

FRUITWOOD SUBDIVISION FILING ONE

DECLARATION

BEFORE ME BY THEM PRESENTS:

That the undersigned is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the northeast quarter (NE 1/4) northwest quarter (NW 1/4) of Section 16, Township 1 South, Range 1 East of the 10th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the north quarter corner (NW 1/4 Cor.) of said Section 16; thence South 01°00'00" West along the East line of the northwest quarter (NW 1/4) of said Section 16 a distance of 473.00 feet; thence North 89°54'00" West 120.47 feet; thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears North 01°17'55" West 50.00 feet; thence North 01°44'00" East 23.74 feet; thence South 89°54'00" West 113.00 feet; thence North 01°00'00" East 7.08 feet; thence South 89°54'00" West 113.00 feet; thence North 01°00'00" East 437.00 feet to a point on the North line of said Section 16; thence North 89°54'00" East along said North line of Section 16 a distance of 461.46 feet to the Point of Beginning containing 4.959 acres.

That said owner has caused the said real property to be laid out and surveyed as Fruitwood Subdivision Filing No. 1, 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 and utilities 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 and electric lines, gas pipelines, and irrigation easements.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

I, WITNESS WHEREOF said Owner has caused his name to be hereunto subscribed this 1 day of July, A.D., 1974.

Robert F. Gerlofs
Robert F. Gerlofs

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 1 day of July, A.D., 1974, by Robert F. Gerlofs.

My Commission Expires: _____

Witness my hand and official seal.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS 1072260

I hereby certify that this instrument was filed in my office at 4:15 O'Clock P.M., A.D., 1974 and duly recorded in Plat Book No. 11, Page 110.

Arnie M. Denton
Arnie M. Denton
Clerk and Recorder

Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8 day of July, A.D., 1974.

County Planning Commission of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 8th day of July, A.D., 1974.

Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Fruitwood Subdivision, Filing No. 1, 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.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 1080

Approved for Content and Form only and not the accuracy of Surveys, Calculation or drafting. Pursuant to C.R.S. 1963, 130-2-1- as Amended.

By: _____
Mesa County Surveyor

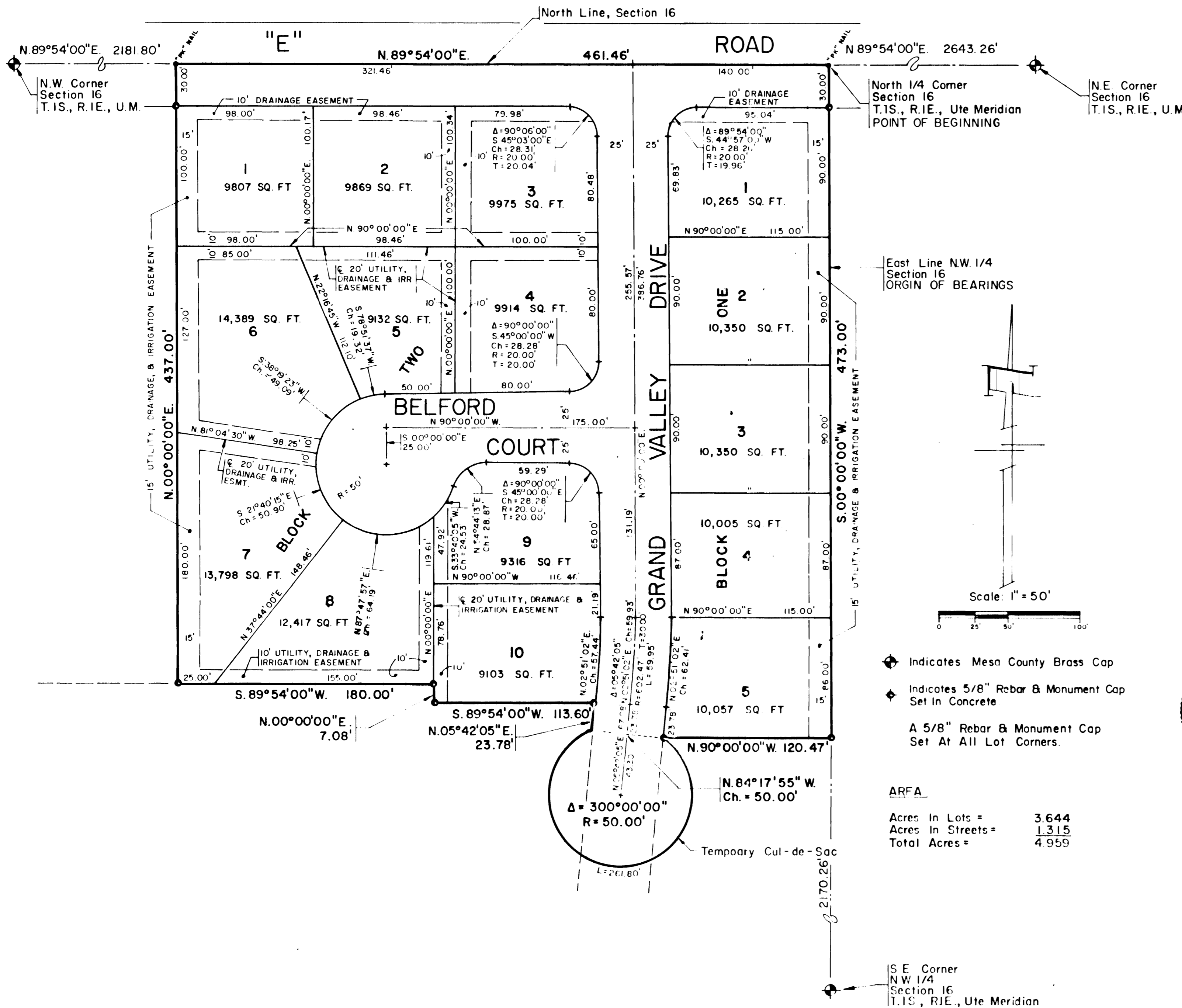
Date: July 2, 1974

Ernie H. Green
Ernie H. Green
Mesa County Asst. Supt.

Date: 7-8-74

James T. Patty, Jr.
James T. Patty, Jr.
Utilities Association of Mesa

Date: July 3, 1974



- ◆ Indicates Mesa County Brass Cap
- ◆ Indicates 5/8" Rebar & Monument Cap Set In Concrete
- ▲ 5/8" Rebar & Monument Cap Set At All Lot Corners.

ARFA

Acres In Lots =	3.644
Acres In Streets =	1.315
Total Acres =	4.959

