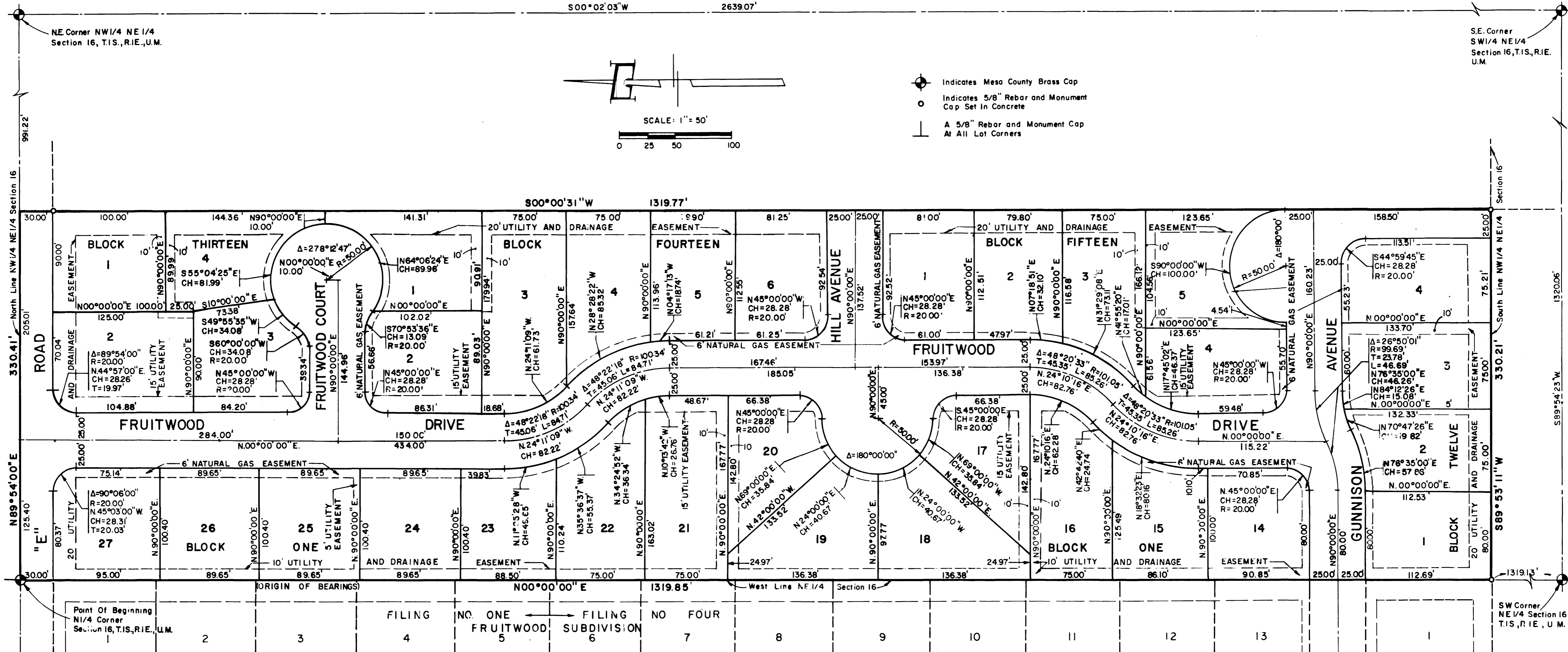


# FRUITWOOD SUBDIVISION FILING NO. SEVEN



**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 the West 1/2 West 1/2 NW 1/4 NE 1/4 Section 16, T1S, R1E, Ute Meridian as shown on the accompanying plat thereof, said Tract being more particularly described as follows:

Beginning at the North 1/4 corner of said Section 16, Thence N. 89°54'00" E along the North line NW 1/4 NE 1/4 of said Section 16 a distance of 330.41 feet; Thence S. 00°00'31" W 1319.77 feet; Thence S. 89°53'11" W along the South line NW 1/4 NE 1/4 of said Section 16 a distance of 330.21 feet; Thence N. 00°00'00" E along the West line NE 1/4 of said Section 16 a distance of 1319.85 to the True Point of Beginning. Containing 10.007 Acres.

That said owners have caused the said real property to be laid out and surveyed as Fruitwood Subdivision-Filing No. 7 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 easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said 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 25<sup>th</sup> day of August, A.D., 1976.

Robert P. Gerlofs      Dee A. Brinegar  
Robert P. Gerlofs      Dee A. Brinegar

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 30 day of August, A.D., 1976, by Robert P. Gerlofs and Dee A. Brinegar.

My Commission Expires: May 26, 1978  
Witness my hand and official seal.

Dee A. Brinegar  
Notary Public

CLERK AND RECORDERS CERTIFICATE: 1129802

I hereby certify that this instrument was filed in my office at 4:19 o'clock P.M., this 8 day of APR, A.D., 1977 and duly recorded in Plat Book No. 11 Page 258.

Earl Sawyer      Deputy      Fees \$ 10.00  
Clerk and Recorder

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 25<sup>th</sup> day of FEB, A.D., 1977.  
County Planning Commission of the County of Mesa Colorado.

Howard Roland  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 28 day of Feb, A.D., 1977.  
Board of County Commissioners of the County of Mesa, Colorado.

Howard Roland  
Chairman

**SURVEYOR'S CERTIFICATE**

I, James T. Patty Jr. do hereby certify that the accompanying plat of Fruitwood Subdivision, Filing No. 7, a Subdivision of a part of the County, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 6960

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.

R.C. Chad      Date: 2/6/1977  
Mesa County Surveyor

Richard D. Brown      Date: 2/25/77  
Mesa County Road Department

Approved Viggo D. Flager      Date: 2/25/77  
Grand Junction Planning Commission

Approved Lawrence J. Francis      Date: 2/25/77  
Grand Junction City Council

The following signatories join in the dedication shown herein.  
U.S. BANK OF GRAND JUNCTION  
H. John Schroeder, Vice President      H. T. Steffens, Cashier

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA     )  
The foregoing instrument was acknowledged before me this 28 day of Feb, A.D., 1977 by H. John Schroeder, Vice President and H. T. Steffens, Cashier of the U. S. Bank of Grand Junction.

My Commission Expires: May 28, 1980  
Witness My Hand and Official Seal.  
Maureen M. Hanner  
Notary Public

**FRUITWOOD SUBDIVISION, FILING NO. 7**  
**ROBERT P. GERLOFS**  
Engineering Consultants P.O. BOX 2872, GRAND JCT., COLO. 81501, PHONE 243-8558  
JULY, 1976