

FIRST FRUITRIDGE SUBDIVISION FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Ronald E. Potts and Susan Marie Potts are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter of the Northeast Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian as shown on the accompanying plat thereof; said real property being more particularly described by metes and bounds as follows

Beginning at a point from whence the N.E. Corner SE ¼, NE ¼ of Section 10, T 1 S R 1 W of the Ute Meridian bears East 247.14 ft and N 00°38' E 315.0 ft,
thence West 264.5 ft,
thence N 00°38' E 118.25 ft.,
thence East 264.5 ft.,
thence S 00°38' W 118.25 ft to the Point of Beginning. This area includes the North 100 feet of Vacated Margie Street, now labeled as Utility Easement

That said owners have caused the said real property to be laid out and platted as First Fruitridge Subdivision First Addition, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do 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, electric and cable television 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.

IN WITNESS WHEREOF said Ronald E. Potts and Susan Marie Potts have caused their names to be hereunto subscribed this 27th day of March A.D. 1974.

Ronald E. Potts
Ronald E. Potts
Susan Marie Potts
Susan Marie Potts

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 27th day of March A.D. 1974 by Ronald E. Potts and Susan Marie Potts.

My Commission expires Nov. 12, 1977
Witness my hand and official seal.

John C. Shepherd
Notary Public



CITY APPROVAL

This plat of First Fruitridge Subdivision First Addition, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 18 day of SEPTEMBER, 1974.

[Signature]
City Manager
[Signature]
Chairman, Grand Jct. City Planning Commission
[Signature]
Public Service Co. of Colo. - Gas & Electric Dept.

CITY OF GRAND JUNCTION
By *[Signature]*
President of Council
[Signature]
Director of Development
[Signature]
Grand Junction City Engineer
[Signature]
Mountain States Tele & Tele Co.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M.,
_____ A.D. 19____, and is duly recorded in Plat Book No. _____, Page _____

Clerk & Recorder
By _____
Deputy

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of First Fruitridge Subdivision First Addition, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

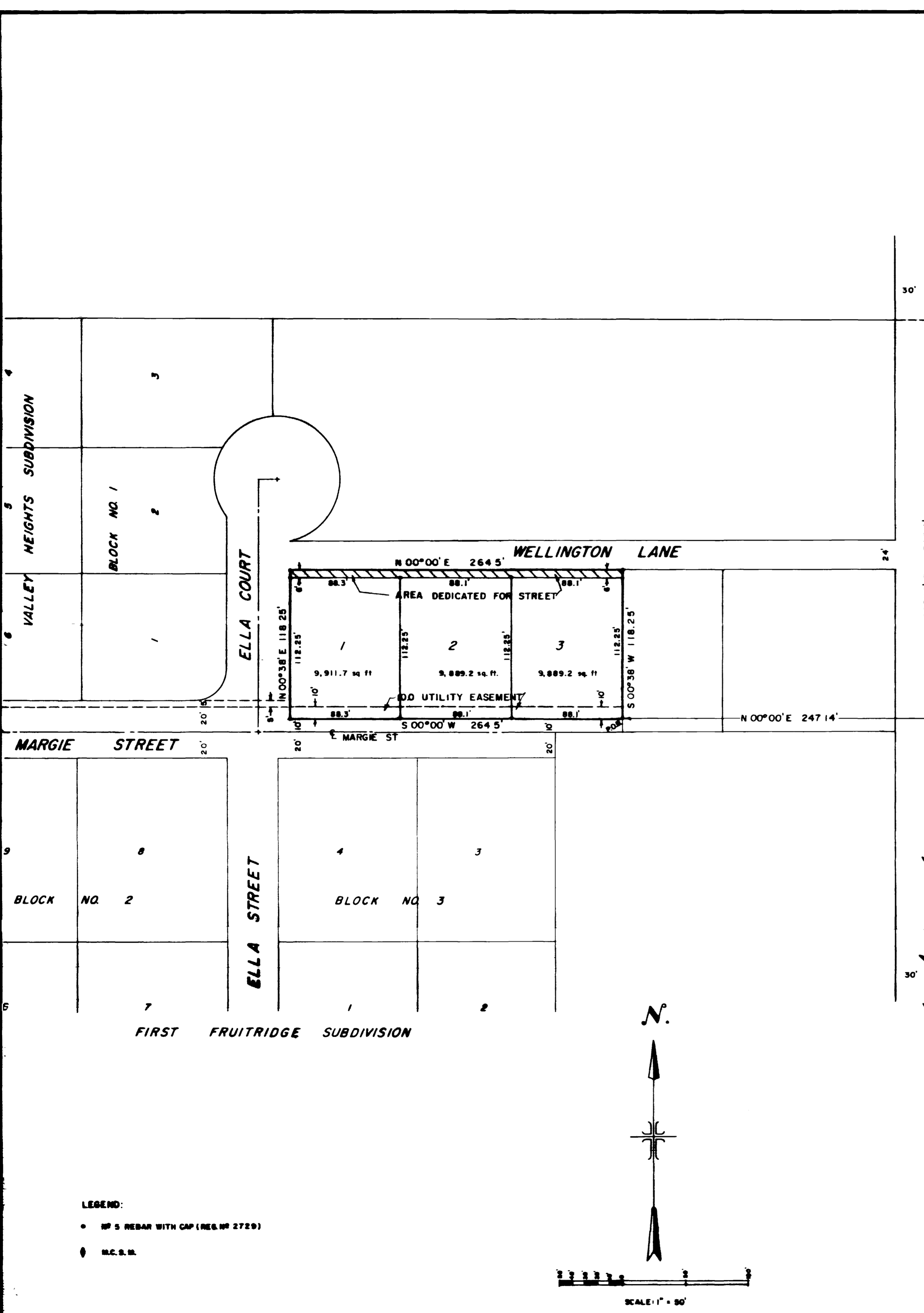
[Signature]
Registered Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting Pursuant to C.R.S. 1963, 136-2-2 as amended.

[Signature] Nov. 12, 1974
Mesa County Surveyor Date

VACATION STATEMENT

Vacation the N ½ N ½ of Margie Street East of Ella Street.



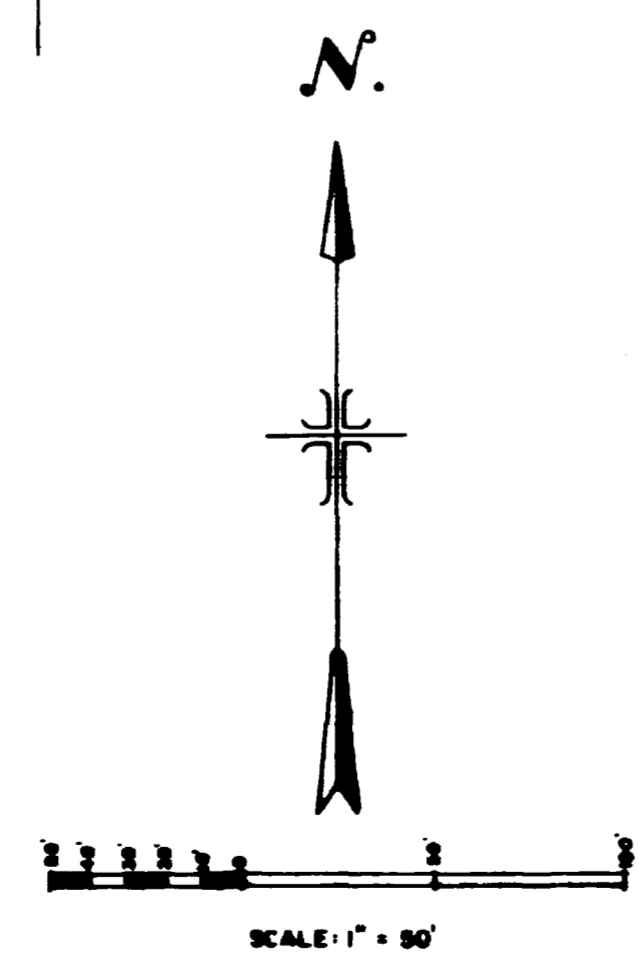
M.C.S.M.
T 1 S R 1 W
SEC. 10, T 1 S R 1 W, U.T.M.

N 00°38' E 315.0'

NORTH FIRST STREET

ORIGIN OF BEARING
N 00°38' E

M.C.S.M.
T 1 S R 1 W
SEC. 10



LEGEND:
• 1/2" REBAR WITH CAP (REG. NO. 2729)
• M.C.S.M.

WESTERN ENGINEERS, INC.
PLAT OF
FIRST FRUITRIDGE SUBDIVISION
FIRST ADDITION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO