NW Corner Section 16 IT.IS., R.IE., Ute Mer West Line N.W. 1/4 N.W. V4 Section 16 ORGIN OF BEARINGS N.W Corner South 1/2 NW.1/4 N.W. 1/4 Section 16 T. IS., R.IE., Ute Mer North Line ;N.89°57'30"E. |30.00' -S. V2 NW. 1/4 N.W. 1/4 Section 16 TRUE POINT OF BEGINNING 15' Utility, Drainage, and Irrigation Easement N.89° 57' 30" E. 556.00 86.00 6400 90 00' 90 00' 90 00' 90.00 90.00 N.E. Corner Lot One, Key Sub. ROAD 2 BLOCK NINE S.60°02'30"E. 50.00 Δ=90°02'30" R=20.00 /-N.45°01'15"W Ch = 28.29 10' Utility Easement 63.97['] Δ=300°00' R=50.00' L=261.80' N 89° 57' 30" E 663 28 30 HILL COURT S.89°57'30"W. --- 92.00'-258.00 -- 90 00' -- - - 90.00'--30' - 10° Utility Easement "on S.59°57'30"W. 50.00 Lot Two Key Subdivision BLOCK EIGHT 15' Utility, Prainage, and Irrigation Easement 92.00 90.00 90.00 S.89° 57' 30"W. 362.00 S.E. Corner Lot One, Key Sub. S.W Corner NW 1/4 N.W 1/4 Section 16 TIS., RIE., Ute Mer SCALE. 1"=50" ♣ Indicates Mesa County Brass Cap A 5/8" Rebar and Monument Cap Set At All Lot Corners Total Number of Lots = 10 Total Acres = 3.69 Acres In Lots = 2.74 Acres In Streets = 0.95 O Indicates 5/8" Rebar and Monument Cap Set In Concrete

FRUITWOOD SUBDIVISION FILING TWO

A REPLAT OF A PART OF LOT I. KEY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the South Half (S1/2) Northwest Quarter (NH1/4) Northwest Quarter (NH1/4) of Section 16, Township 1 South, Range 1 East, Ute Heridian as shown on the accommenying plat thereof, said tract being more particularly described as follows:

Commencing at the dorthwest Corner (NMEor.) of said Section 16; Thence South 00°00'00" West along the West line of the Horthwest Quarter (NW1/4) Horthwest Quarter (NW1/4) of said Section 16 a distance of 659.35 feet to the Northwest Corner (NWCor.) South Half (S1/2) Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Said Section 16 a distance of 30.00 feet to the True Point of Beginning; Thence continuing North 89°57'30" East along said North line of the South Half (S1/2) Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 16 a distance of 556.00 feet; Thence South 89°57'30" East 100.00 feet; Thence North 89°57'30" East, 63.97 feet; Thence South 60°02'30" East 50.00 feet to the center of a 50.00 foot radius cul-de-sac; Thence South 69°57'30" Nest 50.00 feet; Thence South 60°02'30" East 50.00 feet; Thence South 60°02'00'00" Nest 121.19 feet to the Southeast Corner (SECor.) of Lot 1 New Subdivision as filed and recorded in the Office of the Clerk and Recorder, Nesa County, Colorado; Thence South 89°57'30" Nest 362.00 feet; Thence North 00°00'00" East, 121.19 feet; Thence South 89°57'30" Nest 258.00 feet; Thence North 00°00'00" East, 121.19 feet; Thence South 89°57'30" Nest 258.00 feet; Thence North 00°00'00" East, 121.19 feet; Thence South 89°57'30" Nest 258.00 feet; Thence North 00°00'00" East, 121.19 feet; Thence South 89°57'30" Nest 258.00 feet; Thence North 00°00'00" East 190.75 feet to the True Point of Beginning, containing 3.69 Acres.

That said owners have caused the said real property to be laid out and surveyed as Fruitwood Subdivision Filing No. Two, a replat of a part of Lot One Key Subdivision, 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 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 cables, gas pipelines, and irrigation easements.

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

IN MITNESS WHEREOF said owners have caused thier names to be hereunto subscribed this 23 day of Sentember

STATE OF COLORADO

The foregoing instrument was acknowledged before me this 23 day of Section A.D., 1974, by Frank W. Pond and Anita N. Pond, known as husband and wife; and Lehman Pond and Mary E. Pond, known as husband and wife.

My Commission Expires: July 26, 1978

Witness my hand and official seal.

SS

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF HESA

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 8:350'Clock A.M. A.D., MAR 14, 1975 1974, and duly recorded in Plat Book No. // , Page /40

Garl & awyer

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 4 day of Normble A.D., 1974.

County Planning Commission of the County of Hesa, Colorado.

9960

I, Jemes T. Patty, Jr., do hereby certify that the accompanying plat of Fruitwood Subdivision, Filing No. 2, a replat of a part of Lot One Key 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

SURVEYOR'S CERTIFICATE

James T. Patty, Jr. Registered Land Surveyor Colorado Registration Number 9960

Approved for Content and Form only and not the accuracy of Surveys, Calculation or Drafting. Pursuant to C.R.S. 1963, 136-2-2 as Amended

DATE: Nov. 4 1874

BOARD OF COUNTY COMMISSIONERS CERTIFICATE Approved this <u>294</u> day of <u>Movember</u>, A.D. 1974. Board of County Commissioners of the County of Mesa, Colorado.

> Acting Chairman

FRUITWOOD SUBDIVISION-FILING TWO

PREPARED BY: NELSON HALEY PATTERSON & QUIRK INC. ENGINEERING CONSULTANTS GRAND JUNCTION COLORADO SEPTEMBER, 1974

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