N W Corner N.E I/4 N E I/4 N.E. Corner N.E. 1/4 N.E. 1/4 Section 17 T.I.N., R.2W, Ute Mer. Section 17 T IN., R 2W., Ute Mer. North Line NE. I/4 NE. I/4 Section 17 1320 05 \$ 89°57'02" E 1320 05' 660 02 660 03' ROAD N I/4 Corner Section 17 T.IN , R 2W., Ute Mer N.W. Corner South 1/2, Lot 32 Orchard Subdivision N.E Corner S.E I/4 N.E I/4 N.E. I/4 Section 17 T.IN., R.2W., Ute Mer. 'S. 89° 57'11" E. 657.45 COLUMBINE **AVENUE** 89 00' 89 00' **89** 00' 89.00 89.00 Δ = **89°**57' | | ' | R = 20.00' T = 19.96 5. 44°56 35 E. 89 00' West Line ^o 92.86 89.00 **89**.08' [□] **89**.00' **89**.00' **89**. 00' NE 1/4 NE. 1/4 10 4. 62' Q 130.00 130.00 130.00 East Line N.E. 1/4 N.E 1/4 Section 17 & 20' UTILITY & Section 17 ORGIN OF West Line S.E I/4 N.E I/4 N.E I/4 BEARINGS Section 17 N.90°00'00"E. 104.70 ROAD Δ = 276° 22' 47" Δ = 276° 22' 47" R = 50 00' R × 50 00' _|N |2°40'30"E |Ch = 58 |6' _N 12°40'30"E Ch = 58 16' 29 |A = 48° || 26" |R = 25 00 |T = || 18 A = 48° || 26" R = 25 00' T = || 18' N. 24° 08' 24" E Ch = 20 4' A= 48°11'26" R = 25.00 T = 11.18 N 24°03'02"W Ch = 20 41 N 24° 08'24"E Ch = 20.41 N 24º 03' 02"W N 90°00'00"E 104 77" N.89° 57' 19" W N 89° 57' 19" W N 89° 57' 19" W 105 00 106 35 105 00' Ю5.00' COURT 367.58 OUR 15 N, 90°00'00"E 104 85" N 89°57'19"W. 105.00' N 89°57'19"W 105.00' N 89° 57' 19" W 105 93' N 89°57'19"W 105 00 ERDE 90.00 SCALE | = 50 <u>®</u> 11 24 31 21 K N 89°57'19"W 105 51 N.89°57'19"W 105.00' N.89°57'19"W 105.00'_ N.89°57'19"W 105.00' N.89°57'19"W 104.92' → Mesa County Brass Cap ♦ 5/8" Rebar & Monument Cap Set in Concrete ENC 5/8" Rebor & Monument 23 22 Cap At All Lot Corners Δ = 90° 00' 00" R = 20 00' Γ = 20 00' N 44° 57' 19" W Ch = 28. 28 Δ = 90°00'00' R = 20 00' T = 20 00' S.45°02'41" W Ch = 28 28' A = 90° 02' 41" R = 20 00', T = 20 02' S '45° 01' 20" W Ch = 28 30' A =90°00'00" R = 20 00' T = 20 00' N 44°57' 19" W. Ch = 28 28' Δ=90°00'00" R=20 00' T=20 00' \$ 45° 02'41"W. Ch = 28 28' 84.98 **AVENUE PABOR** 654.88 265.03 260.00 129 86 N. 89° 57' 19" W. 654.89 S.W. Corner N.E. I/4 N.E. I/4 |South Line |N.E 1/4 N.E. 1/4 S.E. Corner N.E. I/4 N.E. I/4 S.W. Corner S.E. 1/4 N.E. 1/4 N.E 1/4 Section 17 Section 17 Section 17 T.IN., R. 2 W., Ute Mer. T.IN., R.2W., Ute Mer. TIN., R 2W., Ute Mer. POINT OF BEGINNING

ENCANTO SUBDIVISION

WITHIN THE TOWN OF FRUITA, MESA COUNTY COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kenneth R. Tompkins and Janice Bower Tompkins are the Owners and Ray Tompkins and Amelda Tompkins are the Mortgagees of that real property situated in the Town of Fruita, County of Mesa, State of Celoredo as shown on the accompanying plat and described as follows:

Being the South Half (51/2) of Lots 32 of the Orchard Subdivision to Fruita and being situated in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows:

Beginning at the Southeast Corner (SECor.) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence North 89°57'19" West along the south line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17 a distance of 654.89 feet to the Southwest Corner (SMCor.) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence North 00°13'23" West along the west line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17 a distance of 659.60 to the Northeast Corner (NMCor.) of the South Half (S1/2) of Lot 32 of Orchard Subdivision to Fruita; Thence South 89°57'11" East along the North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence South 00°00'00" West along the east line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17 a distance of 659.56 feet to the Point of Beginning containing 9.94 acres. That said Owners and Mortgagees have caused the said, real property to be laid out and surveyed as Encanto Subdivision, a subdivision of the South Half (S1/2) of Lot 32, Orchard Subdivision to the Town of Fruita, County of Mesa, State of Colorado.

That said Owners and Mortgagues do hereby dedicate and set apart all of the structs 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 and drainage 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.

STATE OF COLORADO) The foregoing instrument was acknowledged before me this Wy Counts Sien expires: May 18, 177; Witness my hand and official seal. CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO) 1073941 COUNTY OF MESA I hereby certify that this instrument was filed in my office at 12:20 o'clock P.H.

August 12 A.D., 1974, and is duly recorded in plat book // page //4. Fees \$/0.00 ' TOWN OF FRUITA PLANNING COMMISSION Approved this 22 day of County of Mesa, State of Colorado. _A.D., 1974, Planning Commission of Town of Fruita, SURVEYOR'S CERTIFICATE I, James T. Patty, Jr., do hereby certify that the accompanying plat of Encanto Subdivision, within the Town of Fruita, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of the same. Registered Land Surveyor Colorado Reg. No. 9960 Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

ENCANTO SUBDIVISION

PREPARED BY:

NELSON HALEY PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO JUNE, 1974