

# HERITAGE MEADOWS, FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kenneth Tompkins and Janice Bower Tompkins 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 SE 1/4 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:

Commencing at the southwest corner of the SE 1/4 SW 1/4 of said Section 17; Thence N 00° 00' 00" E along the west line of the E 1/2 SW 1/4 of said Section 17 a distance of 452.65 feet to the TRUE POINT OF BEGINNING; Thence continuing N 00° 00' 00" E along said west line of the E 1/2 SW 1/4 of Section 17 a distance of 704.57 feet; Thence N 90° 00' 00" E 190.53 feet; Thence N 00° 00' 00" E 87.23 feet to a point on the southwesterly right of way line of Interstate 70; Thence along said southwesterly right of way line of Interstate 70 by the following six (6) courses and distances: (1) Thence along the arc of a curve to the right whose radius is 2217.00 feet and whose long chord bears S 60° 40' 50" E 118.80 feet; (2) S 57° 28' 20" E 196.70 feet; (3) S 56° 38' 50" E 147.80 feet; (4) S 56° 39' 20" E 84.00 feet; (5) S 00° 10' 50" E 70.00 feet; (6) N 89° 49' 10" E 30.00 feet to a point on the east line of the SW 1/4 of said Section 17; Thence S 00° 10' 50" E along said east line of the SW 1/4 of said Section 17 a distance of 7.70 feet; Thence S 90° 00' 00" W 205.07 feet; Thence N 00° 00' 00" E 42.60 feet; Thence S 76° 30' 16" W 243.19 feet; Thence along the arc of a curve to the right whose radius is 325.00 feet and whose long chord bears S 06° 44' 52" E 76.37 feet; Thence S 90° 00' 00" W 120.00 feet; Thence S 00° 00' 00" W 77.42 feet; Thence S 90° 00' 00" W 506.15 feet; Thence N 84° 06' 36" W 110.58 feet; Thence N 00° 00' 00" E 151.00 feet; Thence S 90° 00' 00" W 150.00 feet to the TRUE POINT OF BEGINNING, containing 16.635 acres.

That said owners have caused the said real property to be laid out and surveyed as Heritage Meadows, Filing No. Two, 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, pedestrian right of way, parks and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities 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, irrigation 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 furnished 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 28<sup>th</sup> day of SEPT. A.D., 1978.

Kenneth Tompkins  
Kenneth Tompkins

Janice Bower Tompkins  
Janice Bower Tompkins

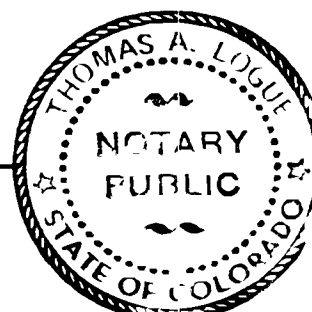
STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of SEPT A.D., 1978 by Kenneth Tompkins and Janice Bower Tompkins.

My commission expires: Aug 7<sup>th</sup> 1981

Witness my hand and official seal.

Thomas A. Lovell  
Notary Public



TOWN OF FRUITA PLANNING COMMISSION

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA     )

Approved this 28 day of August A.D., 1978 by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

Clavin B. Johnson  
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 11 day of September A.D., 1978 by the Town Board of Trustees of the Town of Fruita.

Wallace H. Jones  
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA     )

1174638

I hereby certify that this instrument was filed in my office at 10:54 o'clock A.M. this 24 day of October A.D., 1978 and is duly recorded in Plat Book No. 12, Page 85 + 86.

Earl Sawyer  
Clerk and Recorder

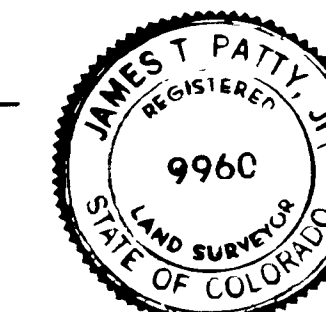
Deputy

Fees: \$ 20.00

SURVEYORS CERTIFICATE

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

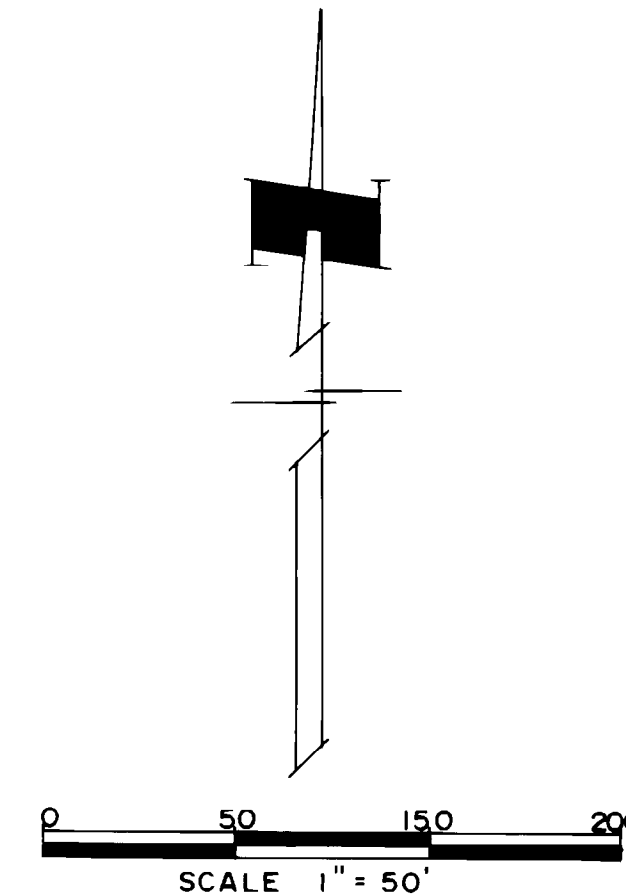
James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



# HERITAGE MEADOWS, FILING NO. TWO

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

**P CURVE DATA**  
 $\Delta = 03^{\circ}04'14''$   
 $R = 2217.00'$   
 $S60^{\circ}40'50''E$   
 $CH = 118.80'$   
 $T = 59.42'$   
 $L = 118.81'$

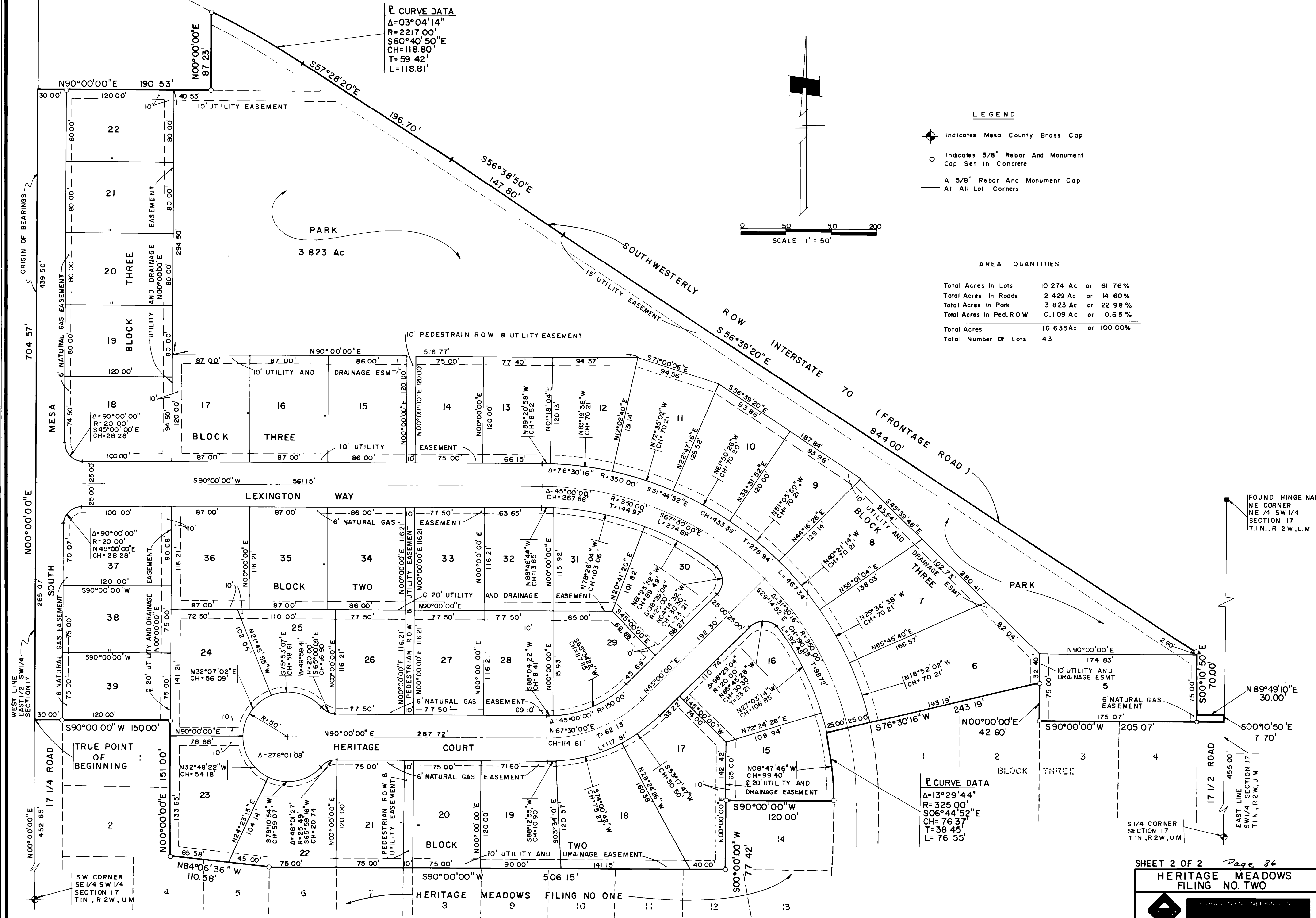


**LEGEND**

- 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

**AREA QUANTITIES**

Total Acres In Lots	10 274 Ac	or	61.76%
Total Acres In Roads	2 429 Ac	or	14.60%
Total Acres In Park	3 823 Ac	or	22.98%
Total Acres In Ped.ROW	0.109 Ac	or	0.65%
<b>Total Acres</b>	<b>16 635 Ac</b>	<b>or</b>	<b>100.00%</b>
Total Number Of Lots	43		



FOUND HINGE NAIL  
NE CORNER  
NE 1/4 SW 1/4  
SECTION 17  
T1N, R 2W, U.M

N 89° 49' 10" E  
30.00'

S 00° 10' 50" E  
7.70'

**P CURVE DATA**  
 $\Delta = 13^{\circ}29'44''$   
 $R = 325.00'$   
 $S06^{\circ}44'52''E$   
 $CH = 76.37'$   
 $T = 38.45'$   
 $L = 76.55'$

SW CORNER  
SE 1/4 SW 1/4  
SECTION 17  
T1N, R 2W, U.M

