

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 Amalida Tompkins are the Mortgagees 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 the South Half (S1/2) 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 (SWCor.) of the Northeast Quarter (NE1/4) 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 Northwest Corner (NWCor.) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence South 89°57'11" East along the North 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 657.45 feet to the Northeast Corner (NECor.) of the Northeast Quarter (NE1/4) 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; 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 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 Mortgagees 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 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.

IN WITNESS WHEREOF said Owners and Mortgagees have caused their names to be hereunto subscribed this 8th day of July, A.D., 1974.

Kenneth R. Tompkins Owner
Janice Bower Tompkins Owner
Ray Tompkins Mortgagee
Amalida Tompkins Mortgagee

STATE OF COLORADO)
) SS

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of July, A.D., 1974, by Kenneth R. Tompkins and Janice Bower Tompkins as Owners, and Ray Tompkins and Amalida Tompkins as Mortgagees.

My Commission expires: May 18, 1975
 Witness my hand and official seal.

L. Duane M. Osh
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 12:20 o'clock P.M. August 12, A.D., 1974, and is duly recorded in plat book 11, page 117.

Veronica M. Livingston
 Clerk and Recorder

1073941

Fees \$10.00

TOWN OF FRUITA PLANNING COMMISSION

Approved this 22nd day of March, A.D., 1974, Planning Commission of Town of Fruita, County of Mesa, State of Colorado.

Edwin R. D. ...
 Chairman

TOWN OF FRUITA COUNCIL

Approved this 8th day of July, A.D., 1974, Town Council of Fruita, County of Mesa, State of Colorado.

Mary L. Nelms
 Mayor

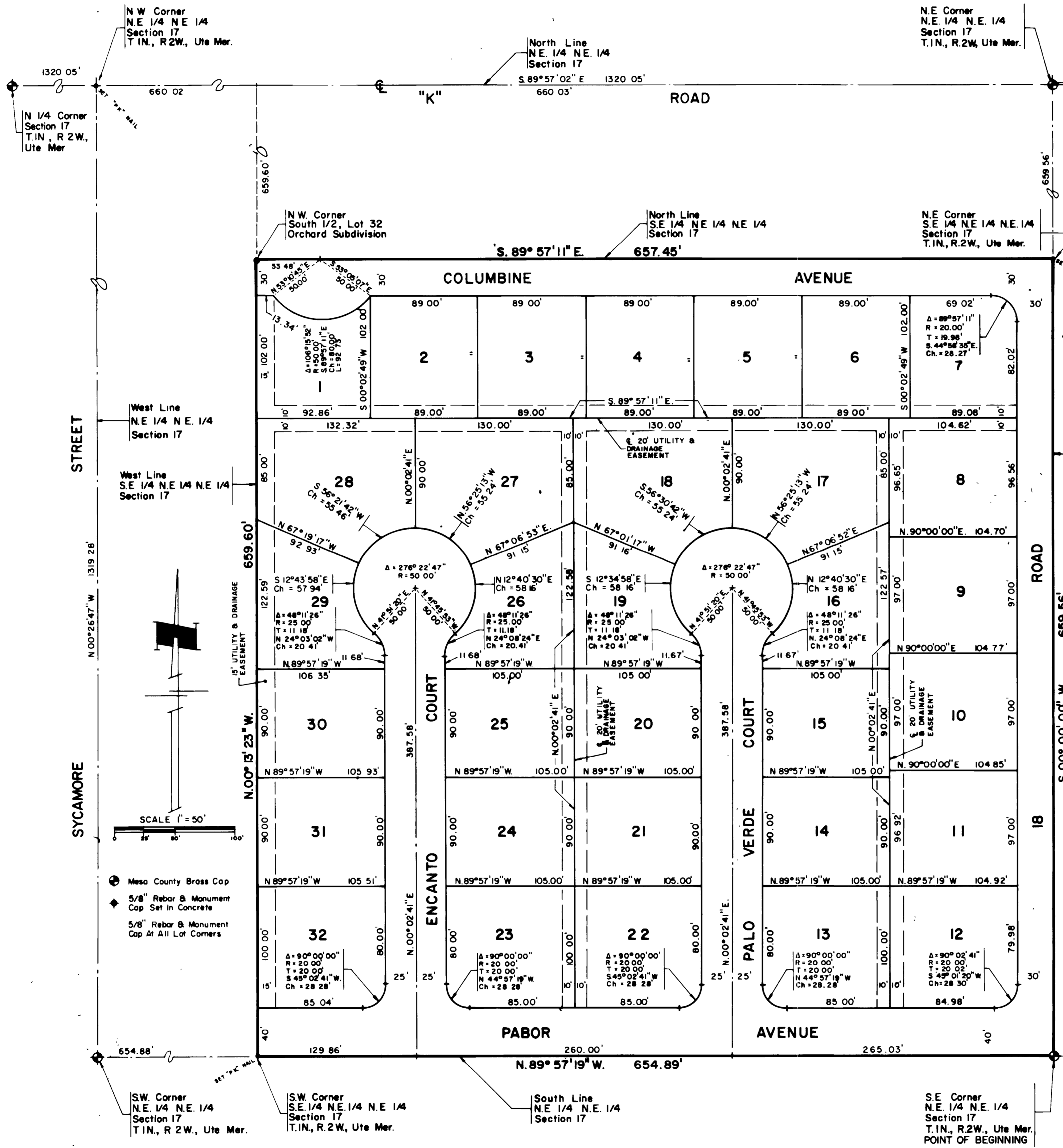
SURVEYOR'S CERTIFICATE

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.

James T. Patty, Jr.
 James T. Patty, Jr.
 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.

By: *Gregory C. ...* Date: July 16, 1974
 Mesa County Surveyor Deputy



ENCANTO SUBDIVISION
 PREPARED BY:
 NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO JUNE, 1974