Acres in Lots	18 09 Ac or 72.39%
Total Acres in Road	5.81 Ac or 23.25%
Total Acres in Private Open Space	10.9 Ac or 4.33%
Total Acres	24.99 Ac or 100.00%
Total No. of Lots	134

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set in Concrete
- ▲ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap Found LS 10386
- ▲ Set PK Nail



Pg 469 SHEET 2 OF 2

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