

ASPEN VILLA SUBDIVISION

WITHIN THE TOWN OF FRUITA, MESA COUNTY, COLORADO
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, George J. Pauls, Drucilla H. Pauls, Edwin E. Erickson, Mary A. Erickson, James Delbert Pennywitt, Lois Mary Pennywitt, Ronald L. Westra, Thelma J. Westra, Aspen Villa Company (George J. Pauls, Drucilla H. Pauls, Howard L. Reid & Sibyl F. Reid), and Modern Savings & Loan Association (F. M. Anderson, Executive Vice President & Secretary), are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, as shown on the accompanying plat, and described as follows:

Being that portion of Tracts 63 and 64 lying Northeast of the Independent Ranchmen's Ditch, in the Orchard Subdivision to Fruita, and being situated in the SE 1/4 NE 1/4 of Section 17, T.1N., R.2W., of the Ute Meridian, and being more particularly described as beginning at a point North 40.00 feet and S.89°58'W. 30.00 feet from the East 1/4 Corner of said Section 17, thence S.89°58'W. 239.00 feet, thence N.41°58'30"W. 114.78 feet, thence N.44°31'30"W. 241.49 feet, thence N.47°42'W. 479.19 feet, thence S.89°58'E. 839.47 feet, thence South 579.44 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as the ASPEN VILLA SUBDIVISION, a subdivision of the Orchard Subdivision to the Town of Fruita, County of Mesa, State of Colorado;

That said owners 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 real property labeled as Utility Easements hereon as easements for the installation and maintenance of telephone and electric lines, poles and underground cables; storm and sanitary sewer mains; water mains; gas pipe lines; and those portions which are labeled as Irrigation Easements hereon as easements for the installation and maintenance of ditches, flumes, and conduits;

That all expenses involving necessary improvements for a water system, sanitary and storm sewer systems, curbs, gutters, street pavement, sidewalks, gas and electrical service, grading and landscaping shall be financed by purchaser or seller.

IN WITNESS WHEREOF, said George J. Pauls, Drucilla H. Pauls, Edwin E. Erickson, Mary A. Erickson, James Delbert Pennywitt, Lois Mary Pennywitt, Ronald L. Westra, Thelma J. Westra, Aspen Villa Company (George J. Pauls, Drucilla H. Pauls, Howard L. Reid & Sibyl F. Reid), and Modern Savings & Loan Association (F. M. Anderson, Exec. Vice Pres. & Sec.) have caused their names to be hereunto subscribed this 19th day of December, A.D., 1974.

George J. Pauls Drucilla H. Pauls
Edwin E. Erickson James Delbert Pennywitt Ronald L. Westra
Mary A. Erickson Lois Mary Pennywitt Thelma J. Westra
 ASPEN VILLA COMPANY
 By *George J. Pauls* By *Drucilla H. Pauls*
 By *Howard L. Reid* By *Sibyl F. Reid*
 MODERN SAVINGS & LOAN ASSOCIATION
 By *F. M. Anderson*
 F. M. Anderson, Exec. Vice Pres. & Sec.

STATE OF COLORADO) ss
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of December, A.D., 1974, by George J. Pauls, Drucilla H. Pauls, Edwin E. Erickson, Mary A. Erickson, James Delbert Pennywitt, Lois Mary Pennywitt, Ronald L. Westra, Thelma J. Westra, Aspen Villa Company (George J. Pauls, Drucilla H. Pauls, Howard L. Reid & Sibyl F. Reid), and Modern Savings & Loan Association (F. M. Anderson, Exec. Vice Pres. & Sec.).

My commission expires JAN 20, 1975
Witness my hand and seal.

Janice W. Johnston
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA) ss 1081969

I hereby certify that this instrument was filed in my office at 10:30 o'clock P.M. on JAN 2, 1975, and is duly recorded in Plat Book No. 11, Page 135.

Fee 16 P.2

By *Annie M. Junston*
Clerk and Recorder

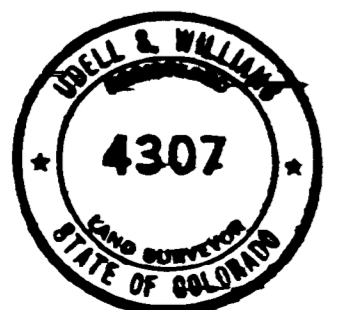
Rev. 12-28-74

PLAT OF
ASPEN VILLA SUBDIVISION

SURVEYED U.S.W. DATE 8-7-73 PROJECT NO.
DRAWN BY: U.S.W. DATE: 8-10-73

UDELL S. WILLIAMS
751 BOOD AVENUE
GRAND JUNCTION, COLORADO 81501

- LEGEND
- ⊙ Mesa County Survey Marker
 - ⊕ Set No. 5 Rebar w/Plastic Cap
 - ⊖ Set Hinge Nail



SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying Plat of Aspen Villa Subdivision within the Town of Fruita, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of the same.

Udell S. Williams
Registered Land Surveyor

TOWN OF FRUITA PLANNING COMMISSION

Approved this 27th day of July, A.D., 1975.
Planning Commission of Town of Fruita, County of Mesa, State of Colorado.

By *[Signature]*
Chairman

TOWN OF FRUITA COUNCIL

Approved this 20th day of August, A.D., 1975.
Town Council of Fruita, County of Mesa, State of Colorado.

By *[Signature]*
Mayor

Approved for content and form only and not the accuracy of surveys, calculation or drafting.
Pursuant to C.R.S. 1963, 136-2-2 as amended

By *[Signature]* Date: 12/3/74
Mesa County Surveyor