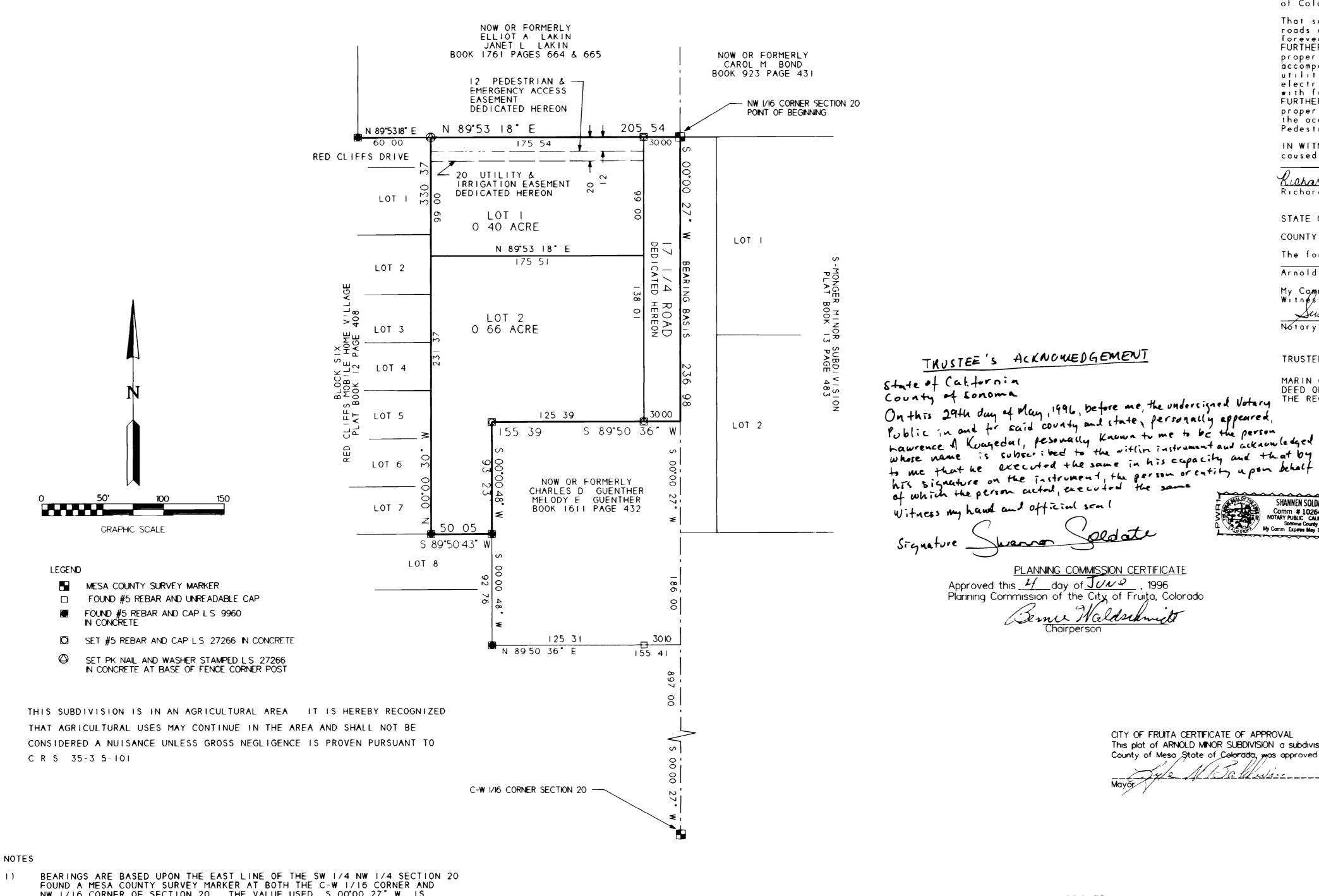
## ARNOLD MINOR SUBDIVISION

IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Richard M. Arnold and Darlin. G. Arnold are the owners of that real property situated in the County of Mesa. State of Colorado and that being a part of the Southwest 1/4 of the Northwest 1/4 of Section 20. Township I North. Range I West. of the Ute Principal Meridian as recorded in Book 2080 Page 854 of the Mesa County Records as shown on the accompanying plat. being more particularly described as follows.

Beginning at the NW I/16 Corner of said Section 20—thence along the East line of the SW I/4 of the NW I/4 of said Section 20—5 00°00 27" W 236 98 feet—thence leaving said East line S 89 50 36—W 155 39 feet—thence S 00°00 48" W 93 23 feet—thence S 89°50 43" W 50 05 feet—thence N 00°00 30—W 330 37 feet—thence N 89°53 18—E 205 54 feet to the point of beginning

That said owners have caused said real property to be laid out and surveyed as ARNOLD MINOR SUBDIVISION a subdivision of a part of Mesa County State

That said owners do hereby dedicate and set apart all the streets and roads as shown hereon the accompanying plat to the use of the public FURTHER that said owners hereby dedicate those portions of said real property which are labeled as "UTILITY & IRRIGATION EASEMENT" on the property which are labeled as "UTILITY & IRRIGATION EASEMENT" on the accompanying plat as easements for the installation and maintenance of such utilities and/or irrigation facilities including but not limited to electrical lines gas lines telephone lines and cable television lines with further right of ingress and egress over and across said easements FURTHER that said owners hereby dedicate those portions of said real property which are labeled as "PEDESTRIAN & EMERGENCY ACCESS EASEMENT" on the accompanying plat as easements for the use of the City of Fruita as a Pedestrian Walkway and Emergency Vehicle Passage

IN WITNESS WHEREOF said owners Richard M. Arnold and Darling G. Arnold have caused their names to be hereunto subscribed this with day of

Dorlin G Arnoldper attorney in force Richard M Arnold his attorney in fact

STATE OF COLORADO ) S S

TRUSTEE S STATEMENT

SHANNEN SOLDATE

Comm # 1026448
NOTARY PUBLIC CALFORNIA Sorrome County
My Comm Expires May 12 1998

COUNTY OF MESA The foregoing instrument was acknowledged before me this <u>Ch</u> day of <u>Tune</u> 1996 by Richard M Arnold and Darlin G \* Muncy Harrington a attorny in fact for

My Commission expires 1/-2-95 97
Witness my band and official Seal

My Commission expires

SUSAN J OTTMAN

MARIN CONVEYANCING CORP A CALIFORNIA CORPORATION TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 2222 AT PAGE 289 HEREBY CONSENTS TO THE RECORDATION OF THIS SUBDIVISION PLAT

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA Fee \$ 10,00 +81.00 I hereby certify that this instrument was filed in my office at 1/1/7 o'clock AM, this 7th day of Tune 1996, and is duly recorded in Plat Book No 15 Page 89 Reception No 1757778 Drawer No CC 10 Monika Todo Clerk and Recorder

CITY OF FRUITA CERTIFICATE OF APPROVAL This plat of ARNOLD MINOR SUBDIVISION a subdivision of the City of Fruita, County of Mesa State of Colorada, was approved this \_\_\_\_\_ day of \_

a largaret tulman

NW 1/16 CORNER OF SECTION 20 THE VALUE USED S 00°00 27° W IS GIVEN FOR THIS LINE ON THE PLAT OF RED CLIFFS MOBILE HOME VILLAGE AS RECORDED IN PLAT BOOK 12 PAGE 408

NOTICE. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of ARNOLD MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

ARNOLD MINOR SUBDIVISION SITUATE

SW 1/4 NW 1/4 SECTION 20 T1 N - R 2 W - U M

MESA COUNTY

CITY OF FRUITA

PREPARED FOR RICHARD ARNOLD

SCALE 1"=50'

MARCH 14, 1996

COLORADO

Barry L Haag PLS 27266 3004 Bookcliff Avenue Grand Junction, Colorado 81504