

FRUITVALE COMMERCIAL CENTER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Picture Ranch, a Colorado General Partnership, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 SW 1/4 of Section 10, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner of the SW 1/4 of said Section 10; Thence N 00° 00' 00" E along the east line of the SW 1/4 of said Section 10 a distance of 622.93 feet to the TRUE POINT OF BEGINNING; Thence along the north right of way of the Grand Valley Irrigation Company Canal by the following four (4) courses and distances: (1) N 78° 41' 51" W 428.61 feet; (2) N 83° 00' 51" W 240.94 feet; (3) N 79° 18' 34" W 295.26 feet; (4) N 84° 15' 04" W 397.64 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 10; Thence N 00° 09' 13" W along said west line of the SE 1/4 SW 1/4 of Section 10 a distance of 495.24 feet to the NW Corner of the SE 1/4 SW 1/4 of said Section 10; Thence S 89° 56' 35" E along the north line of the SE 1/4 SW 1/4 of said Section 10 a distance of 1071.18 feet; Thence S 00° 00' 00" W 210.00 feet; Thence N 90° 00' 00" E 240.00 feet to a point on the east line of the SW 1/4 of said Section 10; Thence S 00° 00' 00" W along said east line of the SW 1/4 of Section 10 a distance of 485.41 feet to the TRUE POINT OF BEGINNING, containing 16.378 acres.

That said owners have caused the said real property to be laid out and surveyed as Fruitvale Commercial Center, 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 to the Public Utilities 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, irrigation 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 and maintenance of such lines. Such 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 12 day of JAN A.D., 1981.
Picture Ranch, a Colorado General Partnership:

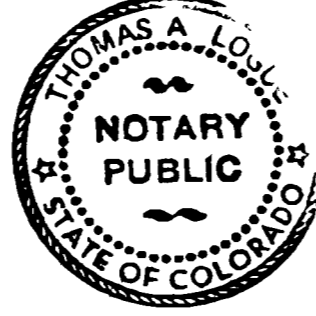
Roy L. Anderson
Roy L. Anderson, General Partner

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of JAN A.D., 1981 by Roy L. Anderson, General Partner in Picture Ranch, a Colorado General Partnership.

My commission expires: Aug 9 1981. Witness my hand and official seal.

Thomas A. Lopus
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) # 1245635

I hereby certify that this instrument was filed in my office at 11:00 o'clock A.M. this 14th day of January A.D., 1981, and is duly recorded in Plat Book No. 12, Page 342-344

Earl Sawyer
Clerk and Recorder

Deputy

Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of JANUARY A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

Cliff Sommerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 12 day of JANUARY A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

Paul Peterson
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Fruitvale Commercial Center, 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. 3/6/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



Utilities Coordinating Committee:

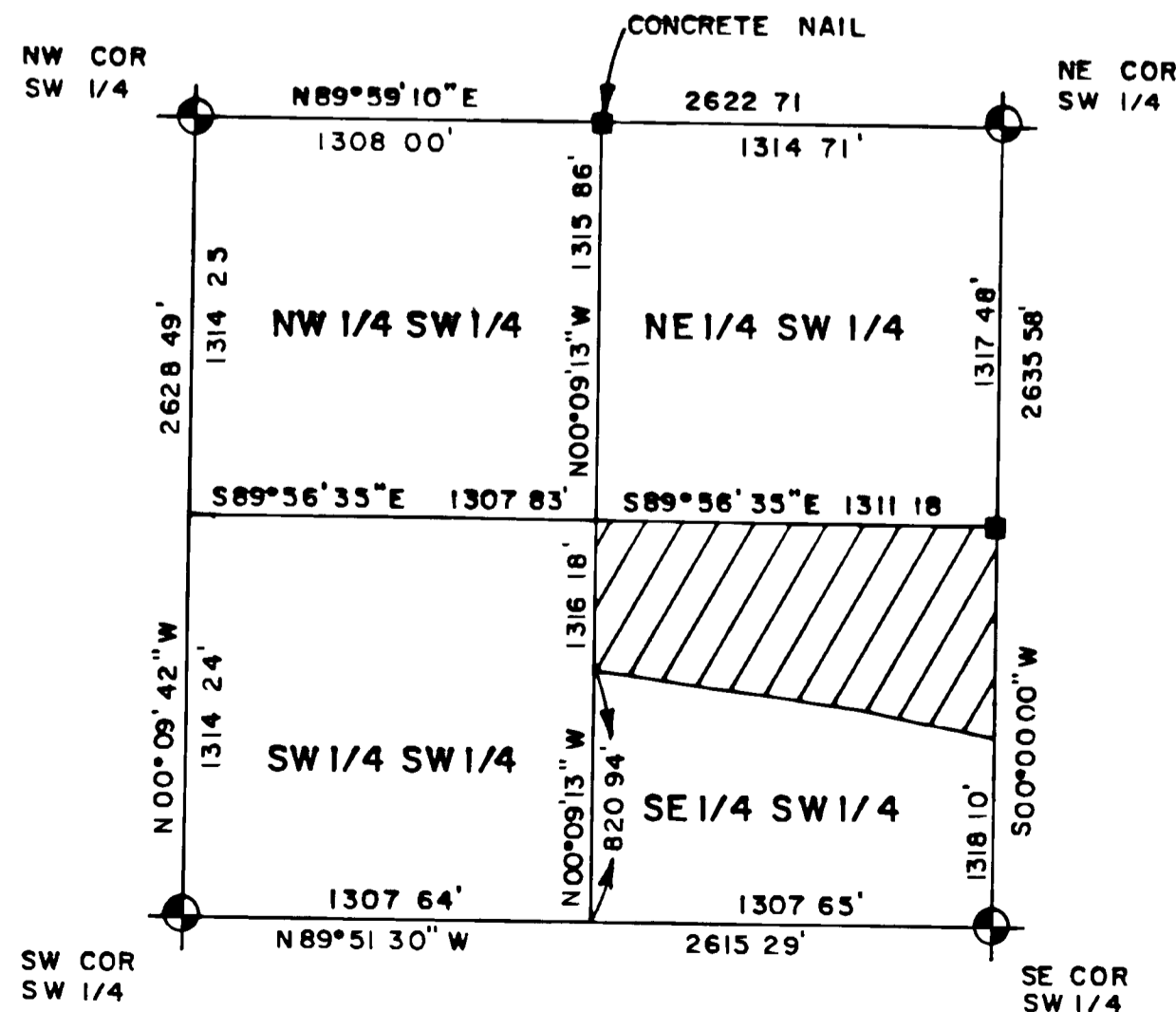
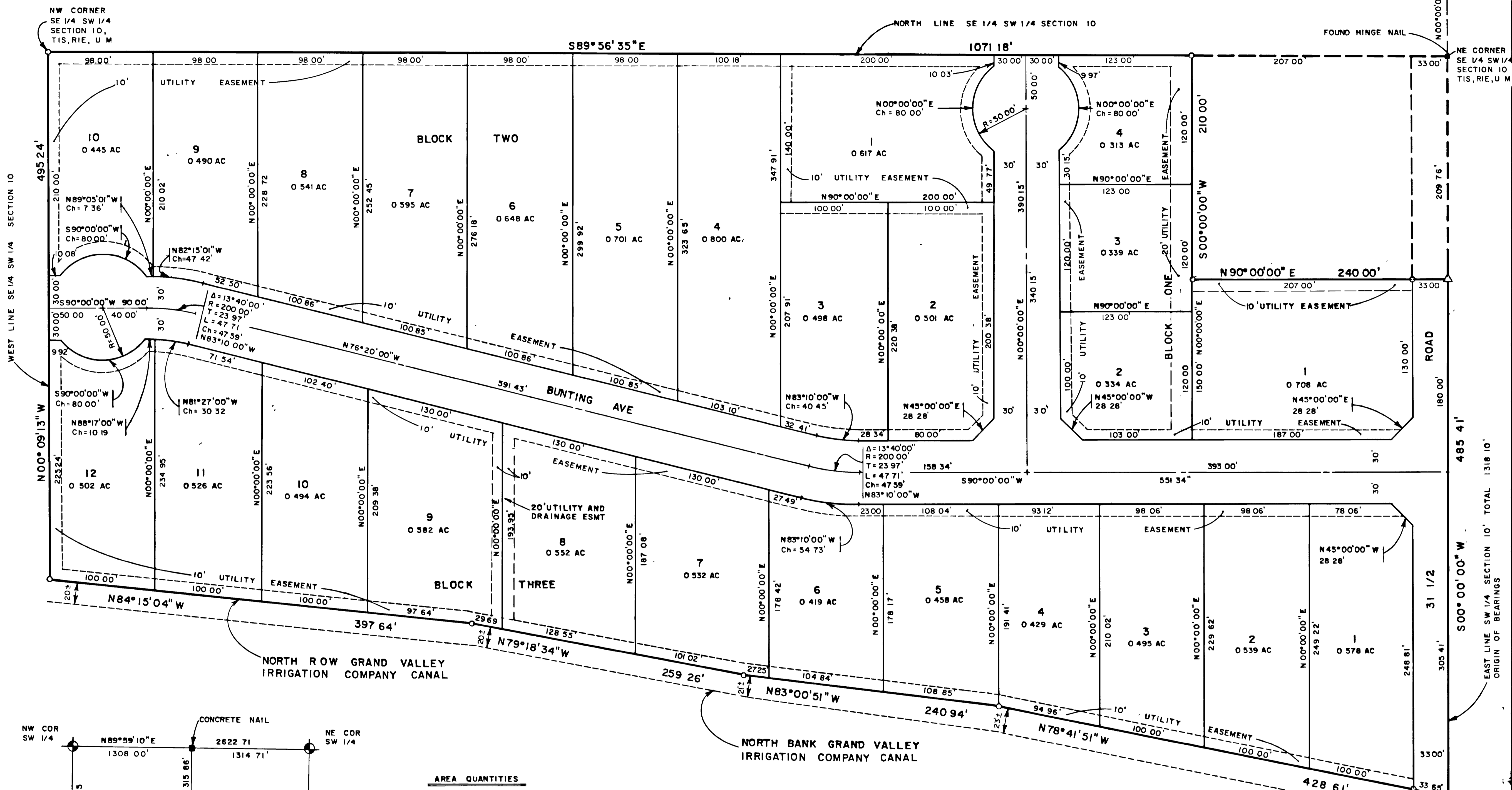
Wayne Weather
Chairman

11-26-1980
Date



FRUITVALE COMMERCIAL CENTER

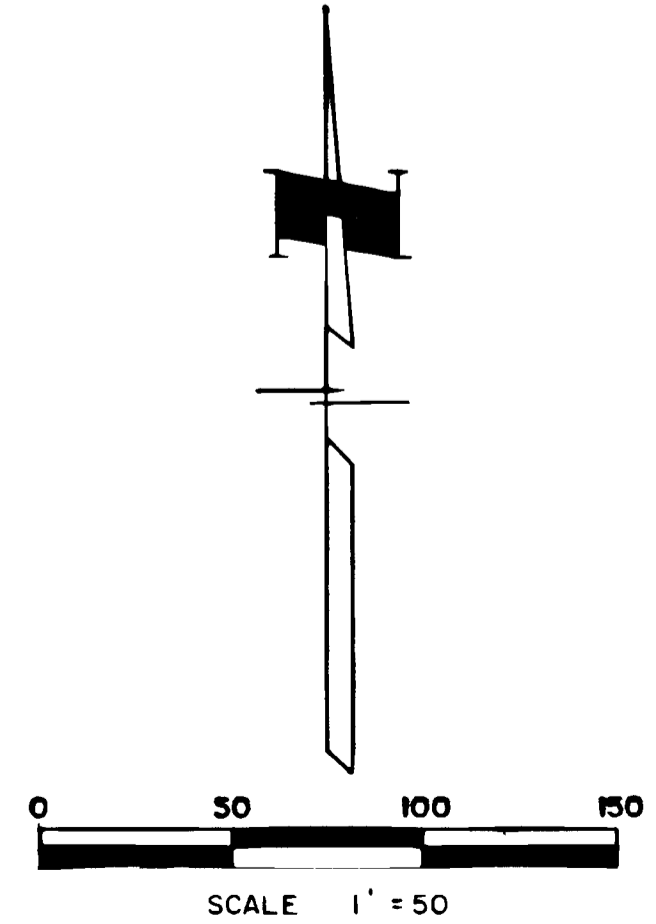
NE CORNER
SW 1/4, SECTION 10
T1S, R1E, U1M



AREA QUANTITIES

AREA IN LOTS	13 612 AC	83.11%
AREA IN STREETS	2 766 AC	16.89%
TOTAL AREA	16 378 Acres	or 100%

- LEGEND**
- ◆ Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set In Concrete
 - ⊥ Indicates 5/8" Rebar And Monument Cap At All Lot Corners
 - △ PK Set By Paragon L S 9960
 - Indicates Found Corner



TRUE POINT OF BEGINNING

