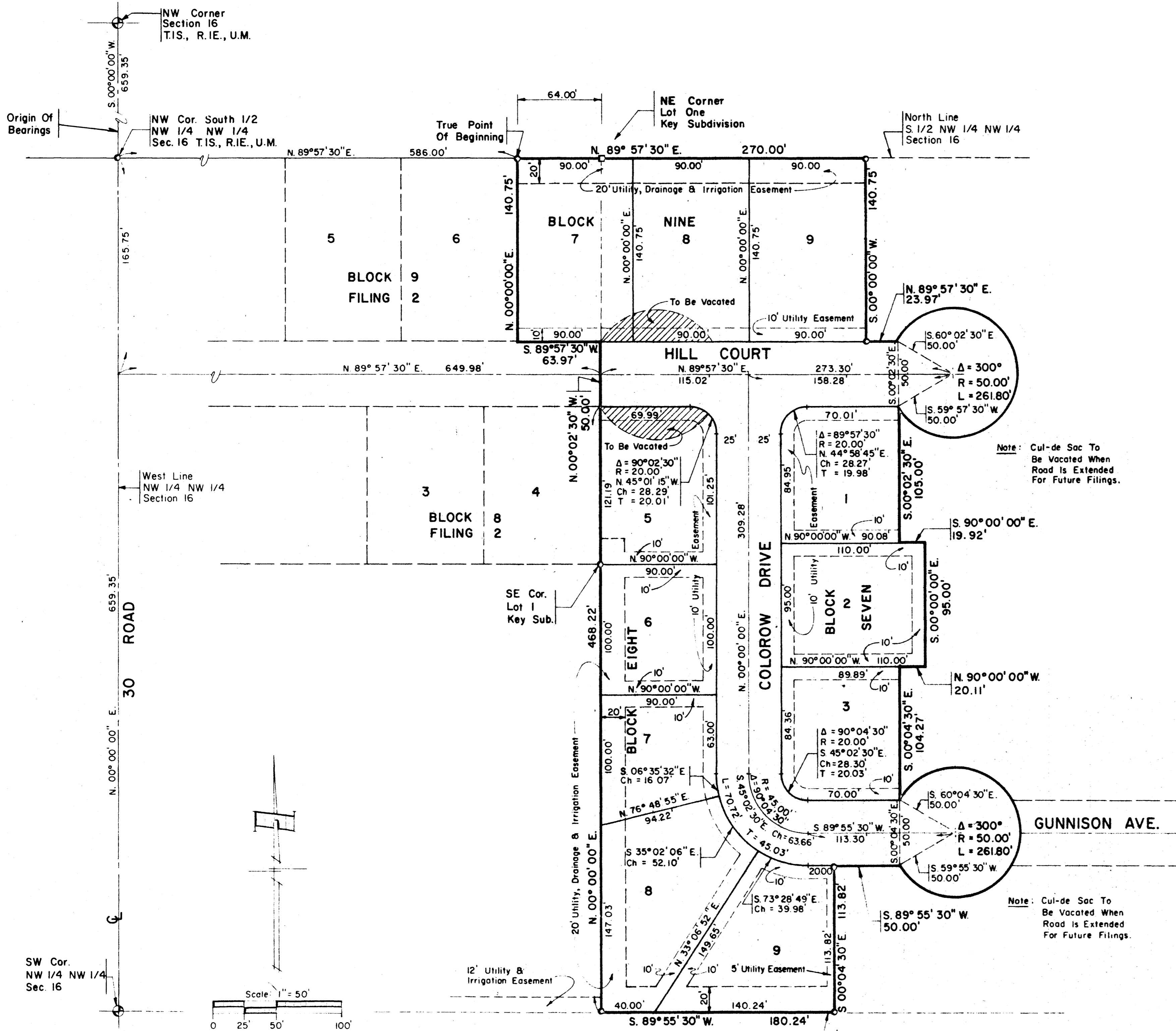


# FRUITWOOD SUBDIVISION

## FILING NUMBER 3

### A REPLAT OF A PART OF LOT ONE 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) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 16, Township 1 South, Range 1 East, Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner (NW Cor.) of said Section 16; Thence South 00°00'00" West along the West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 16 a distance of 659.35 feet to the Northwest Corner (NW Cor.) of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 89°57'30" East along the North line of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 16 a distance of 270.00 feet to the True Point of Beginning; Thence continuing North 89°57'30" East along said North line of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 16 a distance of 270.00 feet; Thence South 00°00'00" West 140.75 feet; Thence North 89°57'30" East 23.97 feet; Thence South 60°02'30" East 50.00 feet to the center of a 50.00 foot radius cul-de-sac; Thence South 59°57'30" West 50.00 feet; Thence South 00°02'30" East 105.00 feet; Thence South 90°00'00" East 19.92 feet; Thence South 00°00'00" East 95.00 feet; Thence North 90°00'00" West 20.11 feet; Thence South 00°04'30" East 113.62 feet to a point on the South line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 16; Thence South 69°55'30" West 50.00 feet; Thence South 00°04'30" East 113.62 feet to a point on the South line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 16; Thence South 69°55'30" West 50.00 feet; Thence North 00°00'00" East 466.22 feet; Thence North 00°02'30" West 50.00 feet; Thence South 09°57'30" West 63.97 feet; Thence North 00°00'00" East 140.75 feet to the True Point of beginning containing 3.671 acres.

That said owners have caused the said real property to be laid out and surveyed as Fruitwood Subdivision, Filing No. Three, 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 purchaser, not by the County of Mesa.

In WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 23<sup>rd</sup> day of July, A.D., 1975.

Frank W. Pond  
Frank W. Pond, Husband

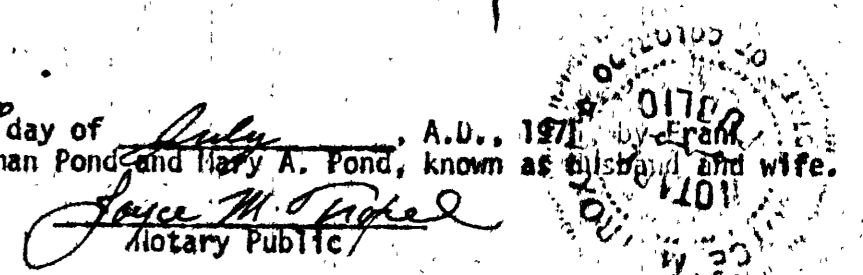
Anita H. Pond  
Anita H. Pond, Wife

J. Lehman Pond  
J. Lehman Pond, Husband

Mary E. Pond  
Mary E. Pond, Wife

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, A.D., 1975, by Frank W. Pond, known as husband and wife, and J. Lehman Pond and Mary E. Pond, known as husband and wife, by Commission Expires: \_\_\_\_\_  
Witness my hand and official seal.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 9:10 o'clock A.M., A.D., 1975, and duly recorded in Plat Book No. 11, Page 159, Reception No. 1091527.

Carl Sawyer  
Clerk and Recorder

Deputy

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12<sup>th</sup> day of March, A.D., 1975, County Planning Commission of the County of Mesa, Colorado.

P. H. [Signature]  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5<sup>th</sup> day of August, A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.

Shirley Aubert  
Chairman

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this 5<sup>th</sup> day of August, A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.

Shirley Aubert  
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Fruitwood Subdivision, Filing No. Three, 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.

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

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

by: Roy C. Head  
Mesa County Surveyor

Date: 8-6-75

Jack Bowman by William G. Bowman  
Mesa County Road Department

Date: 8-6-75

R. H. [Signature]  
Utilities Coordination Committee

Date: 8-5-75

Total Number Of Lots..... 11  
Total Acres..... 3.871  
Total Acres In Lots..... 2.765  
Total Acres In Streets..... 1.106

Note: All Easements Are 20' Utility, Drainage & Irrigation Easements 10' Each Side Of Lot Lines. Except Where Noted.

FRUITWOOD SUBDIVISION - FILING NO. 3

PREPARED BY  
**NELSON, HALEY, PATTERSON & QUIRK, INC.**  
ENGINEERING CONSULTANTS

GRAND JUNCTION, COLORADO      MARCH, 1975