

# HORSETHIEF PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, R & M INVESTMENTS, a joint venture, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1580 at Page 459 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 SE1/4 Section 18, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A tract of land located in a part of the SE1/4 SE1/4 Section 18, Township 1 North, Range 2 West, of the Ute Meridian, being more particularly described as follows: Commencing at the Southeast Corner of said Section 18; thence N89°54'34"W along the South line of the SE1/4 SE1/4 of said Section 18 a distance of 30.00 feet to a point on the Westerly right-of-way of Colorado State Highway No. 340, said point being the TRUE POINT OF BEGINNING; thence continuing N89°54'34"W along said South line of the SE1/4 SE1/4 Section 18 a distance of 1291.91 feet to the SW corner of the SE1/4 SE1/4 of said Section 18; thence N00°01'50"W along the West line of the SE1/4 SE1/4 of said Section 18 a distance of 1290.40 feet; thence S89°54'01"E 1238.24 feet to a point on the Westerly right-of-way of Colorado State Highway No. 340; thence along said Westerly and Southerly right-of-way of Colorado State Highway 340 by the following three (3) courses and distances: (1) S12°57'49"E 148.98 feet; (2) N89°57'11"E 20.00 feet; (3) S00°02'49"E 1145.12 feet to the TRUE POINT OF BEGINNING. County of Mesa, State of Colorado.

That said owner has caused the said real property to be laid out and surveyed as HORSETHIEF PARK, a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 30th day of November A.D., 1990. BY R & M INVESTMENTS, a joint venture.

*Raymond G. Phipps*  
BY RAYMOND G. PHIPPS, AS PARTNER OF  
R & G PARTNERSHIP

*Michael L. Baller*  
BY MICHAEL L. BALLER, SECRETARY OF  
INCOME PROPERTIES INC., A COLORADO CORPORATION

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 30th day of Nov. A.D., 1990 by R & M INVESTMENTS, a joint venture, by RAYMOND G. PHIPPS as partner of R & G PARTNERSHIP, and by MICHAEL L. BALLER as ~~partner~~ of INCOME PROPERTIES INC., a Colorado Corporation.

My commission expires: 9/15/91

*David H. Mumby*  
Notary Public

Address 2828 N Ave  
Grand Junction, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 10:06 o'clock A. M. this 16th day of January A.D., 1991 and is duly recorded in Plat Book No. 19, Page 533

Fee \$10.00

*Monika Todd*  
Clerk and Recorder  
FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 28th day of Nov A.D., 1990, Fruita Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

*V. C. Bennett*  
Chairman

FRUITA CITY COUNCIL'S CERTIFICATE

Approved this 28th day of Nov. A.D., 1990, Fruita City Council of the Town of Fruita, County of Mesa, State of Colorado.

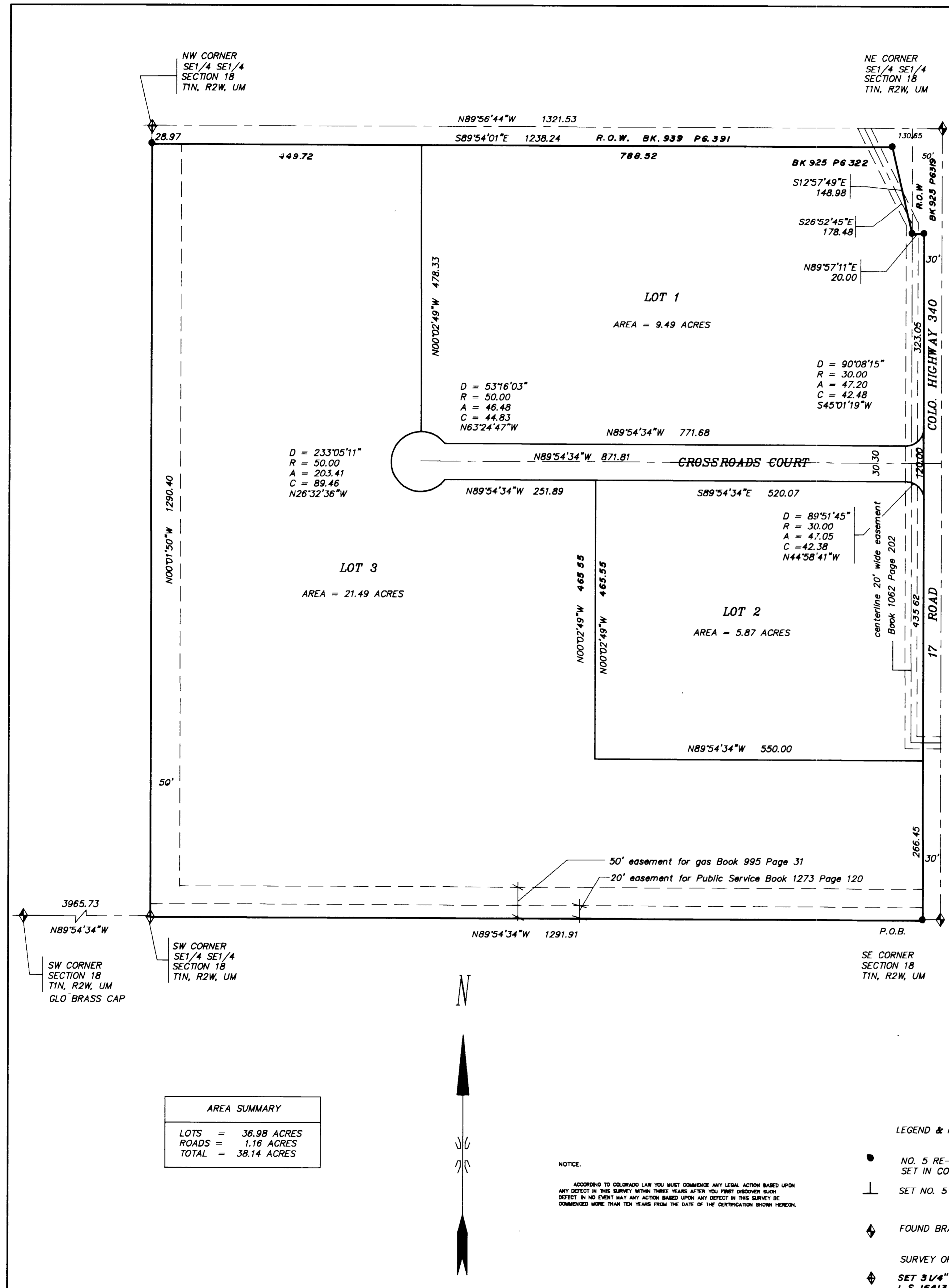
*Bill Baird*  
Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of HORSETHIEF PARK, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

*Max E. Morris*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Registered Professional Land Surveyor L.S. 16413

11/28/90  
Date



LEGEND & NOTES

- NO. 5 RE-BAR & CAP L.S. 16413 SET IN CONCRETE
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ FOUND BRASS CAP
- ◆ SURVEY ORIENTED WITH FOUND MONUMENTS
- ◆ SET 3/4" BRASS CAP ON 3" IRON PIPE IN CONC. L.S. 16413

HORSETHIEF PARK		
SITUATED IN THE SE1/4 SE1/4 SECTION 18, T1N, R2W, U1M.		
FOR: BEARD	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: DMM DS
SCALE: 1" = 100' FT		DRAWN BY: MEM
DATE: 11/28/90		ACAD ID: HORSE
		SHEET NO.
		FILE: 90126