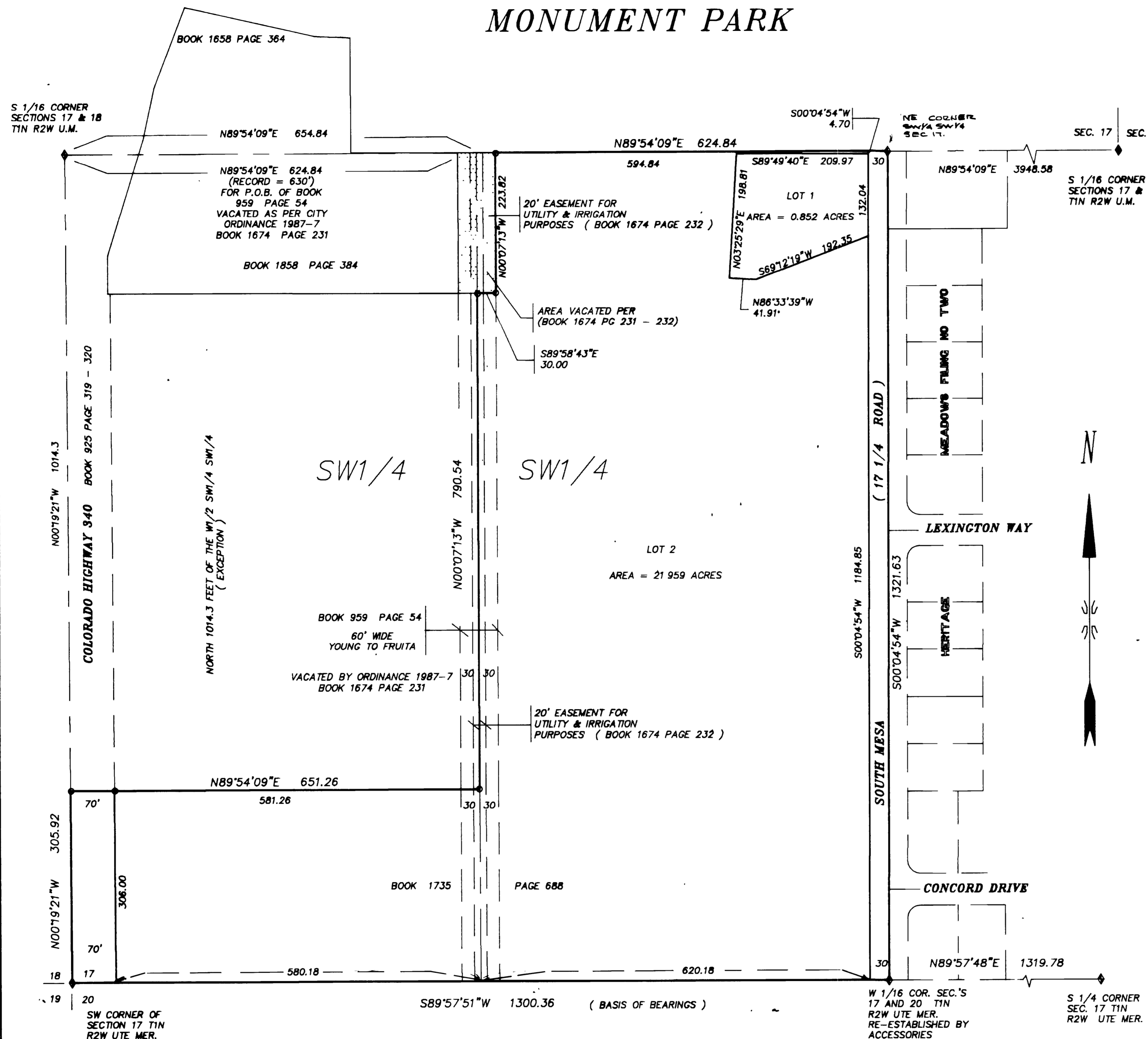


# MONUMENT PARK

DEDICATION

S 1/16 CORNER SECTIONS 17 & 18 T1N R2W U.M.



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, H. L. SPENCER, and RONALD O. LITTLES, are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1735 at Page 688 of the Mesa County Clerk and Recorders Office, and being situated in the SW 1/4 SW 1/4 Section 17, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

The SW 1/4 SW 1/4, Section 17, Township 1 North, Range 2 West, Ute Meridian, EXCEPT the North 1014.3 feet of the W 1/2 SW 1/4 SW 1/4, Mesa County, Colorado; ALSO being described as follows:

Beginning at SE corner of the SW 1/4 SW 1/4 Section 17, Township 1 North, Range 2 West, Ute Meridian, and considering the South line of the SW 1/4 SW 1/4 Section 17 to bear S89°57'51"W and all bearings contained herein to be relative thereto; thence S89°57'51"W 1300.36 feet along the South line of the SW 1/4 SW 1/4 Section 17 to the SW corner of Section 17, T1N, R2W, U.M.; thence N00°07'13"W 305.92 feet; thence N89°54'09"E 651.26 feet to the East line of the W 1/2 SW 1/4 SW 1/4 Sec. 17; thence N00°07'13"W 790.54 feet to the SE corner of that parcel of land described in Book 1858 Page 384; thence S89°58'43"E 30.00 feet to the East line of a parcel of land described in Book 959 Page 54; thence N00°07'13"W 223.82 feet to the North line of the E 1/2 SW 1/4 SW 1/4 Sec. 17; thence N89°54'09"E 624.84 feet to the NE corner of the SW 1/4 SW 1/4 Sec. 17; thence S00°04'54"W 1321.63 feet to the point of beginning, containing 24.213 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as MONUMENT PARK, a subdivision of a part of Mesa County, State of 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 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, or City of Fruita.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25th day of April, A.D., 1990.

H. L. Spencer  
H.L. SPENCER

Ronald O. Littles  
RONALD O. LITTLES

STATE OF Colorado } S.S.  
COUNTY OF Mesa }

The foregoing instrument was acknowledged before me this 25th day of April, A.D., 1990, by H. L. SPENCER, and RONALD O. LITTLES.

June 22, 1993  
My commission expires:

Notary Public Dianne Lewis  
Address 1040 Washington St. D.  
MO 63935

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 4:12 o'clock P. M. this 26th day of April, A.D., 1990, and is duly recorded in Plat Book No. 13, Page 465 Reception # 1540542.

Drawer # J58  
Fee \$ 10.00

Sabrina A. Brewer for Eastman  
Deputy County Clerk  
CITY OF FRUITA  
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26th day of April, A.D., 1990, County Planning Commission of the County of Mesa, Colorado.

Joe Dilva  
Chairman

FRUITA CITY COUNCIL  
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 26th day of April, A.D., 1990, Bill Baird Board of County Commissioners of the County of Mesa, Colorado.

Bill Baird  
Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MONUMENT 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

3/27/90  
Date

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ◆ FOUND MESA COUNTY BRASS CAP
- ◆ SET 3" IRON PIPE W/3 1/4" BRASS CAP IN CONC. MON BOX
- SURVEY ORIENTED WITH FOUND MONUMENTS SET NO 5 RE-BAR AT ALL LOT CORNERS

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO DEFECT MAY BE ASSERTED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



MONUMENT PARK		
SITUATED IN THE SW 1/4 SW 1/4 SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, U.M.		
FOR: GREAGER OLLAR LITTLES	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 484-7588 241-2370	SURVEYED BY: DKB MEM
SCALE: 1" = 100' FT		DRAWN BY: MEM
DATE: 3/22/90		ACAD ID: BEARDM
		SHEET NO.
		FILE: 90064