

FRUITVALE BUSINESS PARK

DEDICATION

ALL MEN BY THESE PRESENTS:

That the undersigned Real Estate Offices Inc. DBA Home Loan Realty And Investment Co., F. Lee Miller, President and Samuel T. Haupt, Secretary/Treasurer are the owners of that real property situated in the County of Mesa, State of Colorado and being part of the Southwest quarter (SW 1/4) of Section 9, 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 Southwest Corner (SW Cor.) of said Section 9; Thence N70°57' 25" E 1642.72 feet to a point on the Northerly Right-of-way of Interstate 70 Business Loop (U.S. Highway 6 & 24), said point also being the TRUE POINT OF BEGINNING; Thence N00°00' 00" E 604.13 feet to a point on the Southerly Right-of-way of the Grand Valley Canal; Thence along said Southerly Right-of-way of the Grand Valley Canal by the following three (3) courses and distances: (1) N85°20' 57" E 217.48 feet; (2) S82°56' 03" E 88.35 feet; (3) S67°34' 33" E 131.10 feet; Thence S00°00' 00" W 429.00 feet to a point on the Northerly Right-of-way of said Interstate 70 Business Loop; Thence S72°47' 00" W along said Northerly Right-of-way a distance of 445.59 feet to the TRUE POINT OF BEGINNING; Containing 5.276 acres

That said owners have caused the said real property to be laid out and surveyed as Fruitvale Business Park, a subdivision of a part of Mesa County, 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 and drainage easements on the accompanying plat to the Public Utilities as perpetual easements for the installation and maintenance of utilities, irrigation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and 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 owners have caused their names to be hereunto subscribed this 12th day of MAY, A.D., 1978.

Real Estate Offices Inc., DBA Home Loan Realty and Investment Co.

F. Lee Miller
F. Lee Miller - President

Samuel T. Haupt
Samuel T. Haupt - Secretary/Treasurer

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12th day of MAY, A.D., 1978 by F. Lee Miller - President and Samuel T. Haupt - Secretary/Treasurer of Real Estate Offices Inc.

My Commission Expires: Aug 9th 1981
Witness My Hand and Official Seal.

Thomas A. Rogge
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ** 117712

I hereby certify that this instrument was filed in my office at 3:34 o'clock P.M., this 21st day of November, A.D., 1978, and is duly recorded in Plat Book No. 73, Page 98.

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of MAY, A.D., 1978.
County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13th day of JUNE, A.D., 1978.
Board of County Commissioners of the County of Mesa, Colorado.

James T. Patty Jr.
Chairman

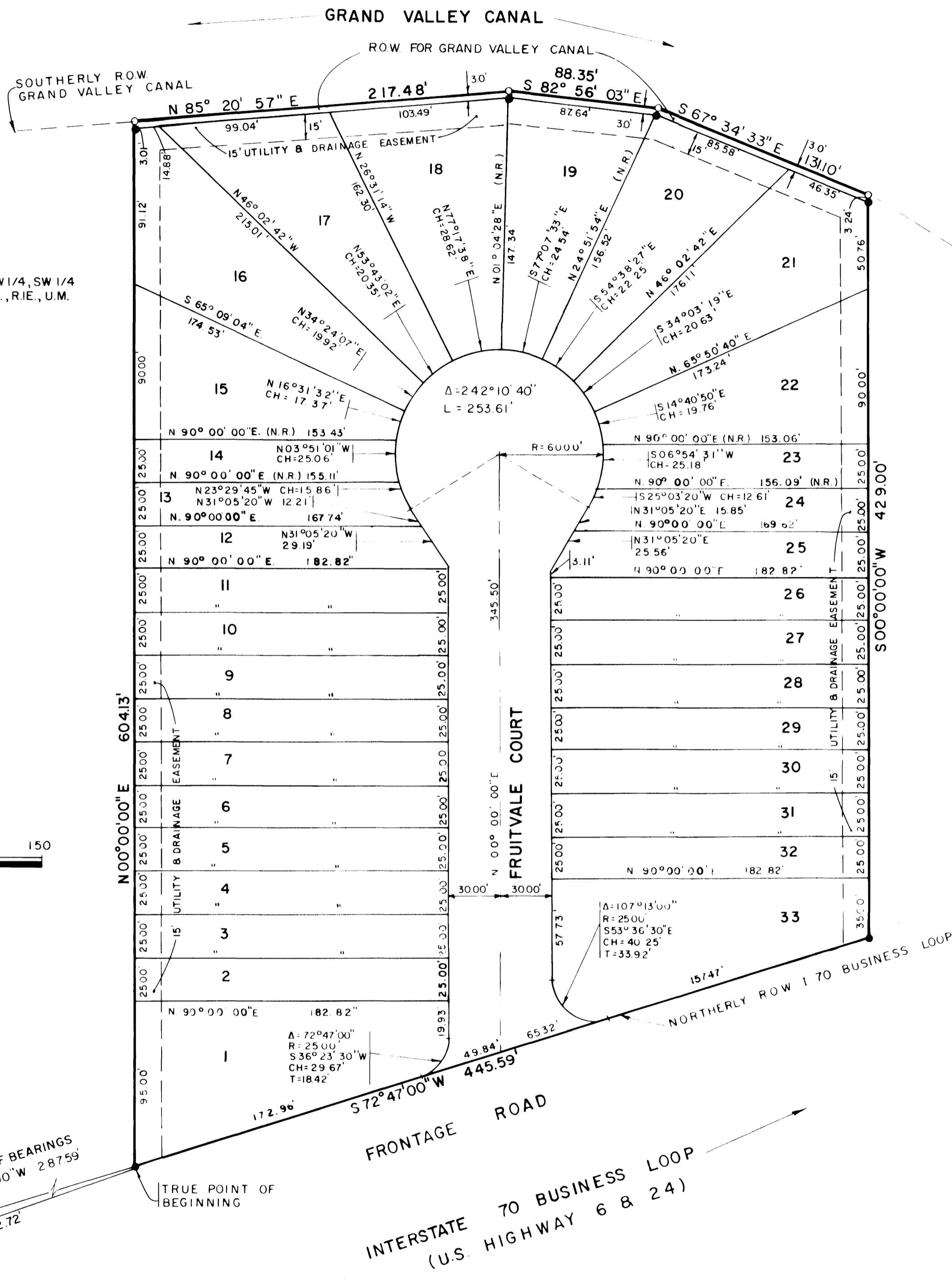
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Fruitvale Business Park, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

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

By: *Bill Bonason*
Mesa County Road Department

Date: 7-7-78



AREA QUANTITIES

Total Acres In Canal ROW	0.030 Ac or 0.57%
Total Acres In Lots	4.577 Ac or 86.75%
Total Acres In Roads	0.669 Ac or 12.68%
Total Acres	5.276 Ac or 100.00%
Total Number Of Lots	33 Lots

- LEGEND**
- Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap
 - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
 - (NR) Indicates A Non-Radial Bearing
 - Indicates 5/8" Rebar And Monument Cap Set In Concrete

FRUITVALE BUSINESS PARK

