



FRUITA - SOUTH, FILING ONE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and being a part of the East 1/2 of the S.W. 1/4 of Section 17 Township 1 North, Range 2 West of the Tenth Meridian shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SW corner of the SE 1/4 of the SW 1/4 of said Section 17. Thence North 00° 00' 00" E along the West Line of the East 1/2 of said section 17 a distance of 287.95 feet; Thence N 90° 00' 00" E 540.00 feet; Thence N 84° 17' 22" E 50.25 feet; Thence N 90° 00' 00" E 286.14 feet; Thence along the arc of curve to the right whose radius is 192.94 feet and whose long chord bears N 18° 07' 04" E 79.45 feet; Thence N 30° 00' 00" E 32.94 feet; Thence S 60° 00' 00" E 50.00 feet; Thence N 30° 00' 00" E 98.15 feet; Thence N 90° 00' 00" E 305.40 feet; to a point on the East line of the SW 1/4 of said section 17. Thence S 00° 38' 29" E along said East line of the SW 1/4 of Section 17 a distance of 278.82 feet; Thence S 89° 25' 37" W 264.00 feet; Thence S 00° 38' 29" E 165.00 feet; to a point on the South line of the SE 1/4 of the SW 1/4 of Section 17. Thence S 89° 25' 37" W along said South line of the SE 1/4 of the SW 1/4 of Section 17 a distance of 1056.13 feet to the Point of beginning, containing 9.044 acres.

That said owners have caused the said real property to be laid out and surveyed as Fruita - South, Filing One, a subdivision of a part of 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 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

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

In witness whereof said owners Carlyle J. Fowler and Virble M. Fowler have caused their names to be hereunto subscribed this 7 Day of Dec., A.D., 1975.

Carlyle J. Fowler
Carlyle J. Fowler

Virble M. Fowler
Virble M. Fowler

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17 day of December, A.D., 1975, by Carlyle J. Fowler and Virble M. Fowler.

My commission expires 2/24/79 *Donald R. Bergman*
Notary Public

TOWN OF FRUITA PLANNING COMMISSION

Approved this 17 day of Nov., A.D., 1975 by the planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

Ernie R. ...
CHAIRMAN

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 8 day of Dec., A.D., 1975 by the Town Board of Trustees of the Town of FRUITA.

Charles M. ...
CHAIRMAN

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
County of Mesa) 1101059

I hereby certify that this instrument was filed in my office at 11:20 o'clock A.M. This 21 day of Jan., A.D., 1976 and duly recorded in Plat Book No. 11, Page 144.

Earl ...
CLERK AND RECORDER DEPUTY FEE \$ 10.00

I, James T. Patty Jr., do hereby certify that the accompanying plat of Fruita - South, Filing No. 1, a subdivision of a part of the Town of Fruita, County of Mesa, has been prepared under my direction and accurately represents a survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-51-101-102 as amended.

By: *Robert P. Gerlofs*
Mesa County Surveyor Date: 12/16/75

