

**APPENDIX "D"**

CERTIFICATE OF OWNERSHIP AND DEDICATION  
(Subdivision and Development Plats)

KNOW ALL MEN BY THESE PRESENTS that \_\_\_\_\_, is the owner of record of that real property situated in [INSERT GENERAL LEGAL DESCRIPTION], County of Mesa, State of Colorado, the ownership of which is demonstrated at Book \_\_\_\_\_, Page \_\_\_\_\_, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of \_\_\_\_\_ Subdivision and being more particularly described as follows:

[INSERT LEGAL DESCRIPTION]

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

1. All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
2. All multi-purpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. Tract \_\_\_\_ shown hereon is dedicated and conveyed to the City of Fruita for use by the general public for public park and recreation purposes.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, \_\_\_\_\_, has caused its name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
Owner

