

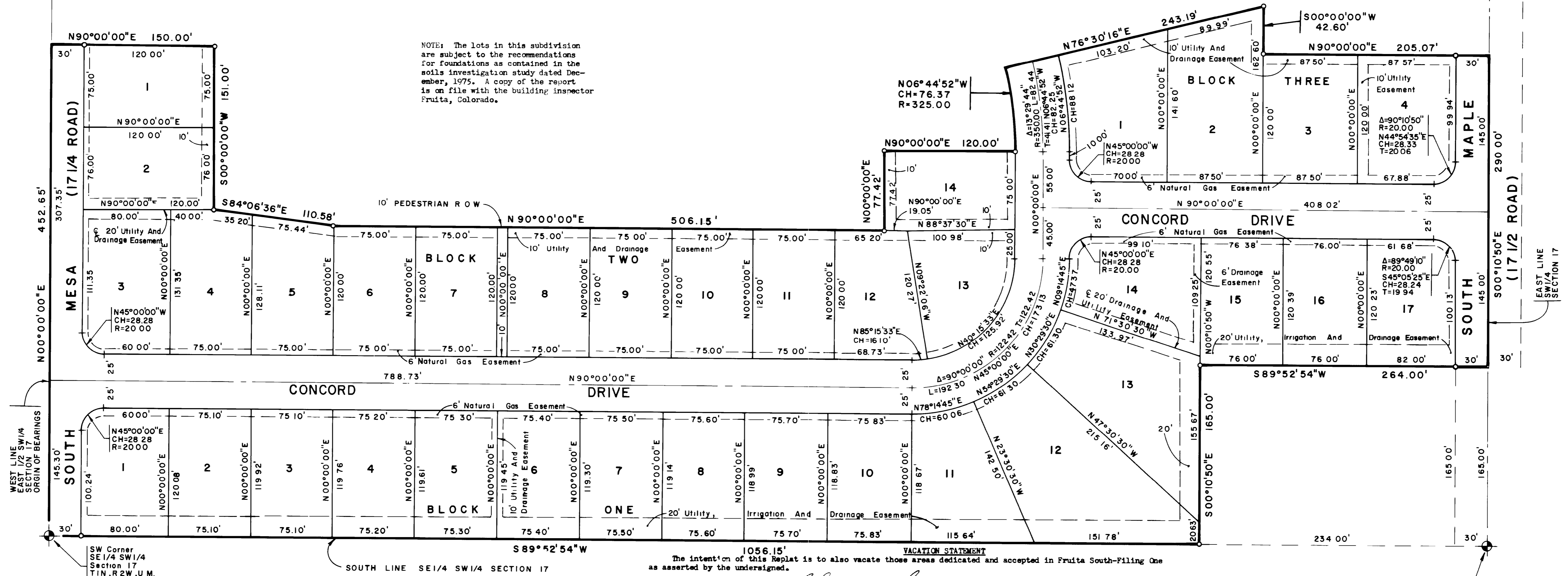
HERITAGE MEADOWS - FILING NO. ONE

A REPLAT OF FRUITA SOUTH FILING NO ONE

FOUND 5/8" BAR
NW CORNER
NE 1/4 SW 1/4
SECTION 17
T1N, R2W, U.M

FOUND HINGE NAIL
NE CORNER
NE 1/4 SW 1/4
SECTION 17
T1N, R2W, U.M

NOTE: The lots in this subdivision are subject to the recommendations for foundations as contained in the soils investigation study dated December, 1975. A copy of the report is on file with the building inspector Fruita, Colorado.



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and being in a part of the East 1/2 of the SW 1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SW Corner SE 1/4 SW 1/4 of said Section 17; Thence N. 00°00'00" E along the West line E 1/2 SW 1/4 of said Section 17 a distance of 452.65 feet; Thence N. 90°00'00" E 150.00 feet; Thence S. 00°00'00" W 151.00 feet; Thence S. 84°06'36" E 110.58 feet; Thence N. 90°00'00" E 506.15 feet; Thence N. 00°00'00" E 77.42 feet; Thence N. 90°00'00" E 120.00 feet; Thence along the arc of a curve to the left whose radius is 325.00 feet and whose long chord bears N. 06°44'52" W 76.37 feet; Thence N. 76°30'16" E 243.19 feet; Thence S. 00°00'00" W 42.60 feet; Thence N. 90°00'00" E 205.07 feet to a point on the east line SW 1/4 of said Section 17; Thence S. 00°10'50" E along said east line SW 1/4 of Section 17 a distance of 290.00 feet; Thence S. 89°52'54" W 264.00 feet; Thence S. 00°10'50" E 165.00 feet to a point on the South line SE 1/4 SW 1/4 of said Section 17; Thence S. 89°52'54" W along said South line of the SE 1/4 SW 1/4 of Section 17 a distance of 1056.15 feet to the True Point of Beginning. Containing 11.945 Acres.

That said owners have caused the said real property to be laid out and surveyed as Heritage Meadows, Filing No. One, A Replat of Fruita South- Filing No. One a subdivision of a part of the Town of Fruita, Mesa County, Colorado.

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.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the Town of Fruita or the County of Mesa.

IN WITNESS WHEREOF said owners Kenneth Tompkins and Janice Bower Tompkins have caused their names to be hereunto subscribed this 1st day of December, A.D., 1976.

Kenneth Tompkins
Kenneth Tompkins
Janice Bower Tompkins
Janice Bower Tompkins

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 1st day of December, A.D., 1976 by Kenneth Tompkins and Janice Bower Tompkins.

My Commission Expires: August 28, 1977
Witness my hand and official seal.
Marilyn C. Mitchell
Marilyn C. Mitchell
Notary Public

TOWN OF FRUITA PLANNING COMMISSION

Approved this 20th day of November, A.D., 1976 by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

Edwin H. ...
Chairman

VACATION STATEMENT
The intent of this Replat is to also vacate those areas dedicated and accepted in Fruita South-Filing One as asserted by the undersigned.

Chairman, Town Board of Trustees

Approved this 12 day of July, A.D., 1976 by the Town Board of Trustees of the Town of Fruita.

Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)ss # 1121500

I hereby certify that this instrument was filed in my office at 12:34 o'clock P.M., this 6th day of December, A.D., 1976 and duly recorded in Plat Book No. 11, Page 235.

Carl Sawyer
Fees \$ 10.00

I, James T. Patty Jr., do hereby certify that the accompanying plat of Heritage Meadows, Filing No. One, a subdivision of a part of the Town of Fruita, County of Mesa has been prepared under my direction and accurately represents a survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

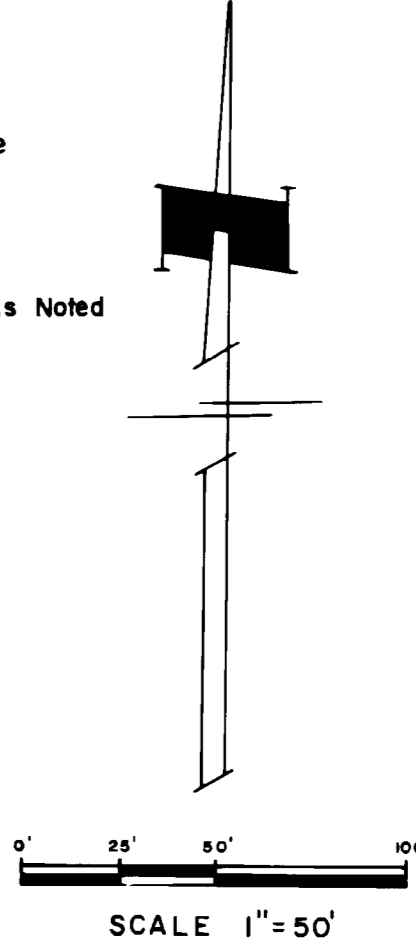
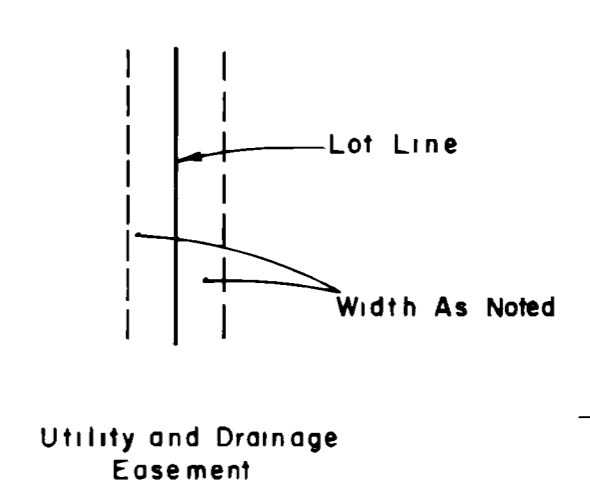


Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102, as amended.

Roger C. Head
Mesa County Surveyor
Dated: 12-3-1976

LEGEND

- ◆ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar and Monument Cap Set in Concrete
- └ A 5/8" Rebar and Monument Cap At All Lot Corners



HERITAGE MEADOWS - FILING NO. ONE
ROBERT P. GERLOFS
Engineering Consultants 518 MAIN ST GRAND JCT, COLO 81501, PHONE 243-8886
JULY, 1975