

FRUITWOOD SUBD
FILING FIVE

FRUITWOOD SUBD FILING FOUR

FRUITWOOD
SUBD
FILING SEVEN

CHEROKEE VILLAGE NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, J.P. White Construction Company, Colorado corporation, J.P. White president, is the owner of that real property situated in the County of Mesa, State of Colorado and being that part of the NW 1/4 Section 16, T1S, R1E, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

The NE 1/4 SE 1/4 NW 1/4 of Section 16, T1S, R1E of the Ute Meridian described by metes and bounds as follows:

Beginning at the Southeast Corner of said NE 1/4 SE 1/4 NW 1/4; thence N 0°00'00" E 659.66 feet to Northeast Corner of said NE 1/4 SE 1/4 NW 1/4; thence S 89°57'14" W 660.58 feet to Southwest Corner of said NE 1/4 SE 1/4 NW 1/4; thence S 0°00'25" W 659.86 feet to the point of beginning.

Containing 10.006 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Cherokee Village No. Two, 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 forever, and hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines, together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines: said easement and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvement 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 _____ day of _____ A.D., 1982

J.P. White Construction Company

By: J.P. White
J.P. White, President

Attest: Doris P. White
Doris P. White, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 17th day of February A.D., 1982 by J.P. White as President and Doris P. White as Secretary of J.P. White Construction Company

My Commission Expires 12-29-84

Witness my hand and official seal
My address is: P.O. Box 908
Grand Junction, CO.

Becky J. Ellingboe
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 4:00 o'clock P.M., this 24th day of February A.D., 1982, and is duly recorded in Plat Book No 13
Page 13

Fee \$ 10.00

Thayne M. Hunsbury
Deputy

Earl Dammer
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of FEB A.D., 1982, County Planning Commission of the County of Mesa, Colorado

Paul J. Whiting
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22 day of Feb A.D., 1982. Board of County Commissioners of the County of Mesa, Colorado.

J.P. White
Chairman

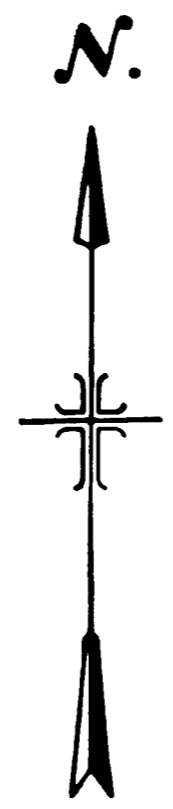
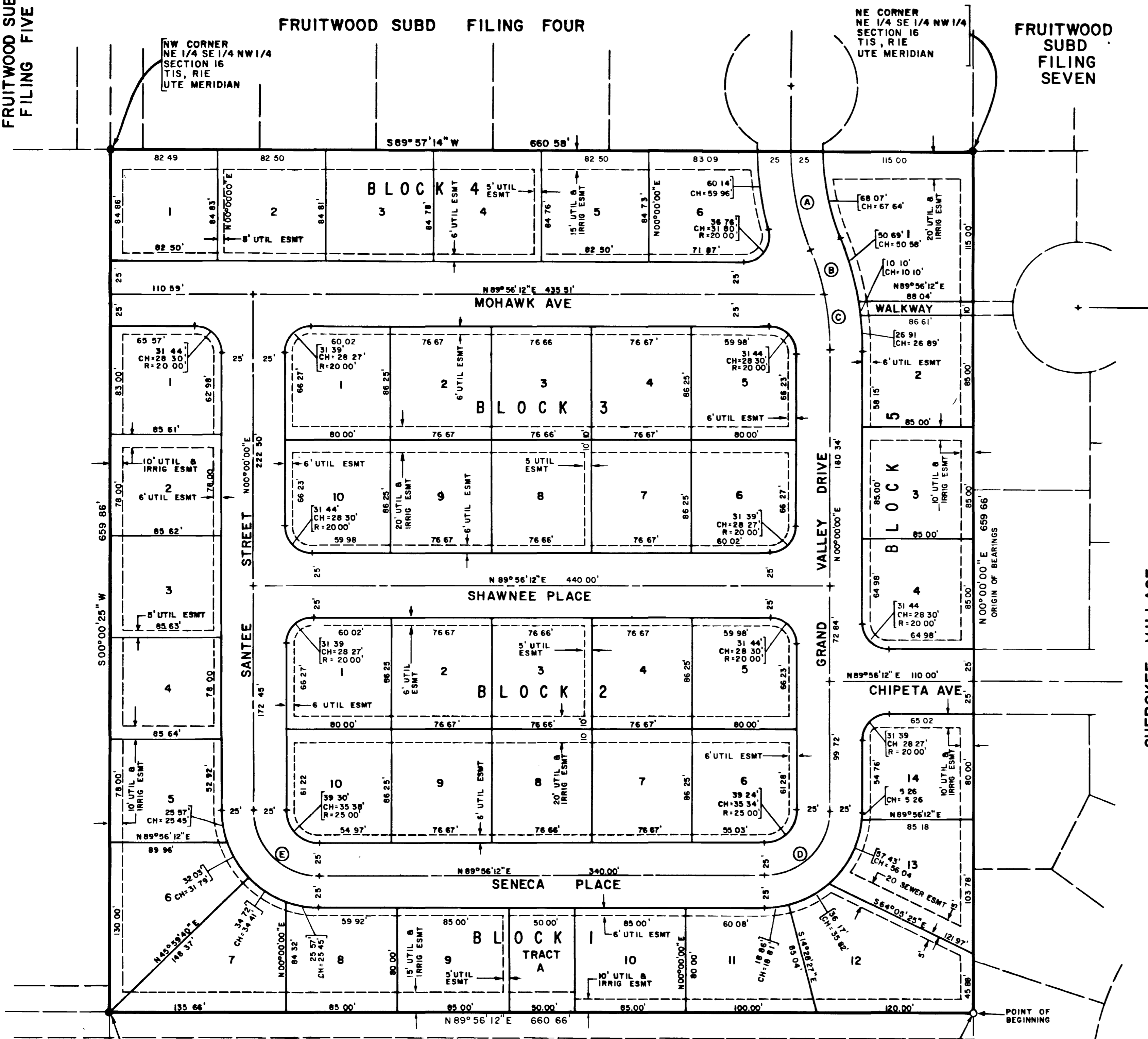
SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Cherokee Village No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson
J. Boyd Peterson
Colorado Reg. No. 5837

UTILITIES COORDINATING COMMITTEE

Thomas C. Galvach
Chairman Date 16, Feb 1982



CHEROKEE VILLAGE

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD
A	22°17'08"	200.00'	77.79'	77.30' S11°11'20"E
B	10°09'53"	200.00'	35.48'	35.44' S17°14'58"E
C	12°10'01"	200.00'	42.47'	42.39' S06°05'00"E
D	89°56'12"	50.00'	78.49'	70.67' S44°58'06"W
E	90°03'48"	50.00'	78.60'	70.75' N45°01'54"W

AREA SUMMARY

44 RESIDENTIAL LOTS	7.151 Ac	71.5 %
TRACT A	0.092 Ac	0.9 %
WALKWAY	0.020 Ac	0.2 %
STREET RIGHTS-OF-WAY	2.743 Ac	27.4 %
TOTAL	10.006 Ac	100.0 %

LEGEND

⊕	MESA COUNTY SURVEY MONUMENT
●	#5 REBAR/CAP FD - SET IN CONC
○	#5 REBAR/CAP SET IN CONC
└	#5 REBAR/CAP SET AT ALL LOT CORNERS



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

WESTERN ENGINEERS, INC
PLAT OF
CHEROKEE VILLAGE
NO. TWO
MESA COUNTY, COLORADO
SURVEYED... I.S. ... DRAWN P.S.G. ... CHECKED J.P.P. ...
GRAND JUNCTION, COLO DWG 696-916-9 9/23/81