

# REPLAT OF LOTS 1 THRU 7 AND PUBLIC RIGHT-OF-WAY 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 Lots 1 through 7, Encanto Subdivision within the Town of Fruita, County of Mesa, State of Colorado, and being in a part of the Northeast Quarter (NE1/4) of Section 17, Township 1 North, Range 2 West of the Tenth Meridian, as shown on plat filed on Page 114, Book 11 of the records of Mesa County Recorder, said replat being more particularly described as follows:

Commencing at the Southeast Corner (SECor.) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence North 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 527.56 feet to the True Point of Beginning; Thence North 89°57'11" West 656.94 feet to a point on the West 1/2 line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence North 00°13'23" West along said 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 137.01 feet to the Northwest Corner (NWCor.) of the South Half (S1/2) of Lot 32, Orchard Subdivision to Fruita; Thence South 89°57'11" East along the North line of the South Half (S1/2) of Lot 32, Orchard Subdivision to Fruita a distance of 657.47 feet to a point on the East line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence South 00°00'00" East along said East line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 17 a distance of 137.00 feet to the True Point of Beginning.

That said owners do hereby vacate said platting of said lots and right-of-way and do hereby cause the same to be replatted as shown on the accompanying plat.

That said owners do hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines and irrigation ditches, flumes and conduits.

IN WITNESS WHEREOF, said owners and mortgagees have caused their names to be hereunto subscribed this 23 day of May, A.D., 1975.

*Kenneth R. Tompkins*  
Kenneth R. Tompkins, Owner  
*Janice Bower Tompkins*  
Janice Bower Tompkins, Owner  
*Ray Tompkins*  
Ray Tompkins, Mortgagee  
*Amelda Tompkins*  
Amelda Tompkins, Mortgagee

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 23 day of May, A.D., 1975, by Kenneth R. Tompkins and Janice Bower Tompkins as Owners, and Ray Tompkins and Amelda Tompkins as Mortgagees.

My Commission expires: 3-10-79  
Witness my hand and official seal. *Joyce M. Fiegel*  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 3:00 o'clock P.M. on Oct. 31, 1975, A.D., 1975 and is duly recorded in plat book 11, page 120.  
*Thomas J. Bullard*  
Clerk and Recorder  
Fees: \$10.00

## TOWN OF FRUITA PLANNING COMMISSION

Approved this 23 day of May, 1975, A.D., 1975, Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.  
*Edmund R. ...*  
Chairman

## TOWN OF FRUITA COUNCIL

Approved this 24 day of September, A.D., 1975, Town Council of Fruita, County of Mesa, State of Colorado.  
*Caroline M. ...*  
Mayor

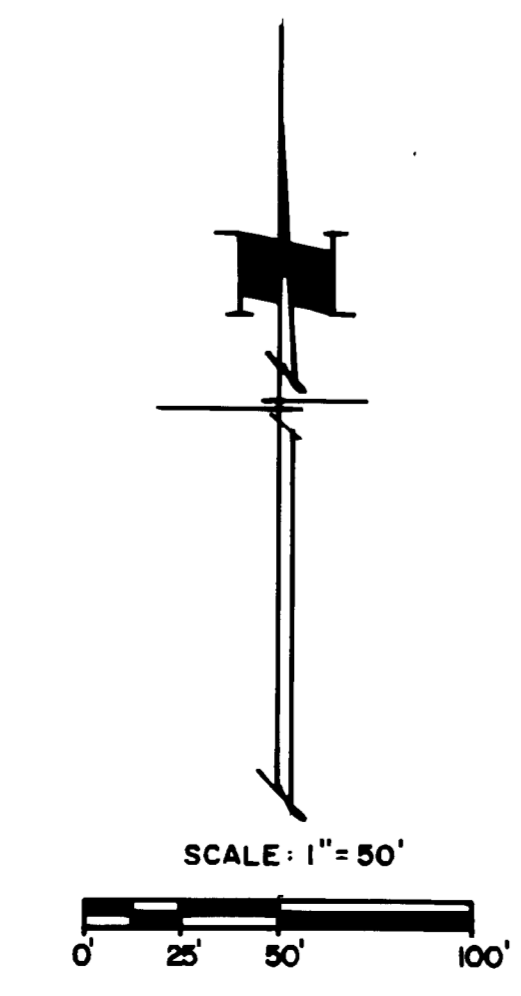
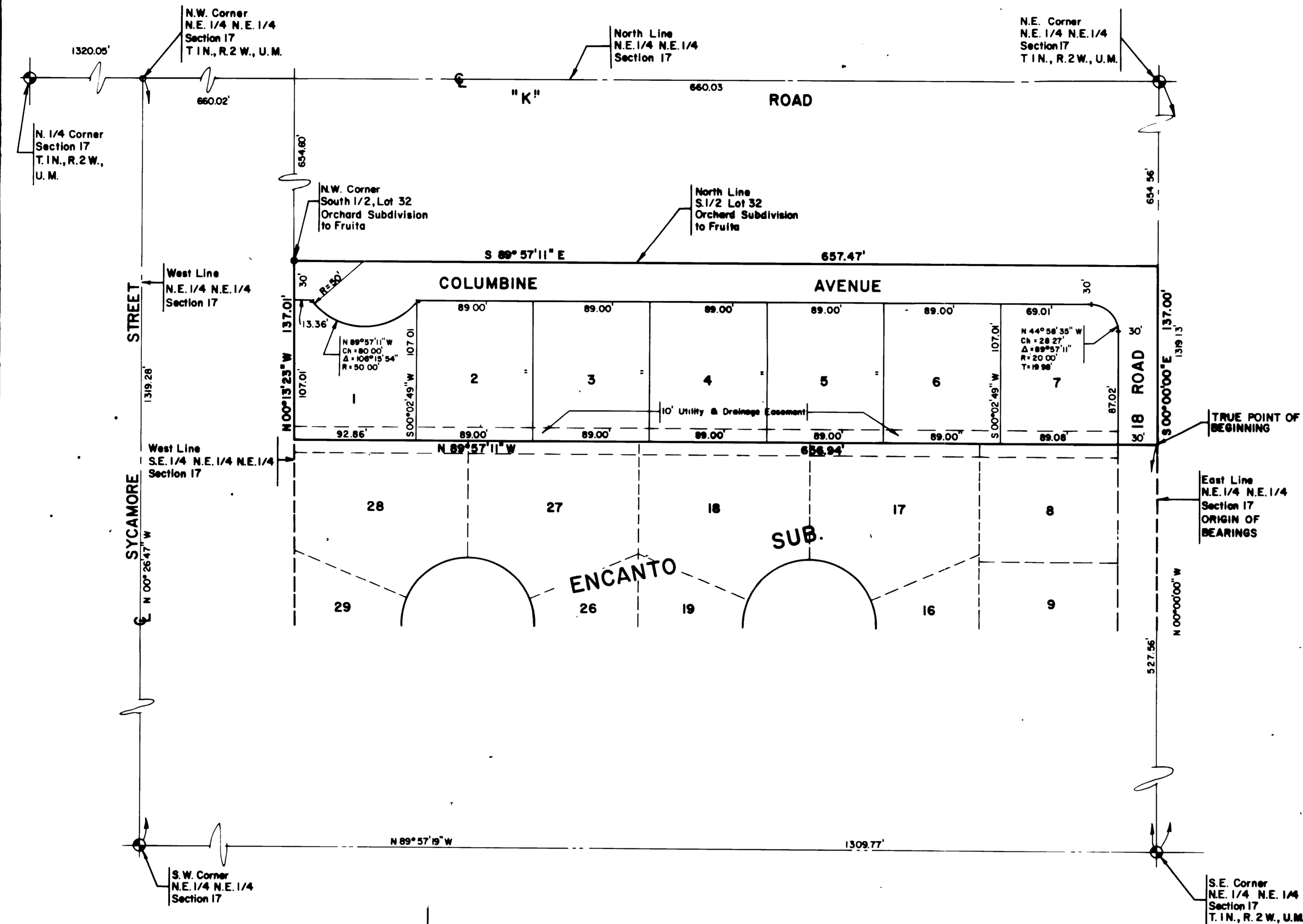
## SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying replat of Lots 1 through 7 and the public right-of-way 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.

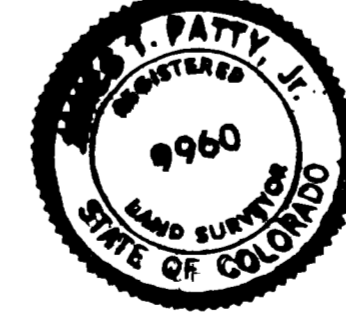
*James T. Patty, Jr.*  
James T. Patty, Jr.  
Registered Land Surveyor  
Colorado Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.S. 1963, 36-2-2, as amended.

By: *Donna C. Head*  
Mesa County Surveyor Date: 10/1/1975



- ◆ MESA COUNTY BRASS CAP
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- 5/8" REBAR & MONUMENT CAP AT ALL LOT CORNERS



**REPLAT OF LOTS 1 THRU 7  
ENCANTO SUBDIVISION**

PREPARED BY:  
**NELSON, HALEY, PATTERSON & QUIRK, INC.**  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO APRIL, 1975