

#34917  
Aug 7, 1909  
R. E. Starr  
Notary Public

PLAT OF  
THE JOHN J. MULVIHILL FRUIT LANDS.  
Orchard Mesa, Colorado  
Scale 1 in = 300 ft

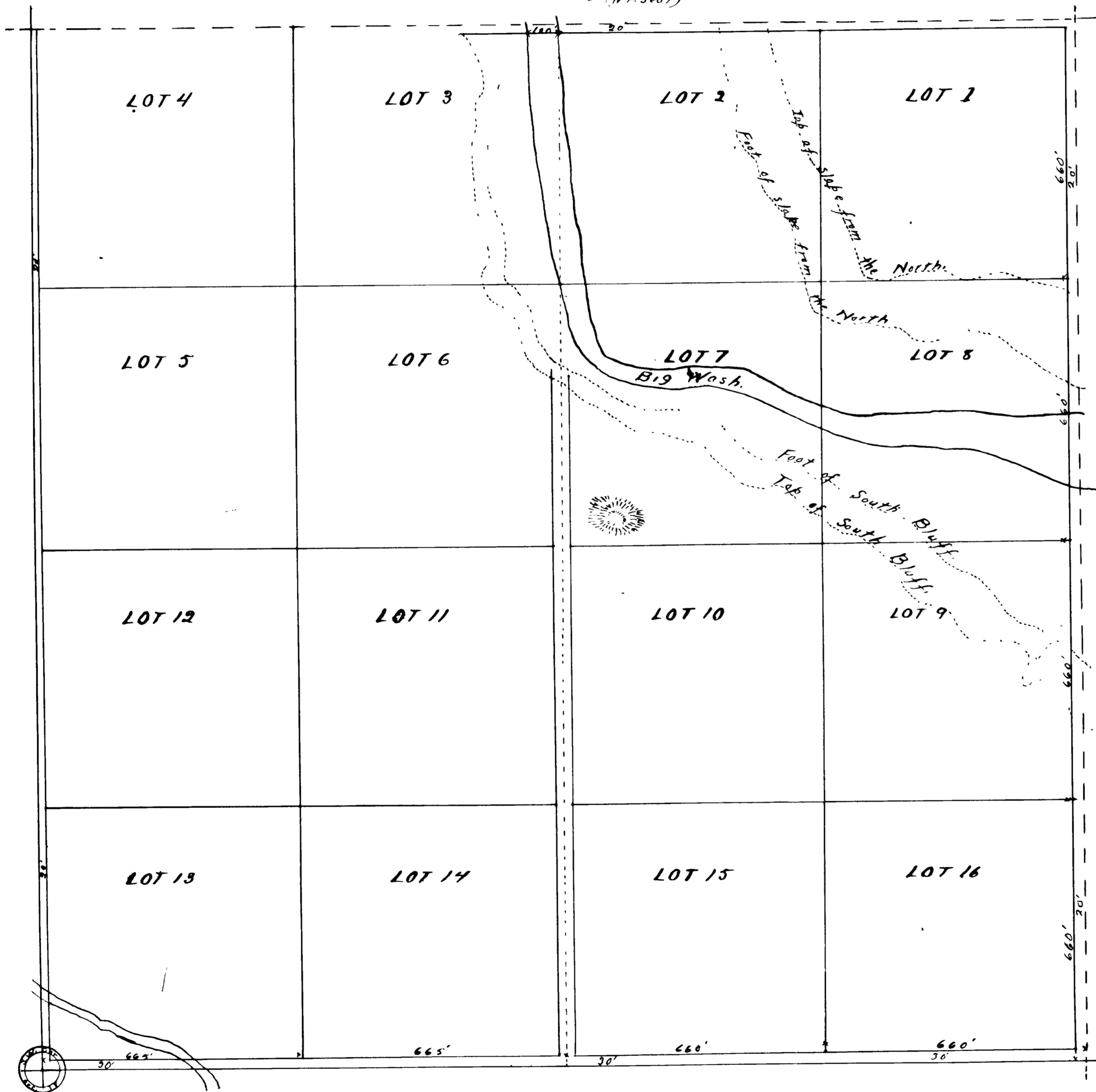
Know all men by these presents that I, John J. Mulvihill has caused to be laid out and plotted the following described tract or parcel of land to wit, The SW 1/4 Sec 18, T15 R2 E of the 4th Meridian Under the name of The John J. Mulvihill Fruit Lands, and does hereby dedicate to the use of the public forever, all Streets, Avenues and Alleys indicated on this plat

John J. Mulvihill

State of Colorado } ss.  
County of Mesa }  
I, Roswell H. Bancroft a Notary Public in and for said County and State do hereby certify that John J. Mulvihill whose name is subscribed to the above and foregoing instrument is personally known to me, and appeared before me this day in person and acknowledged that he signed, sealed and delivered as his free and voluntary act for the use and purposes therein set forth.

Given under my hand and seal this 6th day of August A.D. 1909.

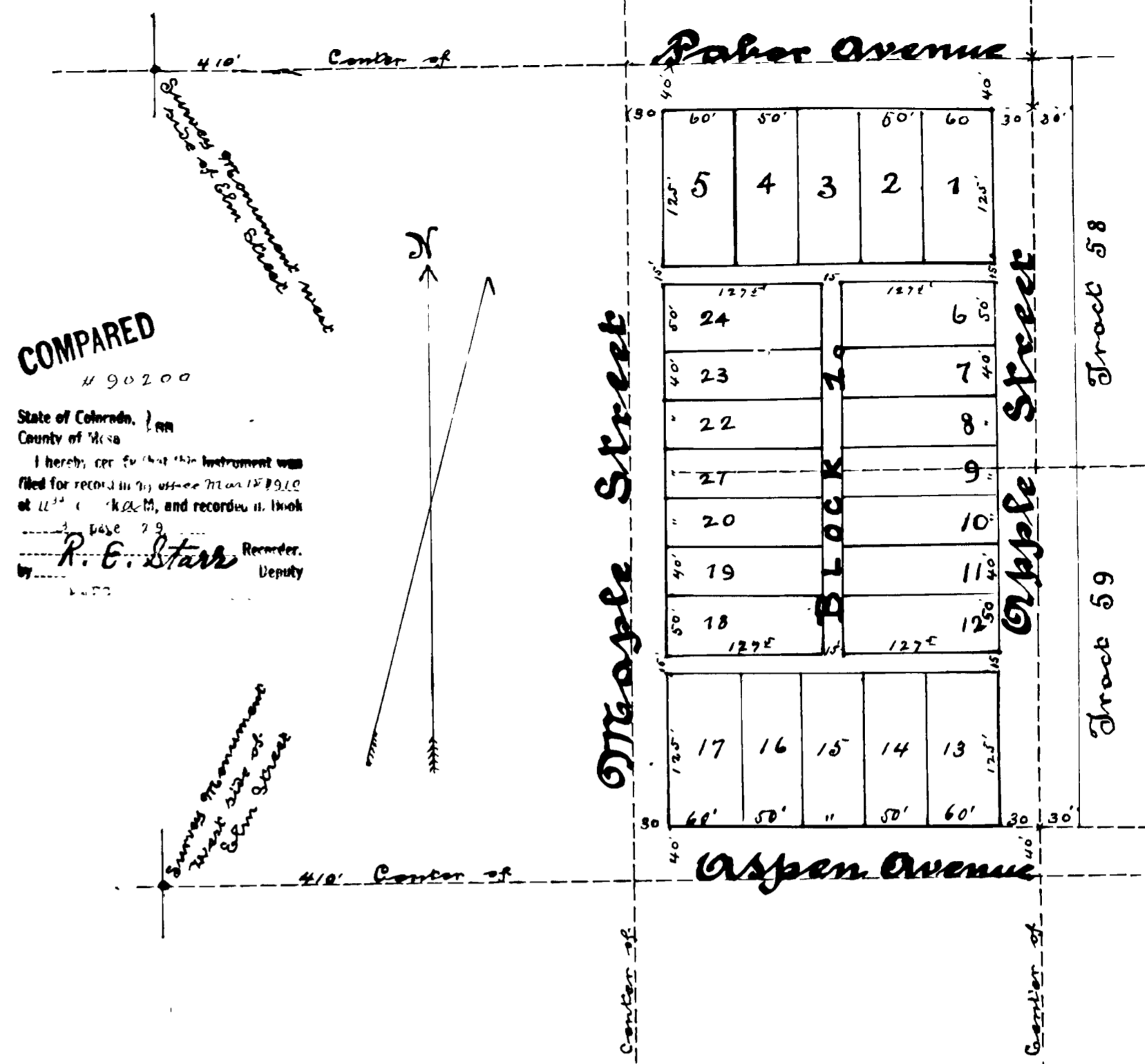
Roswell H. Bancroft  
Notary Public  
(Mesa Co.)



123

B-3 P-29

The Austin and Horning  
First Addition  
to the  
Town of Fruita, Colorado  
Scale = 1 inch = 100 feet.



COMPARED  
490200

State of Colorado, ) ss.  
County of Mesa )  
I hereby certify that the instrument was filed for record in the office of the Clerk of the County of Mesa, Colorado, and recorded in Book 123, Page 29.

R. E. Starr  
Notary Public

Owners Acknowledgement and Dedication

Know all men by these presents that we, John A. Austin and Samuel H. Horning, do hereby for ourselves and our heirs, devise and dedicate that we are the absolute owners in fee simple of the West one half of Tracts numbered 58 and 59 in Orchard Subdivision of the North East quarter of Section 17 in Township One North Range Two West of the 10th Principal Meridian in Mesa County, Colorado, that said Samuel H. Horning is the absolute owner in fee simple of the West fifteen feet (15 ft) of the east one half of said above described Tracts numbered 58 and 59 of said Orchard Subdivision.  
That we caused all of the above described parcels of land to be laid out and plotted by Fred Lowenkrogen, a surveyor and the plat thereof is shown on this page and said plat does accurately represent the described parcels of land and all lots, blocks, streets, avenues and alleys thereon.  
That we do hereby give, grant and dedicate for use as a highway 60 feet off of the East side of the described parcels for a street to be named and known as Maple Street. The alley 15 feet wide running East and West through said parcels of land 125 feet North of Paper Avenue. One alley 15 feet wide running East and West through said parcels of land 125 feet South of Paper Avenue and one alley 15 feet wide running North and South through part of said parcels of land connecting the two above described alleys at their middle points.  
That the described parcels of land be divided into one block and lots as follows: Block 1 is 370 feet East and West and 50 feet North and South, subdivided into 24 lots. That lots 1, 5, 13 and 17 are each 10 feet East and West and 125 feet North and South. Lots 2, 3, 4, 14, 15 and 16 are each 50 feet East and West and 125 feet North and South. That lots 6, 12, 18, 24 are each 50 feet North and South and 127 1/2 feet East and West and lots 7, 8, 9, 10, 11, 19, 20, 21, 22 and 23 are each 45 feet North and South and 127 1/2 feet East and West in all thereof as set forth and shown by the plat a surveyors notes and plat on this page.  
That the parcels of land so plotted, described and represented on this page, shall hereafter be designated, named and known for all purposes of conveyance and otherwise as 'The Austin and Horning First Addition to the Town of Fruita, Colorado'

John A. Austin  
Samuel H. Horning

State of Colorado,  
County of Mesa

I, Edward L. Penfield a Notary Public in and for said County and State, do hereby certify that John A. Austin and Samuel H. Horning who are personally known to me to be the identical persons whose names are subscribed to the foregoing acknowledgement and dedication appeared before me in person this day and acknowledged that they signed, sealed and delivered the said instrument in writing as their free and voluntary act for the purposes therein set forth.  
Witness my hand and notarial seal this twenty first day of August, 1910  
My Commission expires February 24th 1912

Edw. L. Penfield  
Notary Public

State of Colorado } ss.  
County of Mesa }

I, Fred Lowenkrogen, being first duly sworn on oath say that I am a surveyor and civil engineer with office at Fruita, Colorado. That I was employed by John A. Austin and Samuel H. Horning to survey and plat the West one half of Tracts 58 and 59 of Orchard Subdivision of the North East quarter of Section 17 in Township One North Range Two West of the 10th Principal Meridian in Mesa County, Colorado and the West fifteen feet (15 ft) of the East one half of said above described Tracts numbered 58 and 59 of said Orchard Subdivision.  
That said survey was commenced November 21st 1909, was made by me and the plat a surveyors notes on this page so of my own knowledge, accurately represent and show all lots, blocks, streets, avenues and alleys of the described parcels of land with their boundaries designating said lots and blocks by numbers and give dimensions of each block, lot, alley and street, reference to monuments, and that the scale of said plat is indicated thereon.

Subscribed by said Fred Lowenkrogen and sworn to before me this 21st day of Jan. A. D. 1910  
My Commission expires February 24th 1912

Edward L. Penfield  
Notary Public

59

59

123

B-3 P-29