

REPLAT OF LOTS 1, 2, 3, & 4  
of BLOCK 18, and LOTS 15 & 16  
of BLOCK 19,  
CLEVELAND ADDITION to the  
TOWN OF FRUITA and the  
Vacated Areas Adjoining.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Ole Dunn is the owner of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and lying in the CLEVELAND ADDITION to the TOWN OF FRUITA, as shown on the accompanying plat thereof, Said property being more particularly described as follows

Lots 1, 2, 3, and 4 of Block 18, and Lots 15 and 16 of Block 19, CLEVELAND ADDITION to the TOWN OF FRUITA and the adjoining vacated portion of street by Fruita Ordinance No. 367

That the said owner has caused the said property to be laid out and surveyed as REPLAT OF LOTS 1, 2, 3, and 4 of Block 18, and Lots 15 and 16 of Block 19, CLEVELAND ADDITION TO THE TOWN OF FRUITA AND THE VACATED AREAS ADJOINING a replat of a part of the County of Mesa, Town of Fruita.

That the owner does hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility easements as a perpetual easement for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, and telephone lines together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. A perpetual easement is hereby dedicated to the Public Utility Companies for the above described streets and easements

That all expenses for installation of utilities referred to above for grading, landscaping, and for street improvements shall be financed by the seller or purchaser - not the Town of Fruita.

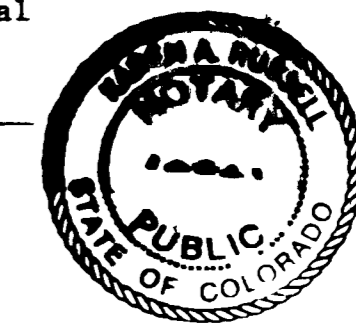
IN WITNESS WHEREOF, said owner, Ole Dunn has subscribed his name this 16th day of May, A. D., 1979.

*Ole Dunn*  
Ole Dunn

STATE OF COLORADO )  
COUNTY OF MESA ) ss The foregoing instrument was acknowledged before me this 16th day of May, A.D., 1979 by Ole Dunn.

My commission expires 1-31-83 Witness my hand and official seal

*Karen A. Russell*  
Notary Public



TOWN PLANNING COMMISSION CERTIFICATE

Approved this 27th day of May, A.D. 1979.  
Town Planning Commission of the Town of Fruita.

*Samuel R. ...*  
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 30th day of MAY, A.D. 1979  
Town Board of Trustees of the Town of Fruita.

By *Walter S. ...*  
Mayor, Town of Fruita

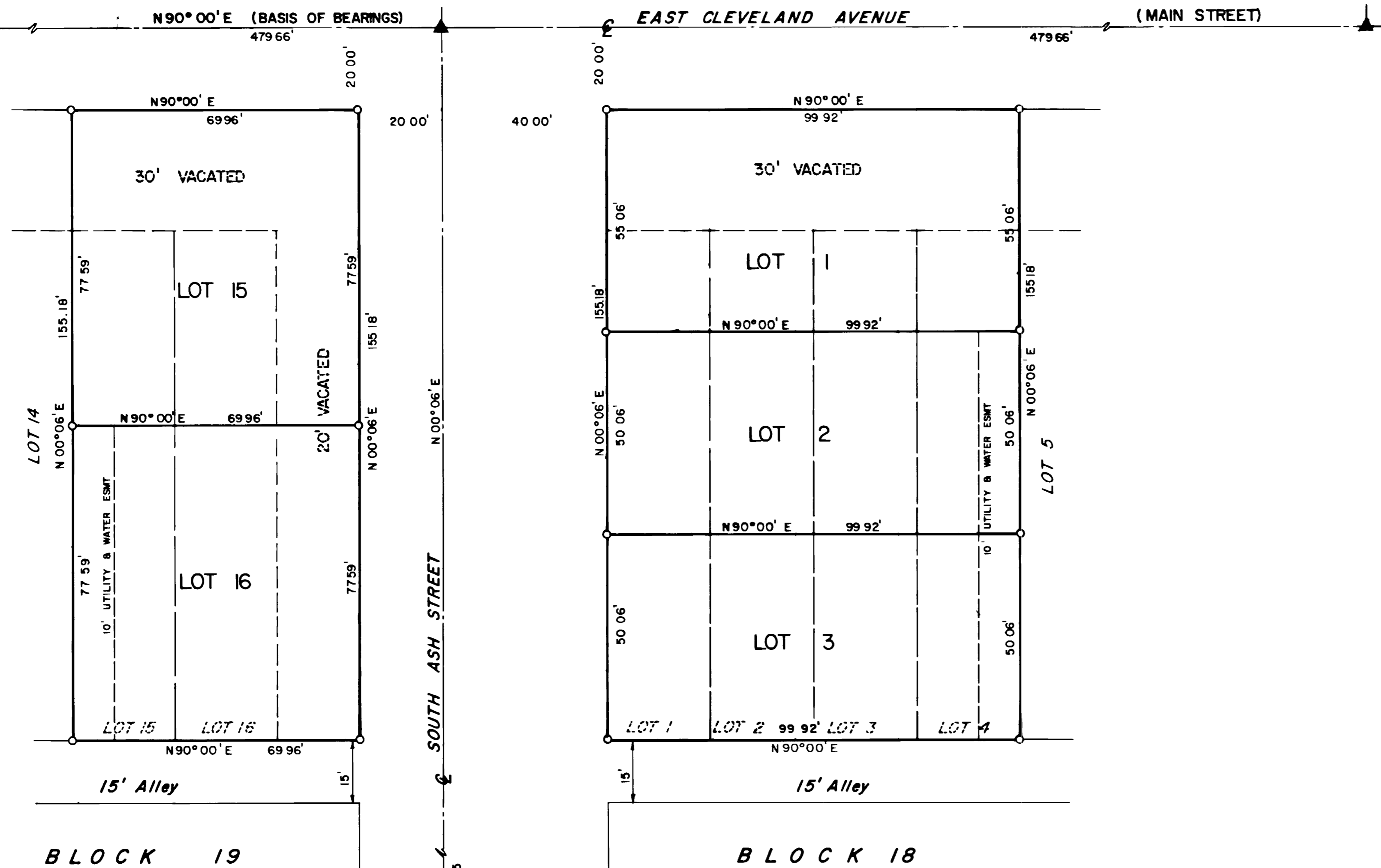
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss I hereby certify that this instrument was filed in my office at 10 o'clock P.M., 30 day of MAY, A.D., 1979, and is duly recorded in plat book 12, page 168, Reception number 1193014.

*Earl Sawyer*  
Clerk and Recorder

By  
Fee 10.00

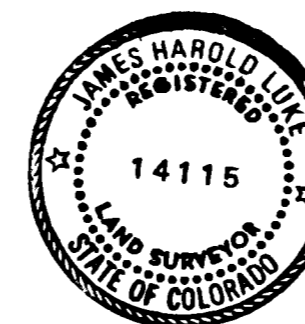
REPLAT of a Portion of BLOCK 18 & a Portion of  
BLOCK 19, CLEVELAND ADDITION, FRUITA, CO.  
ARMSTRONG ENGINEERS & ASSOC., INC.  
861 ROOD AVENUE, GRAND JUNCTION, COLO 80501 (303) 245-3861



SURVEYOR'S CERTIFICATE

I, James H. Luke, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey, done in accordance with current Colorado State Law.

*James H. Luke*  
JAMES H. LUKE L.S. 14115



LEGEND

- CITY MONUMENT WITH NHPO CAP (Referenced)
  - ▲ SET P-K NAIL w/ REFERENCES
  - SET 5/8" Rebar with Plastic Cap Marked "LUKE LS 14115" Exterior Corners Set in Concrete
- See Fruita Ordinance No. 367 for Statement of Vacation

