FRUITWOOD SUBDIVISION, FILING NO. 5

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 N 1/2 NW 1/4 of Section 16, Township 1, South, Range 1 East, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 16; Thence S 00°00 00 E along the east line NW 1/4 of said Section 16 a distance of 1319.85 feet to the SE Corner NE 1/4 NW 1/4 of said Section 16; Thence S 89°55 30 W along the South line N 1/2 NW 1/4 of said Section 16 a distance of 660.82 feet to the True Point of Beginning; Thence continuing S 89°55 30 W along said South line N 1/2 NW 1/4 of Section 16 a distance of 1152.20 feet; Thence N 00°04 30 W 113.82 feet; Thence N 89°55 30 E 50 00 feet Thence N 00°04 30 W 154 27 feet; Thence N 90°00 00 E 20.11 feet; Thence N 00°00 00 E 95.00 feet; Thence S 90°00 00 W 19 92 feet; Thence N 00°02 30 W 155.00 feet Thence S 80°57 30 W 23 97 feet; Thence N 00°00 00 E 140.75 feet; Thence N 89°57 30 E 630.57 feet; Thence S 05° 57 00 E 104.85 feet; Thence S 00°00 00 W 275.00 Feet; Thence N 90°00 00 E 485.00 feet; Thence S 00°00 00 W 278.55 feet to the True Point of Beginning Containing 12.592 acres

That said owners have caused the said real property to be layed out and surveyed as Fruitwood Subdivision Filing No 5 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 furnished by the seller or purchaser, not by the County of Mesa.

In WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12TH day of FEBRUARY, A.D., 1976.

Frank W. Pond, Husband

J. Lehman Pond, Husband

Anita N. Pond, Wife

Mary E. Pond, Wife

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12TH day of FEBRUARY, A.D., 1976, by Frank W Pond and Anita N Pond, known as husband and wife and J. Lehman Pond and Mary E. Pond known as husband and wife.

My commission exoires: MAY 28, 1978

Witness my hand and official seal

Notary public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF MESA)

1105093

I hereby certify that this instrument was filed in my office at 3 22 o'clock P M This 5 day of April, A.D., 1976 and duly recorded in Plat Book No. 11, page 194

Earl Sawyer
Clerk & Recorder

Deputy

Fees $ 10 00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____, A.D., 1976.

County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 8th day of March, A.D., 1976.

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

Chairman

VACATION STATEMENT

Due to the convenience and access needs of the Public being adequately served by the platting of lands and public Rights-of-Way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-way, not within Public Rights-of-way by this plat are hereby ordered vacated this 8th day of March, A.D., 1976 by the Board of County Commissioners of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Fruitwood Subdivision, Filing No 5, 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

JAMES T PATTY REGISTERED 9960 LAND SURVEYOR STATE OF COLORADO

Approved for content and form only and not the accuracy of Surveys, calculations, or Drafting. Pursuant to C.R.S. 1973, 38-51-101-102

by: _____ Mesa County Surveyor — Date: 3-12-76

Jack D. Bowman Mesa County Road Dept. — Date: 3-8-76

K H Colvin
Utilities Coordinating Committee

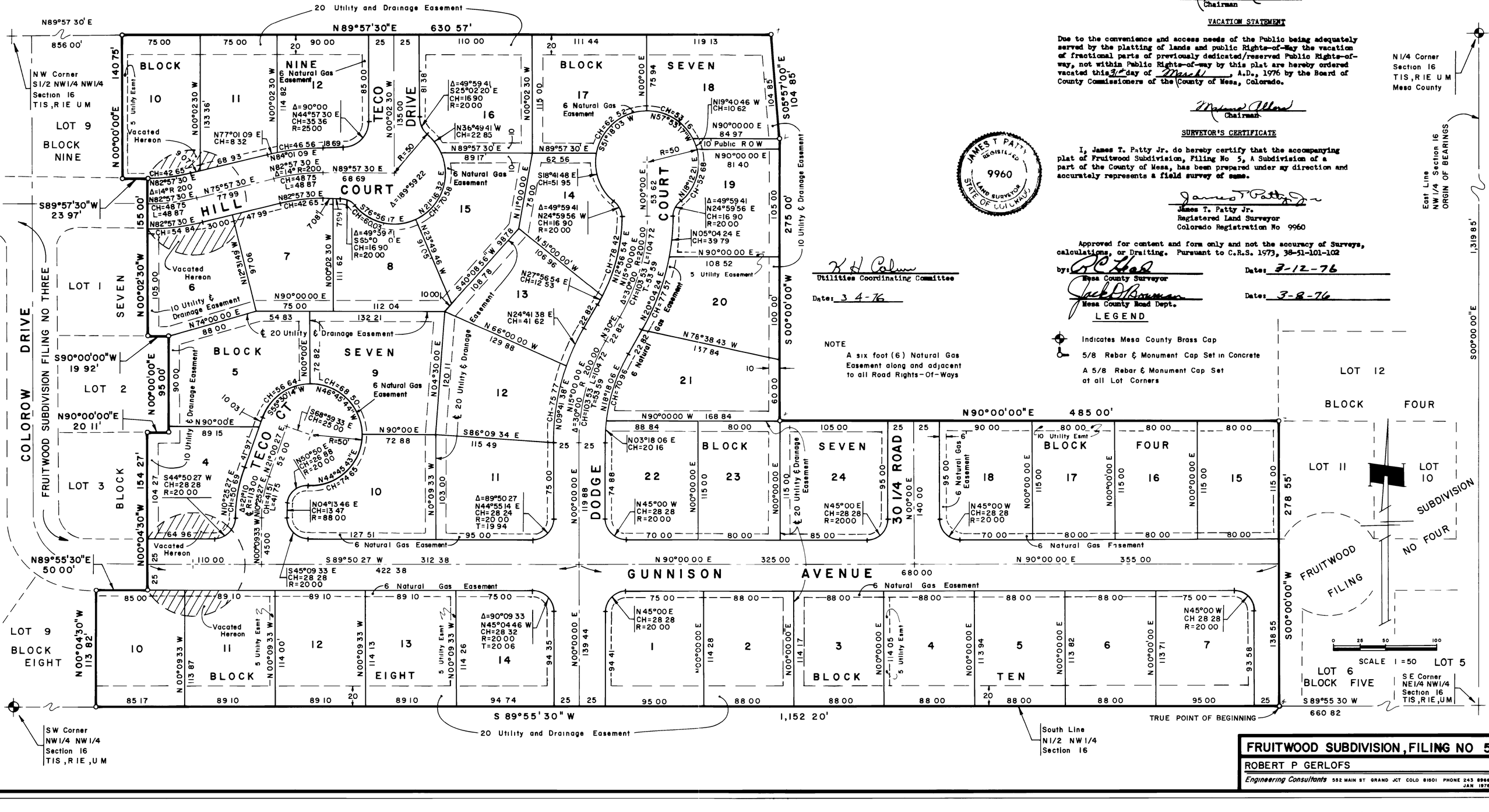
Date: 3-4-76

LEGEND

- Indicates Mesa County Brass Cap
- 5/8 Rebar & Monument Cap Set in Concrete
- A 5/8 Rebar & Monument Cap Set at all Lot Corners

NOTE

A six foot (6) Natural Gas Easement along and adjacent to all Road Rights-Of-Ways



FRUITWOOD SUBDIVISION, FILING NO 5

ROBERT P GERLOFS

Engineering Consultants 552 MAIN ST GRAND JCT COLO 81501 PHONE 243 8966 JAN 1976

01134301 tif