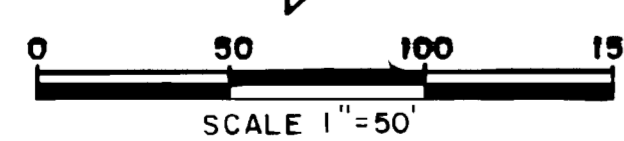
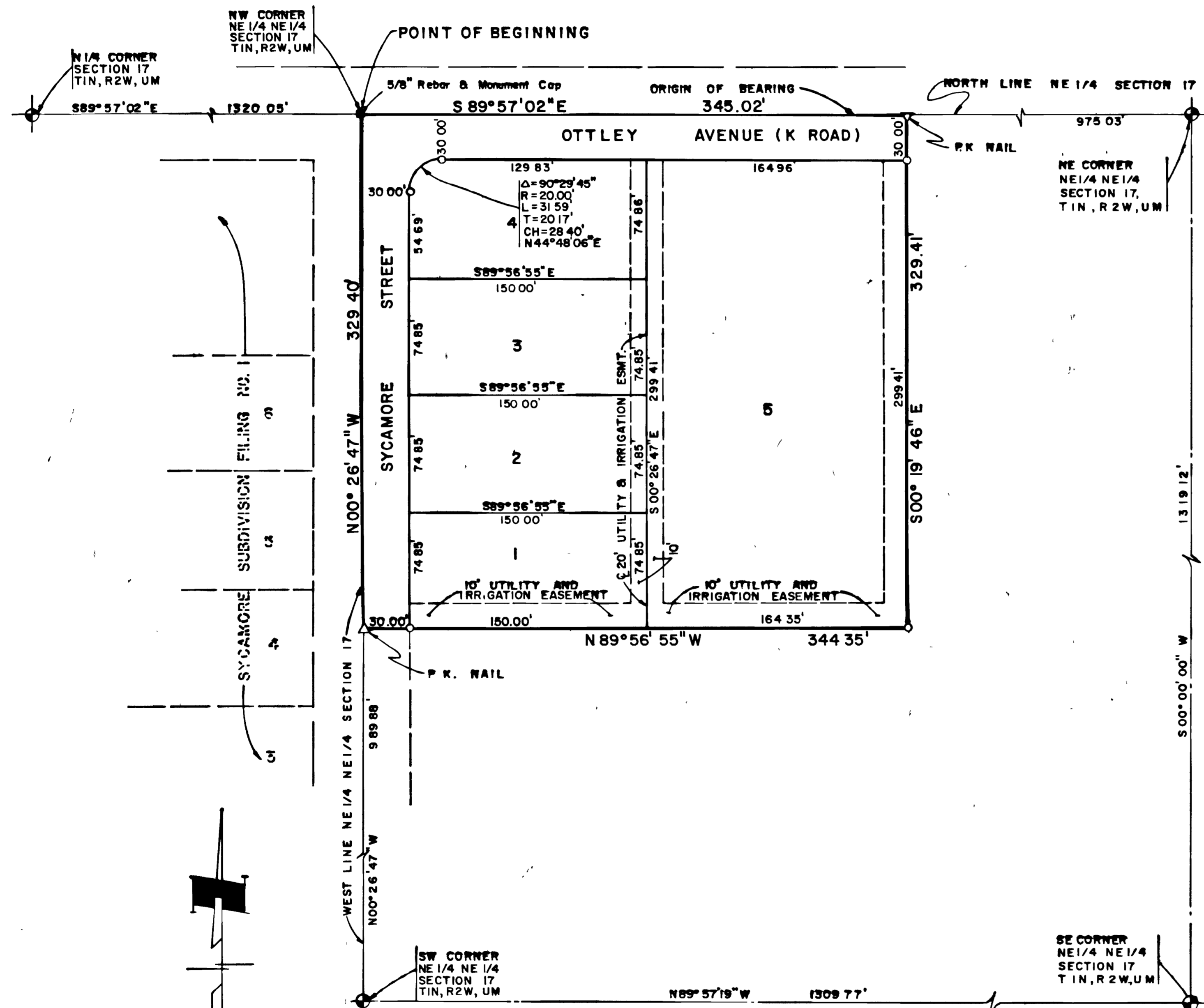


BARBARA SUBDIVISION

WITHIN THE TOWN OF FRUITA
MESA COUNTY, COLORADO



LEGEND

- ⊙ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES

Total Acres In Lots	2.158 Ac or 62.81%
Total Acres In Streets	0.448 Ac or 17.19%
Total Acres	2.606 Ac or 100.00%
Total Number Of Lots	5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Barbara Scott, Marie E. Conrad and Callie D. Conrad are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado and being a part of Tract 31, Orchard Subdivision to Fruita in the NE 1/4 NE 1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NW Corner of the NE 1/4 NE 1/4 of said Section 17; Thence S 89° 57' 02" E along the north line of the NE 1/4 of said Section 17 a distance of 345.02 feet; Thence S 00° 19' 46" E 329.41 feet; Thence N 89° 56' 55" W 344.35 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 17; Thence N 00° 26' 47" W along said west line of the NE 1/4 NE 1/4 of Section 17 a distance of 329.40 feet to the point of beginning, containing 2.606 acres.

That said owners have caused the said real property to be laid out and surveyed as Barbara Subdivision, a subdivision of a part of Tract 31, Orchard Subdivision to the Town of Fruita, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities 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, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the Town of Fruita.

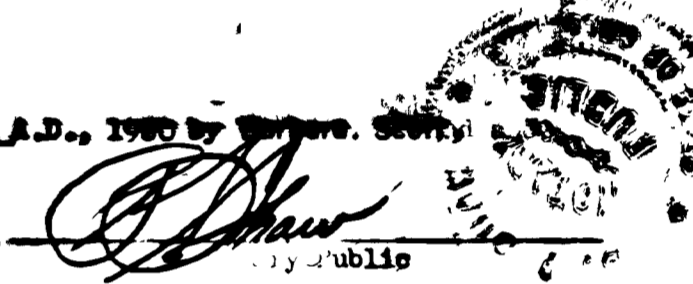
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 29 day of January, A.D., 1980.

Barbara Scott *Marie E. Conrad* *Callie D. Conrad*
Barbara Scott Marie E. Conrad Callie D. Conrad

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 29 day of January, A.D., 1980 by Barbara Scott, Marie E. Conrad and Callie D. Conrad.

My commission expires: August 9, 1981 Witness my hand and official seal.



CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:38 o'clock A.M. this 10 day of Mar, A.D., 1980 and is duly recorded in Plat Book No. 12, Page 238.

Earl Sawyer Deputy Fees: \$ 10.00

TOWN OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 29th day of January, A.D., 1980. Planning Commission of the Town of Fruita, County of Mesa, Colorado.

Edwin R. ...
Chairman

TOWN BOARD OF FRUITA CERTIFICATE

Approved this 29th day of February, A.D., 1980. Town Board of Fruita of the Town of Fruita, County of Mesa, Colorado.

William H. ...
Chairman

SURVEYOR CERTIFICATE

I, James T. Petty, Jr., do hereby certify that the accompanying plat of Barbara 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. Petty, Jr. 2/10/80
James T. Petty, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

BARBARA SUBDIVISION



0705-00001