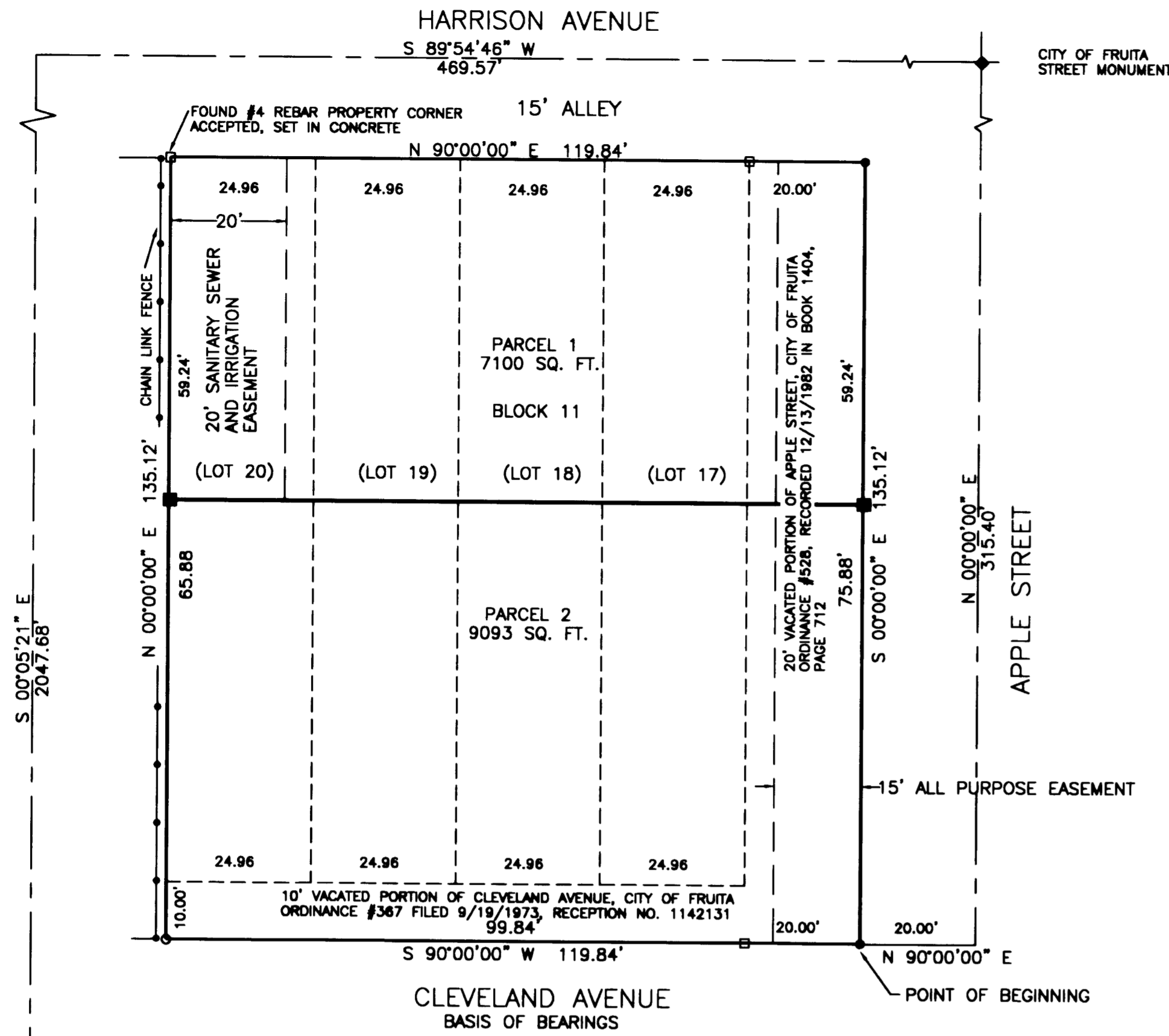


DABBS MINOR SUBDIVISION  
 A REPLAT OF LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 11,  
 AND ADJACENT STREET VACATIONS  
 CLEVELAND ADDITION TO THE TOWN OF FRUITA  
 PART OF THE SE 1/4 OF SECTION 17, T1N, R2W, U.M.  
 CITY OF FRUITA, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Sam Dabbs and Gladys Dabbs are the owners of that real property being Lots 17 through 20, inclusive, Block 11 of the Cleveland Addition to the Town of Fruita, City of Fruita, Mesa County, Colorado, the same being lands described in Book 3474, Page 993, and being more specifically described as follows:

A parcel of land being Lots 17 through 20, inclusive, Block 11, Cleveland Addition to the Town of Fruita, together with the North 10 feet of the vacated portion of Cleveland Avenue, and the West 20 feet of the vacated portion of Apple Street, located in the Southeast Quarter of Section 17, T1N, R2W of the Ute Meridian in the City of Fruita, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point being the Northwest corner of the intersection of Cleveland Avenue and Apple Street subsequent to vacations of said streets under the City of Fruita Ordinance No. 367 and 528, respectively, whence a City of Fruita Street Monument at the intersection of the street monument lines for Apple Street and Harrison Avenue bears N90°00'00"E 20.00 feet and N00°00'00"E 315.40 feet; thence from the point of beginning S90°00'00"W 119.84 feet along the North line of Cleveland Avenue to a point being the Southwest corner of this parcel; thence N00°00'00"E 135.12 feet for the most part along the West line of said Lot 20 to a point being the Northwest corner of this parcel and also being the Northwest corner of said Lot 20; thence N90°00'00"E 119.84 feet along the South line of an alley in said Block 11 to a point being the Northeast corner of this parcel; thence S00°00'00"E 135.12 feet along the West line of Apple Street to the point of beginning, containing 0.37 acre, more or less.

That said owner does hereby reserve and set apart all of the portions of real property which are labeled as All Purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utility 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 the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. All Purpose easements are dedicated to the PUBLIC UTILITIES.

That said owner does hereby reserve and set apart all of the portions of real property which are labeled as sanitary sewer and irrigation easements on the accompanying plat as perpetual easements for the installation and maintenance of sanitary sewer and irrigation services lines and are dedicated to the PUBLIC UTILITIES to be used in a reasonable and prudent manner.

that said owners have caused the said real property to be laid out and surveyed as DABBS MINOR SUBDIVISION, a replat of a part of Lots 17 through 20, inclusive, Block 11 and vacated portions of Apple Street and Cleveland Avenue of the Cleveland Addition to the Town of Fruita, and being a subdivision of part of the City of Fruita, Mesa County Colorado.

In witness whereof, said owners have caused their names to be hereunto subscribed this 7 day of Sept A.D., 2004.

*Sam Dabbs*  
Sam Dabbs  
*Gladys Dabbs*  
Gladys Dabbs

State of Colorado }  
County of Mesa } ss

This plat was acknowledged before me by Sam Dabbs and Gladys Dabbs on this 7<sup>th</sup> day of September A.D., 2004, for the aforementioned purposes.

Notary public Chico Davis  
My commission expires 9-29-2007  
My address is \_\_\_\_\_



CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado

By: *Wayne H. Lizer*  
Mayor

Witness my hand and seal of the City of Fruita, Colorado

Attest: *Margaret Subman*  
City Clerk



SHEET 1 OF 1

DABBS MINOR SUBDIVISION  
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 CITY OF FRUITA, MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES  
 ENGINEERING CONSULTING AND LAND SURVEYING  
 576 25 ROAD-UNIT 8  
 GRAND JUNCTION, COLORADO

DATE:	PROJ. NO.:	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
8/24/04	043955-3	1"=20'	DABBS2	WHL	W.H.L.

CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa ) ss

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado at 4:03 o'clock P.M. this 17<sup>th</sup> day of SEPTEMBER A.D., 2004, and is duly recorded in Plat Book No. 3740 Page 515, as Reception No. 2214342, Drawer No. PP-114 Fees 10<sup>00</sup>

*Janice Ward by Terille Metzger, Deputy*  
Clerk and Recorder of Mesa County

TITLE CERTIFICATE

First American Heritage Title Company does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Sam Dabbs and Gladys Dabbs free and clear of all liens, taxes and encumbrances, except as follows:

EXECUTED this 30<sup>th</sup> day of August, 2004.

By: *Pam Soren*  
Title examiner's signature

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me on March 9, 2004, and that this plat is true and correct to the best of my knowledge and belief.

*Wayne H. Lizer 8/27/04*  
Wayne H. Lizer P.E., P.L.S.



LEGEND

- ◆ CITY OF FRUITA BLOCK MONUMENT  
2 1/4" BRASS CAP SET IN CONCRETE UNREADABLE
- SET 5/8" REBAR WITH CAP MARKED PEPLS 14113-SET IN CONCRETE
- FOUND 5/8" REBAR-ACCEPTED, PUT CAP MARKED PEPLS 14113 ON REBAR-SET IN CONCRETE
- FOUND 4/8" REBAR, ACCEPTED
- ◆ MESA COUNTY SURVEY MONUMENT
- SET 5/8 INCH REBAR MARKED PEPLS 14113

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.