

**LEGEND**  
 ● PIN W/CAP LS 9960  
 ■ W G RYDEN PIN W/CAP  
 — LOT CORNERS—REBAR W/CAP PELS 14113  
 — NOTE BOUNDARY CORNERS TO BE SET IN CONCRETE

**REPLAT OF LOT 6  
 LABOR EXCHANGE SUBDIVISION**

LYING NORTH OF COLORADO HIGHWAY 6 AND 50  
 EXCEPT THE WEST 225 50 FEET THEREOF

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED LAWRENCE SALAZ, JOSE LUCERO, AND PRES SERRANO, OWNERS OF SLS DEVELOPMENT, A PARTNERSHIP, ARE THE OWNERS OF THAT REAL PROPERTY BEING LOT 6 OF THE LABOR EXCHANGE SUBDIVISION LYING NORTH OF COLORADO STATE HIGHWAY 6 AND 50, EXCEPT THE WEST 225 50 FEET THEREOF, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHICH BEARS N 90°00'00"E 225 50 FEET FROM THE NORTHWEST CORNER OF SAID LOT 6 OF THE LABOR EXCHANGE SUBDIVISION, THENCE N 90°00'00"E 214 27 FEET, THENCE S 0°03'48"W 40 00 FEET ALONG THE WEST LINE OF SYCAMORE STREET, THENCE N 90°00'00"E 40 00 FEET ALONG THE SOUTH LINE OF KIEFER AVENUE, THENCE S 0°03'48"W 488 28 FEET ALONG THE EAST LINE OF SAID LOT 6 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 6 AND 50, THENCE ALONG SAID RIGHT-OF-WAY N 56°32'02"W 305 85 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N 0°13'55"E 359 62 FEET THE POINT OF BEGINNING CONTAINING 2 561 ACRES, MORE OR LESS

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE REPLAT OF LOT 6 OF THE LABOR EXCHANGE SUBDIVISION LYING NORTH OF COLORADO STATE HIGHWAY 6 AND 50, EXCEPT THE WEST 225 50 FEET THEREOF, A SUBDIVISION OF THE COUNTY OF MESA

THAT SAID OWNERS HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLATS 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 THE 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 UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERED TO ABOVE, FOR GRADING OR LANDSCAPING, SHALL BE FINANCED BY THE SELLER OR THE PURCHASER, NOT THE COUNTY OF MESA

IN WITNESS WHEREOF, LAWRENCE SALAZ, JOSE LUCERO, AND PRES SERRANO, OWNERS OF SLS DEVELOPMENT, A PARTNERSHIP, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF October A D 1980

*Lawrence Salaz*      *Jose U. Lucero*      *Pres Serrano*  
 LAWRENCE SALAZ      JOSE LUCERO      PRES SERRANO

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF October AD 1980 BY LAWRENCE SALAZ, JOSE LUCERO, AND PRES SERRANO, OWNERS OF SLS DEVELOPMENT, A PARTNERSHIP

MY COMMISSION EXPIRES August 27, 1984 WITNESS MY HAND AND OFFICIAL SEAL *Ronda A. Johnson* NOTARY PUBLIC

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 ) SS 1241007  
 COUNTY OF MESA )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:05 O'CLOCK A.M. ON November 25 A.D. 1980 AND IS DULY RECORDED IN PLAT BOOK 12 PAGE 331  
*Carl Sawyer*  
 CLERK AND RECORDER FEE 10.00 BY DEPUTY

**TOWN OF FRUITA PLANNING COMMISSION**

APPROVED THIS 19th DAY OF November A.D. 1980 BY THE PLANNING COMMISSION OF THE TOWN OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

*Edwin P. ...*  
 CHAIRMAN

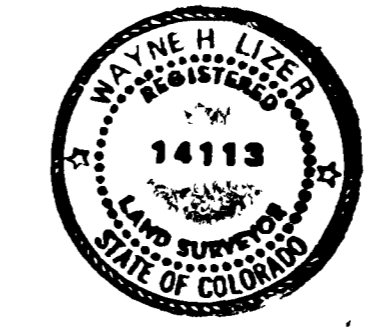
**TOWN BOARD OF TRUSTEES CERTIFICATE**

APPROVED THIS 19th DAY OF November AD, 1980 BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FRUITA

*Robert E. ...*  
 CHAIRMAN

**SURVEYOR'S CERTIFICATE**

I, WAYNE H LIZER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF THE REPLAT OF THAT PART OF LOT 6 AS DESCRIBED ABOVE WAS PREPARED UNDER MY DIRECTION FROM A BOUNDARY SURVEY BY PARAGON ENGINEERS AND BY NOTES TAKEN IN THE FIELD BY ME AND THAT SAID PLAT REPRESENTS A FIELD SURVEY OF SAME



*Wayne H. Lizer* Oct 21, 1980  
 WAYNE H LIZER PE, LS

**REPLAT OF LOT 6  
 LABOR EXCHANGE SUBDIVISION**  
 LYING NORTH OF COLORADO HIGHWAY 6 AND 50  
 EXCEPT THE WEST 225 50 FEET THEREOF

**W. H. LIZER & ASSOCIATES**  
 ENGINEERING & SURVEYING  
 576 25 ROAD UNIT ONE 241-1129  
 GRAND JUNCTION, COLORADO

DRAWN BY F. JOHN BUCK