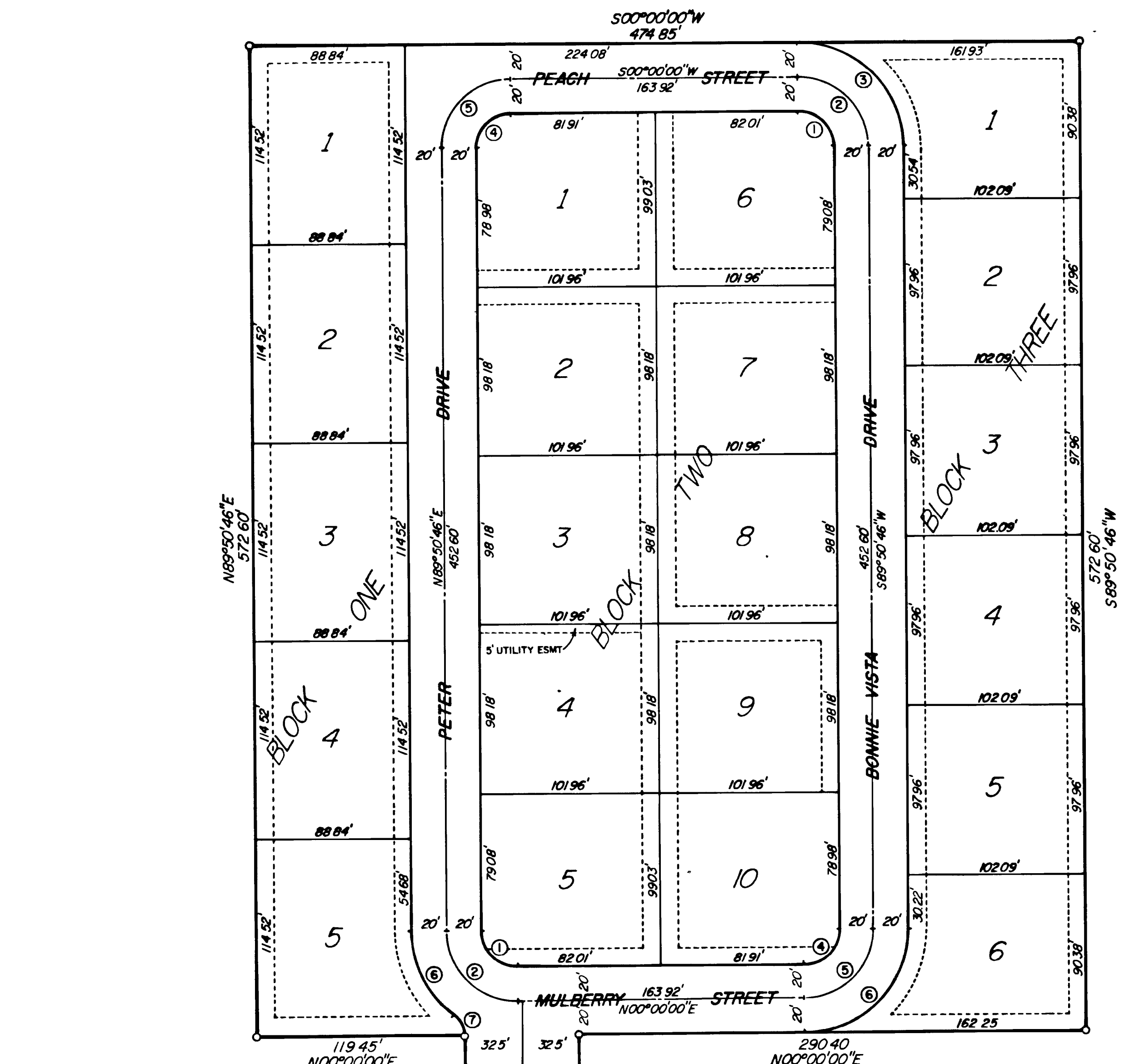


BONNIE VISTA SUBDIVISION

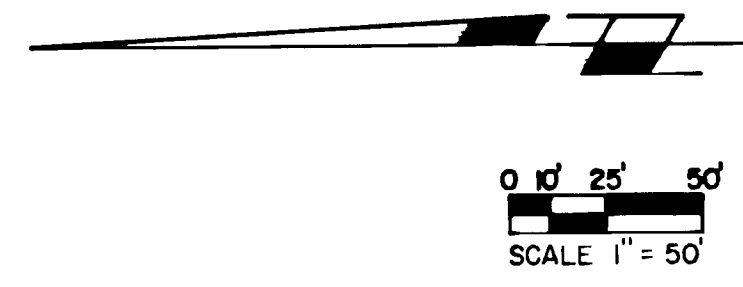


AREA SUMMARY

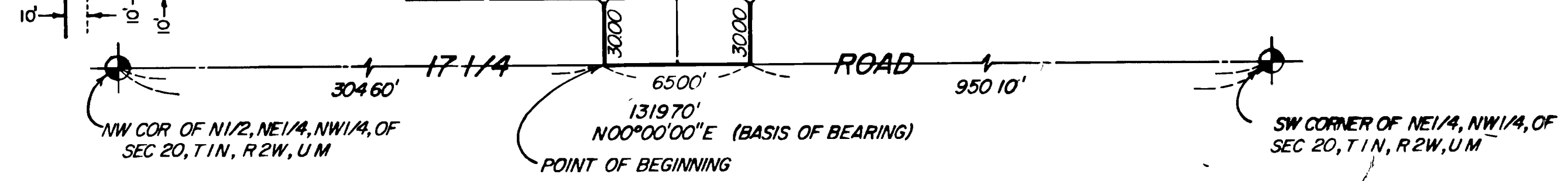
USE	ACRES	%
MULTI-FAMILY LOTS	4.88	73
STREETS	1.82	27
TOTAL	6.70	100

CURVE TABLE

NO	RADIUS	DELTA	TAN	LENGTH	CH BEARING	CH LENGTH
①	2000'	89°50'46"	19.95'	31.36'	N45°54'18"E	28.25'
②	4000'	89°50'46"	39.89'	62.72'	N45°54'18"E	56.49'
③	6000'	89°50'46"	59.84'	94.09'	N45°54'18"E	84.74'
④	2000'	90°09'14"	20.05'	31.47'	S45°04'37"E	28.32'
⑤	4000'	90°09'14"	40.11'	62.94'	S45°04'37"E	56.64'
⑥	6000'	53°52'18"	30.49'	56.41'	S62°54'37"W	54.36'
⑦	14.58'	53°52'18"	7.41'	13.71'	S62°54'37"W	13.21'



- LEGEND**
- MESA COUNTY BRASS CAP
 - 5/8" REBAR WITH CAP - PE LS 14113 SET IN CONCRETE FOR BOUNDARY CORNER
 - PROPERTY CORNER - 5/8" REBAR & CAP TO BE SET
 - ALL EASEMENTS ARE IRRIGATION & UTILITY EASEMENTS - 10' WIDE, TYPICAL



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Grande Visto Enterprises Incorporated, are the owners of that real property situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 1 North, Range 2 West of the Ute Meridian, Town of Fruita, County of Mesa, State of Colorado, and being more specifically described as follows:

Beginning at a point which bears S00°00'00"W 304.60 feet from the Northwest corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 1 North, Range 2 West of the Ute Meridian, thence N89°50'46"E 300.00 feet, thence N00°00'00"E 119.45 feet, thence N89°50'46"E 572.60 feet, thence S00°00'00"W 474.85 feet, thence S89°50'46"W 572.60 feet, thence N00°00'00"E 290.40 feet, thence S89°50'46"W 300.00 feet, thence N00°00'00"E 65.00 feet to the point of beginning containing 6.699 acres, more or less

That said owners have caused the said real property to be laid out and surveyed as Bonnie Vista Subdivision, a subdivision of a part of the County of Mesa.

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. Utility easements are dedicated to the public utilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, not the County of Mesa.

In witness whereof, Joseph H McBride Sr and Joseph Henry McBride Jr, have caused their names to be hereunto subscribed this 23rd day of April A. D., 1988.

Joseph H McBride Sr
Joseph H McBride Sr, President
Joseph Henry McBride Jr
Joseph Henry McBride Jr, Vice President

State of Colorado }
County of Mesa } SS

The foregoing instrument was acknowledged before me this 23rd day of April A. D., 1988, by Joseph H McBride Sr and Joseph Henry McBride Jr

My commission expires August 18, 1984

Witness my hand and official seal

Sharon L Brown
Notary Public



CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } SS # 1266772

I hereby certify that this instrument was filed in my office at 2:46 o'clock P. m on Aug 24 A. D. 1988 and is duly recorded in Plat Book 12 Page 414

Carl Sawyer
Clerk and Recorder Fee 10.00 By _____ Deputy

TOWN OF FRUITA PLANNING COMMISSION

Approved this 11th day of MAY, 1981 A. D., 1980, by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado

Edwin R. Roberts
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 5th day of MAY A. D., 1988, by the Town Board of Trustees of the Town of Fruita

Walter S. Doona
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Bonnie Vista Subdivision was prepared under my direction from a boundary survey done by me on November 10, 1980, and that said plat represents a field survey of same.



Wayne H. Lizer
Wayne H. Lizer P. E. & S. # 14113

BONNIE VISTA SUBDIVISION

W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT ONE 241-1129
GRAND JUNCTION, COLORADO

11-14-80