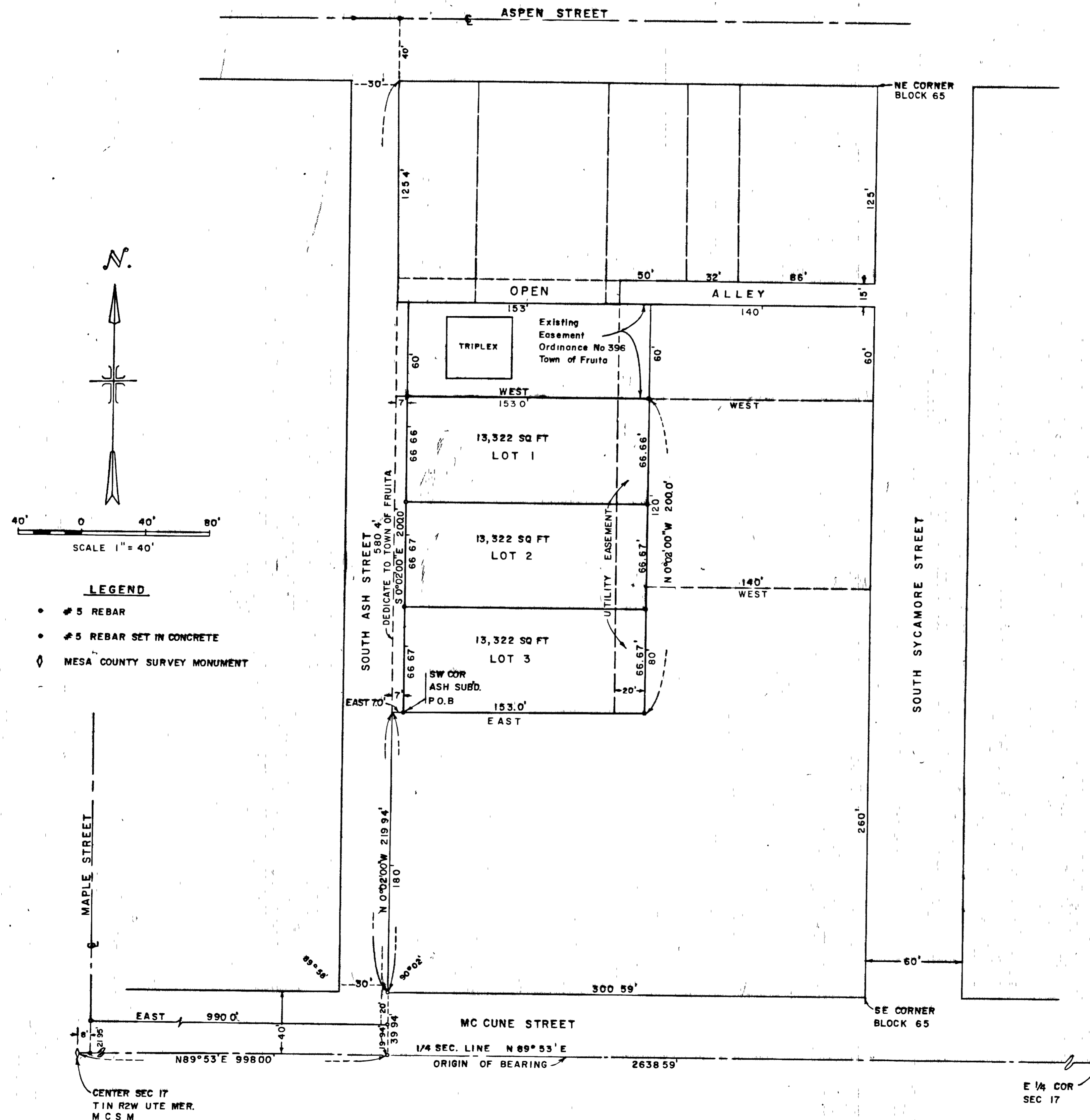


# ASH SUBDIVISION A PORTION OF BLOCK 65 ORCHARD SUBDIVISION TO THE TOWN OF FRUITA



### 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:

Commencing at the SW Corner NE 1/4, Section 17, T1N, R2W, U.M., thence along the south line of the NE 1/4, of Section 17, N89°53'E, 998.00 feet; thence N0°02'00"W 219.94 feet; thence East 7.00 feet to the SW Corner of the Ash subdivision and the true point of beginning; thence East 153.00 feet; thence N0°02'00"W 200.00 feet; thence West 153.00 feet; thence S0°02'00"E 200.00 feet to P.O.B.  
Containing an area of 0.7025 Acres more or less.

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.

That said owners have caused the said real property to be laid out and surveyed as Ash Subdivision a Portion of Block 65, Orchard Subdivision to the Town of Fruita, County of Mesa, and State of Colorado.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this \_\_\_ day of \_\_\_\_\_ A.D., 1979.

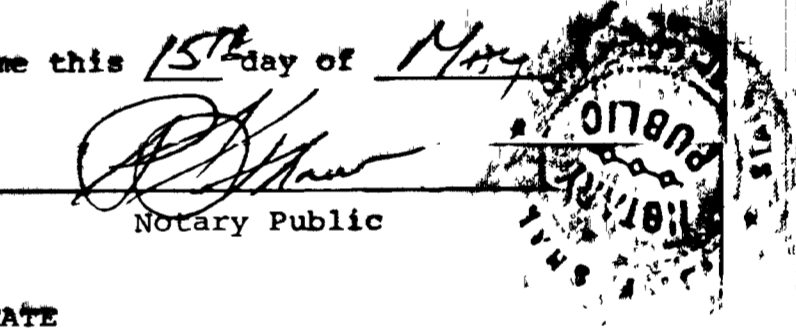
*L.E. Beard*  
L.E. Beard

*Ruby Beard*  
Ruby Beard

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, A.D., 1979 by L.E. Beard and Ruby Beard.

My commission expires: August 2<sup>nd</sup> 1981  
Witness my hand and official seal.



### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 11:42 o'clock A.M., this 17 day of May, A.D., 1979 and is duly recorded in Plat Book 12, Page 163, Rec # 1191923

*Earl Sawyer*  
Clerk and Recorder

Deputy  
Fees \$ 10.00

### TOWN OF FRUITA COUNCIL

Approved this 15<sup>th</sup> day of May, A.D., 1979. Town Council of Fruita, County of Mesa, State of Colorado.

*Walter A. Down*  
Mayor

### SURVEYORS CERTIFICATE

I, David L. Bear, do hereby certify that the accompanying plat of Ash Subdivision, a portion of Block 65, Orchard Subdivision to the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direction.

*David L. Bear*  
David L. Bear  
Registered Land Surveyor  
Colorado Registration No. 4880

WESTERN ENGINEERS, INC  
PLAT OF  
**ASH SUBDIVISION**  
A PORTION OF BLOCK 65  
ORCHARD SUBDIVISION  
TO THE TOWN OF FRUITA  
MESA COUNTY, COLORADO

SURVEYED \_\_\_\_\_ DRAWN A.S.C. CHECKED D.L.B.  
GRAND JUNCTION, COLO DWG 2124-866-1 2/9/79