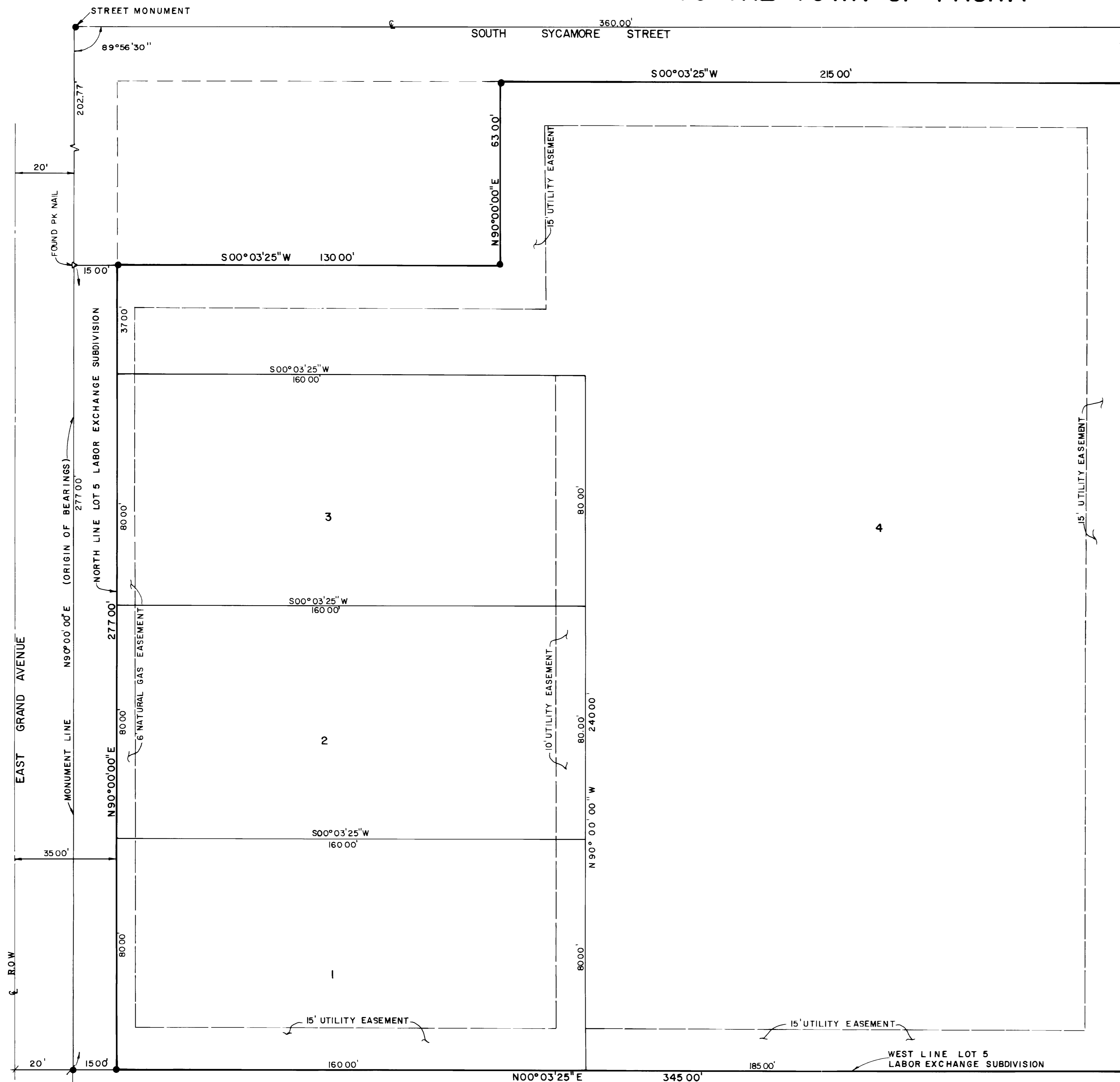


REPLAT OF A PORTION OF LOT 5, LABOR EXCHANGE SUBDIVISION TO THE TOWN OF FRUITA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned L.E. Beard and Ruby Beard are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado as shown on the accompanying plat and being described as follows:

Being a portion of Lot 5 Labor Exchange Subdivision to the Town of Fruita, Mesa County Colorado located in Section 17, T.1 N., R.2 W., Ute Meridian, being more particularly described as follows:

The West 340 feet of Lot 5, Labor Exchange Subdivision to the Town of Fruita, except the East 63 feet of the North 130 feet.

That said owners have caused the said real property to be layed out and surveyed as Replat of a Portion of Lot 5, Labor Exchange Subdivision to the Town of Fruita, County of Mesa, Colorado.

That said owners do 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, irrigation and drainage facilities, including but not limited to electric lines, gas lines, irrigation lines and 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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 25 day of October, 1978.

L.E. Beard
L.E. Beard

Ruby Beard
Ruby Beard

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 25 day of October, 1978 by L.E. Beard and Ruby Beard.

My commission expires: My Commission Expires November 18, 1978
Witness my hand and official seal. Patricia Lee Pickens
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:52 o'clock P.M. this 31 day of Oct., 1978 and is duly recorded in Plat Book 12, Page 90.

Earl Sauer
Clerk and Recorder

Deputy Fees: 10.00

TOWN OF FRUITA COUNCIL

Approved this 28 day of October, 1978. Town council of Fruita, County of Mesa, State of Colorado.

Wanda G. Jensen
Mayor

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat of a Portion of Lot 5, Labor Exchange Subdivision to the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.



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

LEGEND

- Indicates 5/8" Rebar And Monument Caps Found LS 11441
- └ At 5/8" Rebar And Monument Cap At All Lot Corners
- ▽ PK Nail Found

TOTAL ACRES = 2.505 AC OR 100%

REPLAT PORTION OF LOT 5
LABOR EXCHANGE SUBDIVISION

PARAGON ENGINEERING INC.