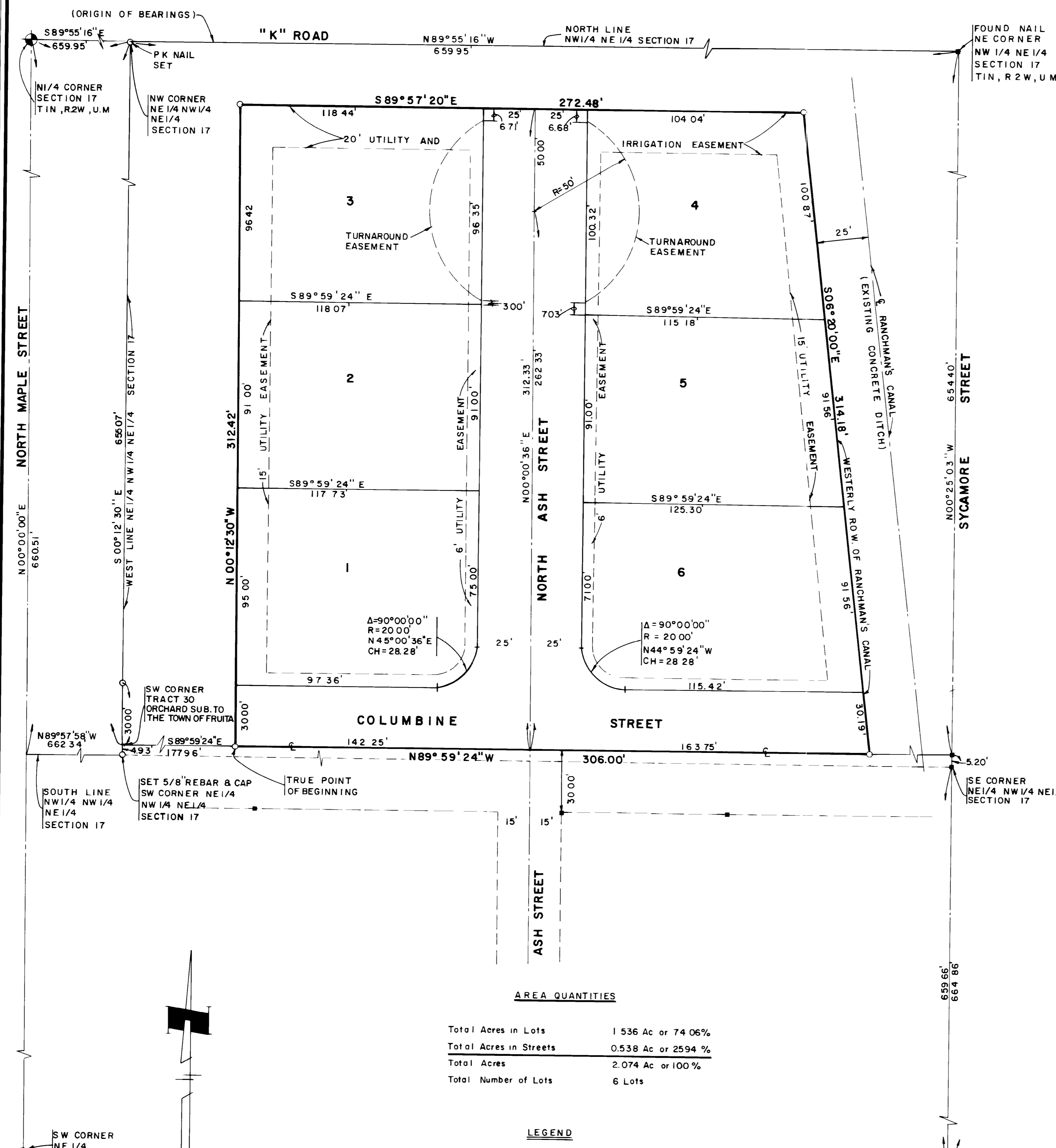


ASHBERRY SUBDIVISION

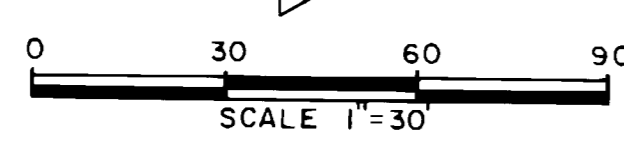
WITHIN THE TOWN OF FRUITA, MESA COUNTY, COLORADO



AREA QUANTITIES

Total Acres in Lots	1.536 Ac or 74.06%
Total Acres in Streets	0.538 Ac or 25.94%
Total Acres	2.074 Ac or 100%
Total Number of Lots	6 Lots

- LEGEND**
- ◆ Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set
 - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners.
 - Indicates 5/8" Rebar And Monument Cap Found



KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

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 part of Tract 30 Orchard Subdivision to the Town of Fruita in Section 17, T.1N, R.2W, Ute Meridian being more particularly described as follows:

Commencing at the NE Corner NW 1/4 NE 1/4 Section 17, T.1N, R.2W, Ute Meridian; Thence N. 89° 55' 16" W along the North line NW 1/4 NE 1/4 of said Section 17 a distance of 659.95 feet to the NW Corner NE 1/4 NW 1/4 of said Section 17; Thence S. 00° 12' 30" E along the West line NE 1/4 NW 1/4 of said Section 17 a distance of 655.07 feet to the SW Corner of Tract 30 Orchard Subdivision to the Town of Fruita; Thence S. 89° 59' 24" E 177.96 feet to the TRUE POINT OF BEGINNING. Thence N. 00° 12' 30" W 312.42 feet; Thence S. 89° 57' 20" E 272.48 feet to a point on the Westerly right-of-way of the Ranchmans Canal. Thence S. 06° 20' 00" E along said Westerly right-of-way a distance of 314.18 feet; Thence N. 89° 59' 24" W 306.00 feet to the TRUE POINT OF BEGINNING. Containing 2.074 Acres.

That said owners have caused the said real property to be laid out and surveyed as Ashberry Subdivision, a subdivision of a part of Tract 30 Orchard Subdivision to the Town of Fruita, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility and irrigation easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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 28th day of NOVEMBER, A.D., 1977.

L. E. Beard
L. E. Beard

Ruby Beard
Ruby Beard

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of NOVEMBER, A. D., 1977 by L. E. Beard and Ruby Beard.

My Commission Expires: AUG 9th 1981
Witness My Hand and Official Seal.

Thomas A. Angus
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)ss # 1150542

I hereby certify that this instrument was filed in my office at 9:35 o'clock A.M., this 11 day of January, A.D., 1978 and is duly recorded in Plat Book 11, Page 821.

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 10.00

TOWN OF FRUITA PLANNING COMMISSION

Approved this 28th day of November, A.D., 1977. Planning Commission of the Town of Fruita, County of Mesa and State of Colorado.

Edwin Robert Dore
Chairman

TOWN OF FRUITA COUNCIL

Approved this 12th day of December, A.D., 1977. Town Council of Fruita, County of Mesa, State of Colorado.

Calvin M. Cooker
Mayor

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Ashberry Subdivision, within 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



ASHBERRY SUBDIVISION

PARAGON ENGINEERING, INC.

PO. BOX 2872, 825 ROOD AVE., GRAND JUNCTION, COLO. 81501, PHONE 243-8966
NOV. 1977