

NICHOLS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Bob Faith is the owner of that real property situated in the Town of Fruita, County of Mesa, State of Colorado as shown on the accompanying plat and being described as follows

Being a part of Tract 33 Orchard Subdivision to the Town of Fruita in Section 17, T1N, R2W, Ute Meridian being more particularly described as follows

Beginning at a point on the West line of Tract 33, Orchard Subdivision to the Town of Fruita which is N00°25'07"W 312.50 feet from the Southwest Corner of said Tract 33, thence along said West line Tract 33 N00°25'07"W 282.50 feet to a point 30 feet S00°25'07"E from the NW Corner of said Tract 33, thence S89°57'39"E 183.00 feet along the South boundary of Columbine Street, thence S00°25'07"E 282.42 feet, thence N89°59'11"W 52.00 feet, thence S00°25'07"E 117.50 feet, thence N89°59'11"W 76.00 feet, thence N00°25'07"W 117.50 feet, thence N89°59'11"W 55.00 feet to the point of beginning Containing 1.392 acres

That said owners have caused the said real property to be laid out and surveyed as Nichols Subdivision, a subdivision of a part of Tract 33 Orchard Subdivision to the Town of Fruita, County of Mesa, State of Colorado

That said owners do hereby dedicate and set apart all of the streets and roads shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility and irrigation 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, irrigation lines and telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance of and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 10th day of July, A.D., 1978

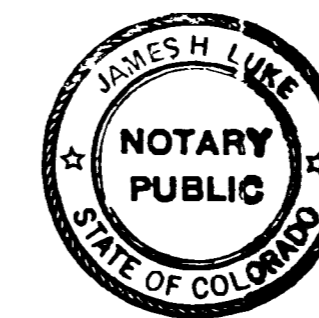
Bob Faith
Bob Faith

STATE OF COLORADO)
COUNTY OF MESA) ss # 1167741

The foregoing instrument was acknowledged before me this 10th day of July, A.D., 1978 by Bob Faith

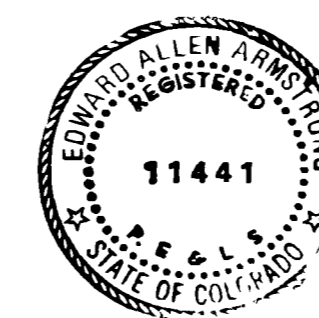
My Commission Expires Sept 7, 1981
Witness My Hand and Official Seal

James H. Luke
Notary Public



LEGEND

- MESA COUNTY BRASS CAP
 - FOUND REBAR
 - FOUND CORNER MARKED
 - ▲ FOUND MUSGROVE LS 10386
 - SET 5/8" REBAR w/CAP MARKED
 - SET 5/8" REBAR w/CAP MARKED
- ARMSTRONG PE & LS 11441
LUKE LS 14115



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1167741

I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M., this 4 day of August, A.D., 1978 and is duly recorded in Plat Book 12, Page 57

Carl Stungen by *Regal M. Hunsley* \$ 10.00
Clerk & Recorder Deputy Fees

TOWN OF FRUITA PLANNING COMMISSION

Approved this day of July, A.D., 1978 Planning Commission of the Town of Fruita, County of Mesa and State of Colorado

Edwin Robert
Chairman

TOWN OF FRUITA COUNCIL

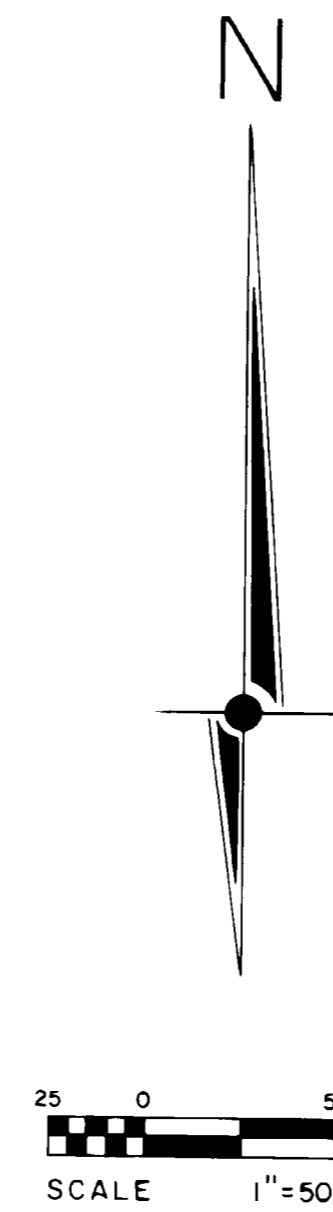
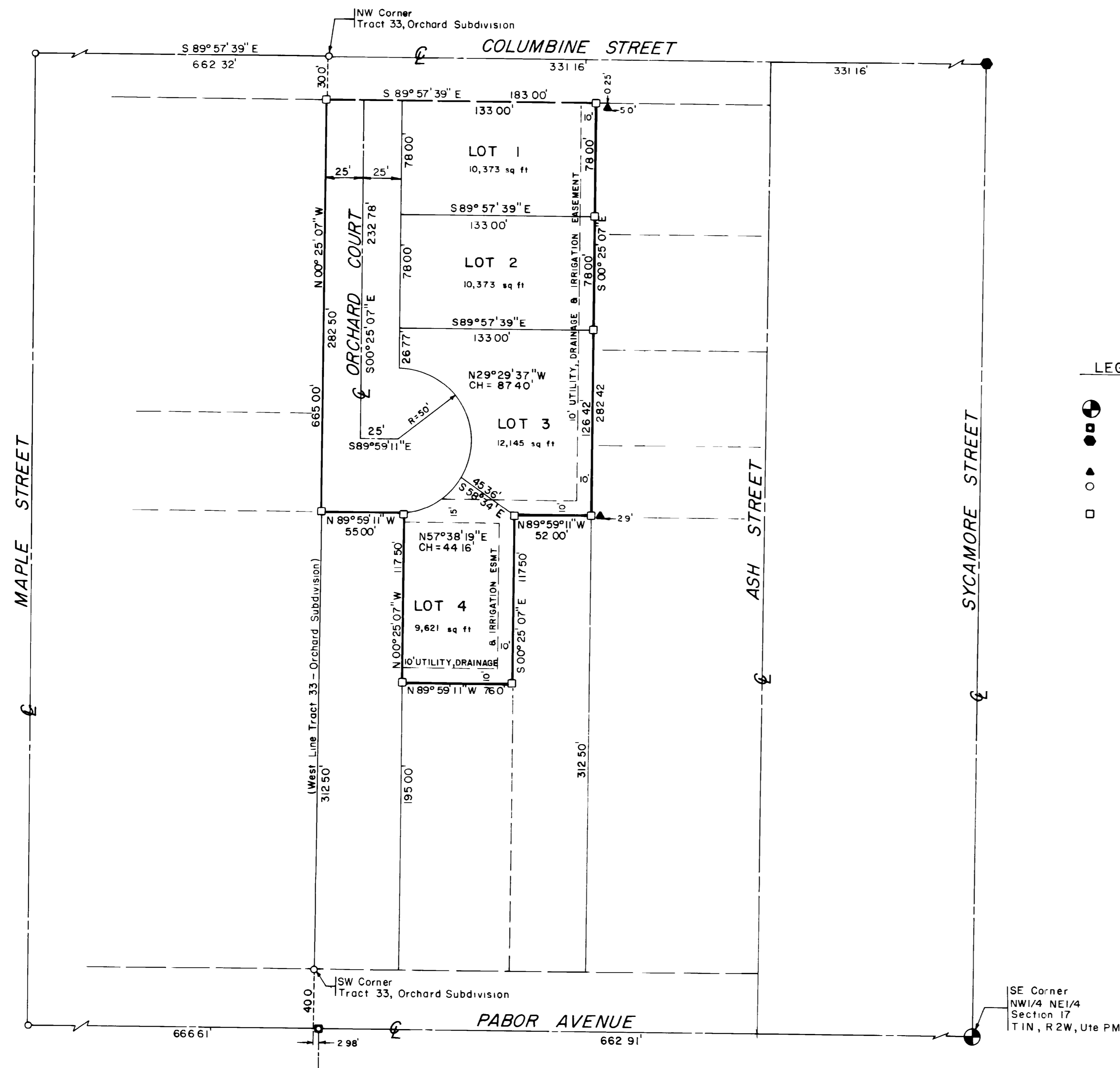
Approved this 10th day of July, A.D., 1978 Town Council of Fruita, County of Mesa, State of Colorado

Wallace E. Darrow
Mayor

SURVEYORS CERTIFICATE

I, Edward A. Armstrong, do hereby certify that the accompanying plat of Nichols Subdivision, within the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same

Edward A. Armstrong
Edward A. Armstrong
Registered Land Surveyor
Colorado Registration No 11441



NICHOLS SUBDIVISION
ARMSTRONG ENGINEERS & ASSOC., INC.

4/4/78

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