

LAGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property located in the SW 1/4 SE 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Southeast corner of SW 1/4 SE 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and considering the South line said SW 1/4 SE 1/4 to bear S90°00'00"W with all bearings contained herein relative thereto, thence S90°00'00"W 340.00 feet to the centerline of the Independent Ranchman's Ditch, thence along said centerline N23°10'34"W 57.53 feet, thence along said centerline along the arc of a curve to the left having a radius of 1200.00 feet, a delta angle of 11°27'30", a distance of 239.98 feet, thence along said centerline N34°38'04"W 211.96 feet, thence continuing along said centerline on an arc of a curve to the right having a radius of 600.00 feet, a delta angle of 17°38'37", a distance of 184.76 feet, thence along said centerline N16°09'27"W 59.53 feet, thence leaving the centerline of the Independent Ranchman's Ditch S89°59'37"E 697.27 feet to a point on the East line of the SW 1/4 SE 1/4 Section 8, Township 1 North, Range 2 West of the Ute Meridian, thence S00°04'19"W along said East line 659.55 feet to the point of beginning containing 8.455 acres, more or less.

That the said owners have caused the said real property to be laid out and surveyed as Lage Subdivision, a subdivision of a part of the County of Mesa.

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. Utility easements are dedicated to the public utilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, not the County of Mesa.

In witness whereof, Leonard L. Lage and Carol A. Lage have caused their names to be hereunto subscribed this 5 day of October A.D., 1981.

Leonard L. Lage
Leonard L. Lage

Carol A. Lage
Carol A. Lage



STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 5th day of October A.D., 1981, by

Leonard L. Lage and Carol A. Lage

My commission expires 5-5-84

Witness my hand and official seal, *Bruce A. Moffatt*
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:17 o'clock A M. Oct 23 A.D., 1981 and is duly recorded in Plat Book No. 12 Page No. 442 Rev # 1272558

Earl Sawyer
Clerk and Recorder

Fee 10.00 By _____ Deputy

TOWN OF FRUITA PLANNING COMMISSION

Approved this 5 day of Oct A.D., 1981, by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado

Edwin Robert
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

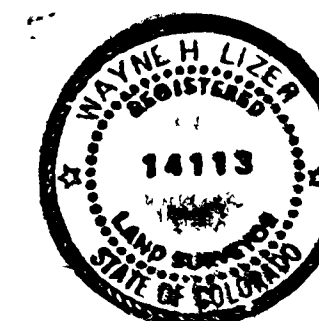
Approved this 5 day of Oct A.D., 1981, by the Town Board of Trustees of the Town of Fruita

William S. Jovan
Chairman

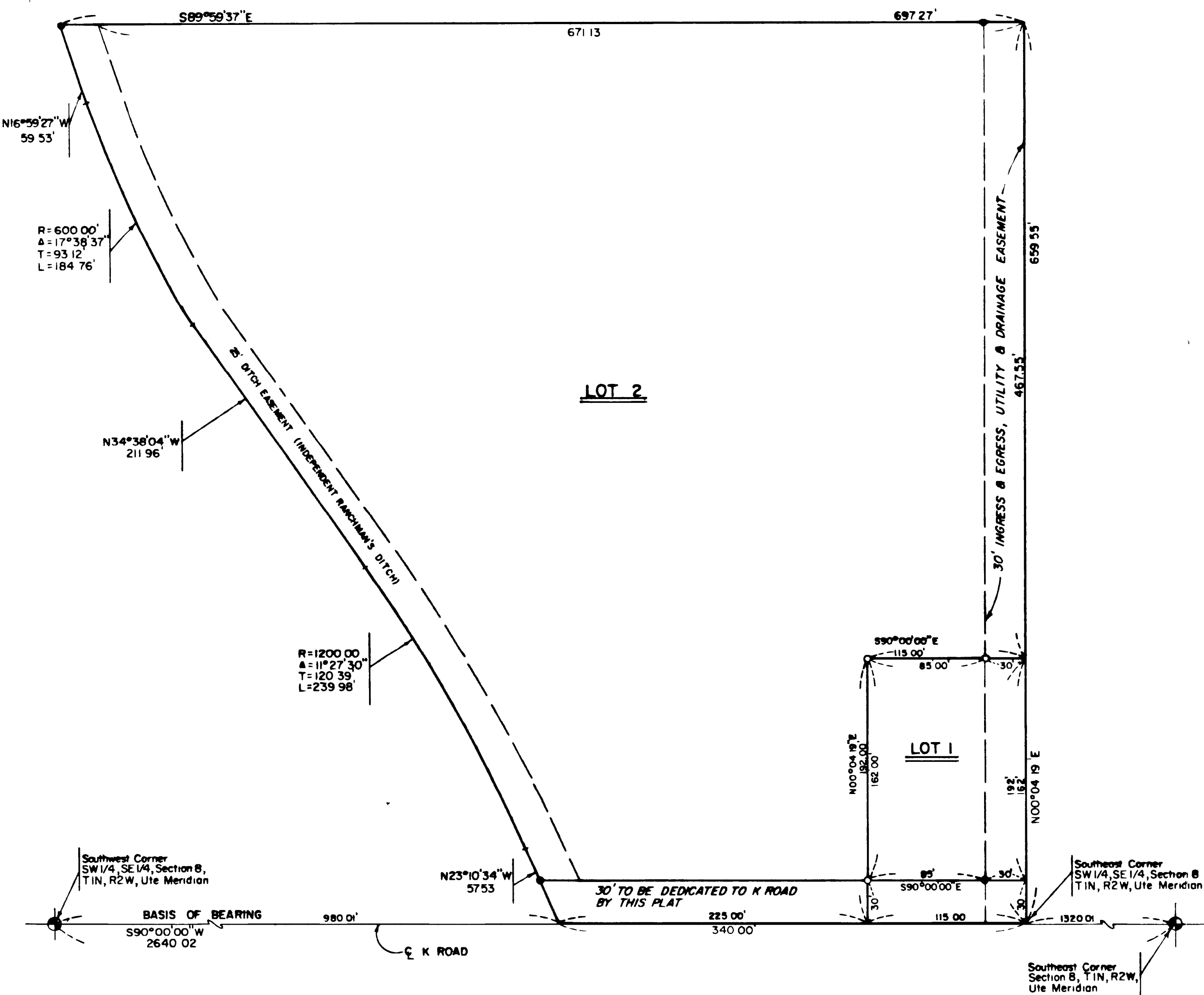
SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Lage Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and from a Plat of Survey by Colorado West Surveying Company dated March 5, 1979, and this plat represents a field survey of same.

By *Wayne H. Lizer*
Wayne H. Lizer
Registered Land Surveyor P.E., L.S. 14113



T-66



LEGEND

- ◆ MESA COUNTY BRASS CAP
- SET REBAR W/CAP PE LS 14113
- SET REBAR W/CAP IN CONCRETE PE LS 14113

0 15 30 60
SCALE 1" = 60'

LAGE SUBDIVISION

W H LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT EIGHT 241-1129
GRAND JUNCTION, COLORADO