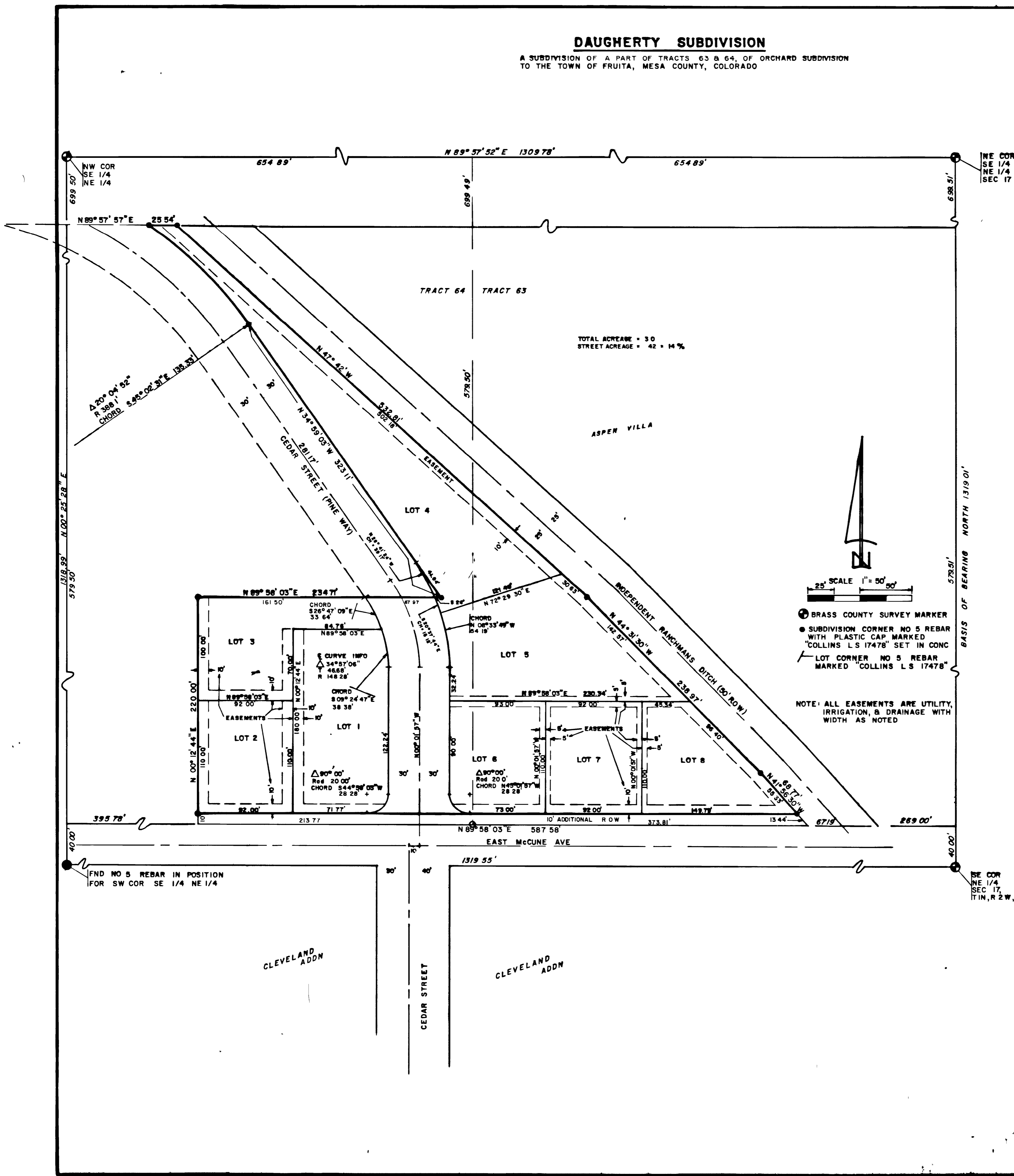


DAUGHERTY SUBDIVISION

A SUBDIVISION OF A PART OF TRACTS 63 & 64, OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA, MESA COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED JOHN A DAUGHERTY, CAROL A DAUGHERTY AND ANALEE KIRKHAM ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO AND BEING A PART OF THE NE 1/4, SECTION 17, T1N, R2W, UTE MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

THAT PART OF THE SOUTH 220 FEET OF THE EAST 264 FEET OF TRACT 64 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA, WHICH LIES SOUTH AND WEST OF THE OLD U S HIGHWAY NO 50, TOGETHER WITH THAT PORTION OF THE SOUTHWESTERLY ONE-HALF OF THE VACATED U S HIGHWAY NO 50 ADJOINING SAID PROPERTY AND IN THE SOUTH 220 FEET OF THE EAST 264 FEET OF SAID TRACT 64 AND THAT PART OF THE EAST 4 ACRES OF TRACT 64 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA, WHICH LIES NORTH AND EAST OF THE OLD STATE HIGHWAY AND SOUTH AND WEST OF THE INDEPENDENT RANCHMEN'S DITCH OR CANAL, TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE VACATED U S HIGHWAY NO 50 ADJOINING SAID PROPERTY AND IN THE SOUTH 220 FEET OF THE EAST 264 FEET OF SAID TRACT 64 AND THAT PART OF TRACT 63 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA, LYING SOUTH AND WEST OF THE INDEPENDENT RANCHMEN'S DITCH, TOGETHER WITH THAT PORTION OF THE VACATED U S HIGHWAY NO 50 ADJOINING AND WITHIN SAID PROPERTY THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS DAUGHERTY SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF FRUITA, MESA COUNTY THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ROADS AND ROAD EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER, AND HEREBY DEDICATES 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

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THESE NAMES TO BE HEREUNTO SUBSCRIBED THIS 09 DAY OF Nov A D 1981

John A. Daugherty
JOHN A. DAUGHERTY
Carol A. Daugherty
CAROL A. DAUGHERTY
Analee Kirkham
ANALEE KIRKHAM
W. B. Collins
WITNESS

STATE OF COLORADO COUNTY OF MESA SS #1292568

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09 DAY OF Nov, A D 1981 BY JOHN A. DAUGHERTY, CAROL A. DAUGHERTY AND ANALEE KIRKHAM My Commission expires 5/15/82 *Walter E. Johnson* Notary Public, State of Colorado
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF MESA SS #1282568

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:37 PM THIS 9 DAY OF November, A D 1981 AND IS FULLY RECORDED IN PLAT BOOK NO 13, PAGE 7
Carl Sanger CLERK AND RECORDER *Marcello M. Mahoney* DEPUTY \$ 10.00 FEES

CITY PLANNING COMMISSION CERTIFICATE APPROVED THIS 30 DAY OF Nov, 1981 FRUITA, CITY PLANNING COMMISSION OF THE CITY OF FRUITA, COUNTY OF MESA, CO
Edwin R. ... CHAIRMAN

SURVEYOR'S CERTIFICATE I, FRANCIS ALBERT COLLINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF FRUITA, COUNTY OF MESA, HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME
Francis Albert Collins L.S. 17478



CITY COUNCIL CERTIFICATE APPROVED THIS 30 DAY OF Nov, 1981, A D CITY COUNCIL OF THE CITY OF FRUITA
BY *Walter E. Johnson* MAYOR, CITY OF FRUITA

DAUGHERTY SUBDIVISION			
Surveyed by	COLLINS	Date surveyed	8/10/81
Checked by	COLLINS	Date checked	9/14/81
Revision		Scale	1"=50'