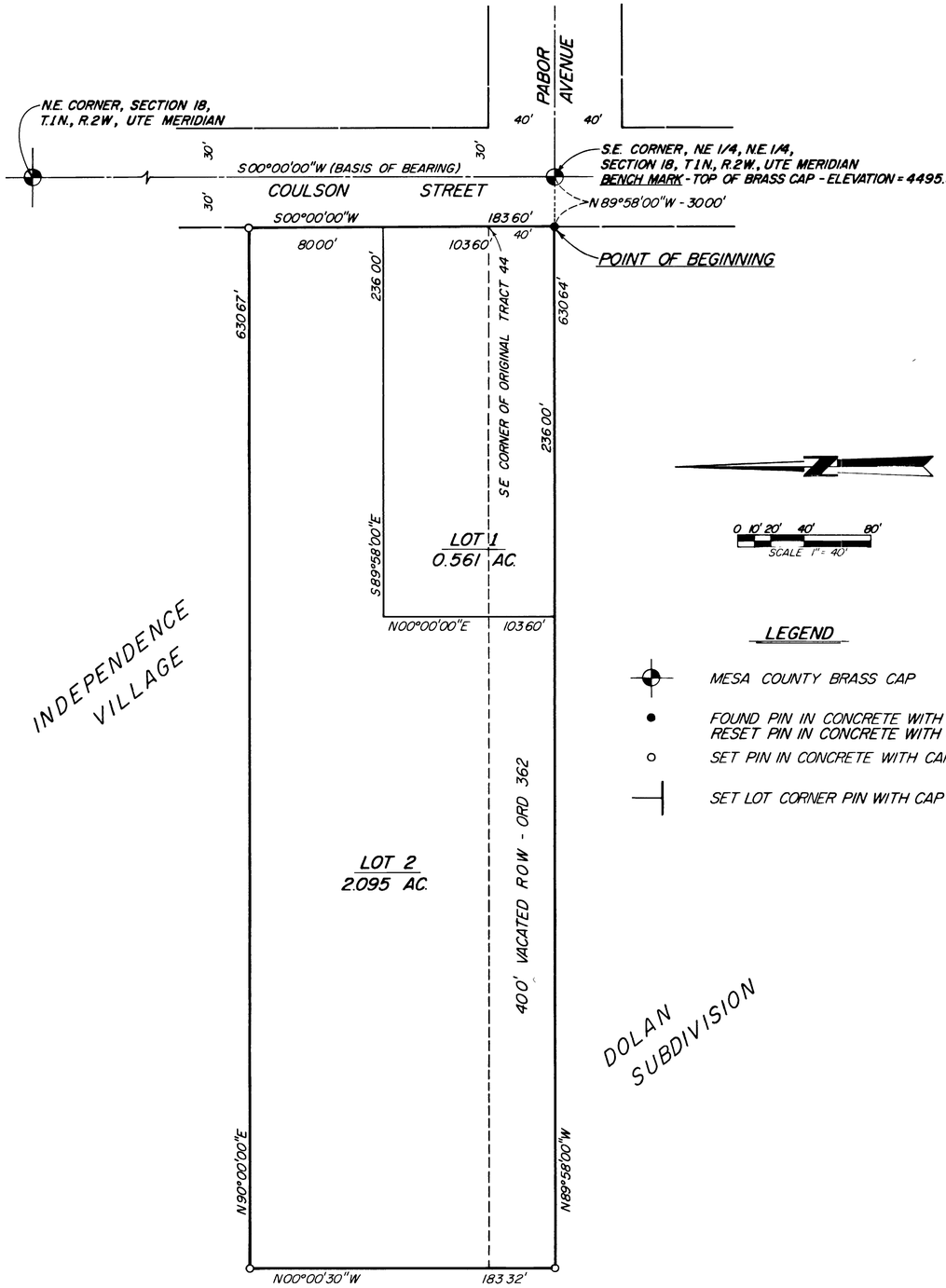
MANDATORY SUBDIVISION A SUBDIVISION OF PARCEL "B" OF A SUBDIVISION OF TRACT 44 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA SUBDIVISION REPLAT



LEGEND

- MESA COUNTY BRASS CAP
- FOUND PIN IN CONCRETE WITH CAP - DISTURBED, RESET PIN IN CONCRETE WITH CAP PE PLS #14113
- SET PIN IN CONCRETE WITH CAP PE PLS #14113
- SET LOT CORNER PIN WITH CAP PE PLS #14113

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property being Parcel "B" of a subdivision of Tract 44 of Orchard Subdivision to the Town of Fruita Subdivision Replat, City of Fruita, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N89°58'00"W 30.00 feet from the Southeast corner of the NE 1/4 NE 1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian in Mesa County, Colorado; thence N89°58'00"W 630.64 feet; thence N00°00'30"W 183.32 feet; thence N90°00'00"E 630.67 feet; thence S00°00'00"W 183.60 feet along the West line of Coulson Street to the point of beginning containing 2.656 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Mandatory Subdivision, a Subdivision of Parcel "B" of a Subdivision of Tract 44 of Orchard Subdivision to the Town of Fruita Subdivision Replat.

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 those portions of said 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 gravelling or improvements shall be financed by the seller or purchaser, not the City of Fruita.

In witness whereof, said owner has caused her name to be hereunto subscribed this 3rd day of September, A.D. 1985.

Maryanna T. Sedillo
Maryanna T. Monroe-Sedillo

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of September, A.D., 1985 by Maryanna T. Monroe-Sedillo.

Witness my hand and official seal.
My commission expires March 8, 1987.

Margaret Stillman
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

1403157

I hereby certify that this instrument was filed in my office at 1:04 o'clock P.M. Oct 18 A.D., 1985 and is duly recorded in Plat Book No. 13 Page No. 327.

Fee 10.00

Clerk and Recorder

Deputy

CITY OF FRUITA PLANNING COMMISSION

Approved this 19th day of August A.D., 1985, by the Planning Commission of the City of Fruita, County of Mesa, State of Colorado.

Jean Lutz
Chairman

FRUITA CITY COUNCIL

Approved this 26th day of August A.D., 1985, by the Fruita City Council of the City of Fruita, County of Mesa, State of Colorado.

Robert P. Pollock
Chairman

FRUITA CITY ENGINEER'S APPROVAL

Approved this 10th day of October A.D., 1985, by the Fruita City Engineer of the City of Fruita, County of Mesa, State of Colorado.

Ronald P. Rich
Fruita City Engineer

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Mandatory Subdivision was prepared from notes taken in the field by me during July, 1985, and from a Plat of Subdivision by Western Engineers, Inc., dated 6/1/79, said Subdivision Plat labeled " A Subdivision of Tract 44 of Orchard Subdivision to the Town of Fruita Subdivision Replat", said plat of Mandatory Subdivision has been prepared by me and accurately represents a field survey of same.

Wayne H. Lizer 8/30/85
Wayne H. Lizer, P.E., P.L.S. No. 14113

WAYNE H. LIZER REGISTERED No. 14113 LAND SURVEYOR STATE OF COLORADO

MANDATORY SUBDIVISION
A SUBDIVISION OF PARCEL "B" OF A SUBDIVISION OF TRACT 44 OF ORCHARD SUBDIVISION TO THE TOWN OF FRUITA SUBDIVISION REPLAT

W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT 8 241-1129
GRAND JUNCTION COLORADO 81505