

NORTH MULBERRY MINOR SUBDIVISION

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Lloyd L. and Natalie C. Blakeman, the sole owners of all that real property recorded in Book 2603 at Pages 538-539 of Mesa County Real Property Records and described as follows:

That certain parcel of land in the SE1/4 SW1/4 OF Section 8, Township One North, Range Two West of the Ute Meridian, Fruita, Colorado, being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the southwest corner of the SE1/4 SW1/4 of said Section 8, from whence a Mesa County Survey Marker for the northwest corner of the SE1/4 SW1/4 of said Section 8 bears N00°01'55"E 1319.58 feet, thence N89°59'17"E on the southerly line of said Section 8 for a distance of 364.86 feet, thence N00°02'51"E 446.00 feet to a point on the easterly right-of-way line of North Mulberry Street and the point of beginning, thence N00°02'51"E on said right-of-way line for a distance of 143.01 feet, thence N74°04'19"E 94.78 feet; thence N89°59'17"E 43.70 feet, thence S00°10'24"W 87.80 feet, thence S13°10'39"W 114.49 feet, thence S01°23'32"E 70.04 feet, thence S89°59'17"W 133.78 feet to the point of beginning

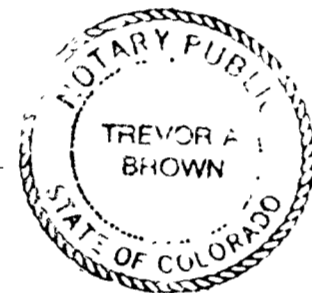
have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the North Mulberry Minor Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys. We hereby accept the responsibility for the completion of required public improvements for the North Mulberry Minor Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We do hereby dedicate to the public utilities the utility easements shown hereon and do hereby dedicate to the irrigation users irrigation easements shown hereon.

EXECUTED this 23 day of SEPTEMBER, 1999.

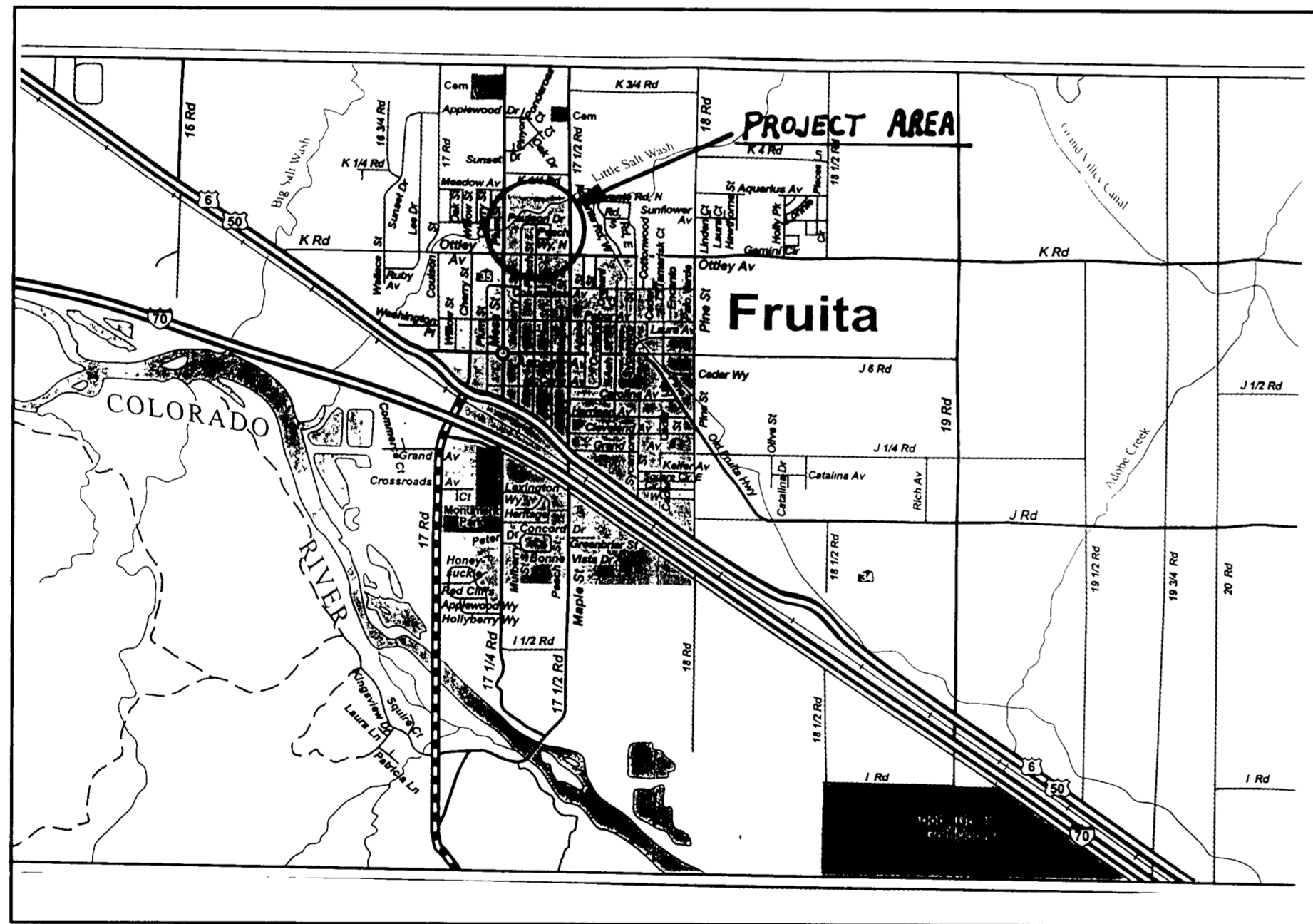
STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 23rd day of SEPTEMBER, 1999, by LLOYD L. BLAKEMAN AND NATALIE C. BLAKEMAN.

WITNESS MY HAND AND OFFICIAL SEAL
My commission expires 6/23/2001

Trevor A. BROWN
Notary Public



VICINITY MAP



NOTE REQUIRED BY THE CITY OF FRUITA

LOT 2 WILL BE REQUIRED TO EXTEND A SANITARY SEWER SERVICE LATERAL TO THE SANITARY SEWER MAIN IN NORTH MULBERRY STREET PRIOR TO ANY CONSTRUCTION. ALL EXPENSES WILL BE AT THE OWNERS EXPENSE.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 24th day of November, 1999.

David M. Quinn
Chairman

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 25th day of November, 1999, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon, subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Board of Trustees.

CITY OF FRUITA, COLORADO

By: *Eric A. Baldwin*
Mayor

Witness my hand and seal of the City of Fruita, Colorado

D. M. Quinn
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 9:00 o'clock at A.M. on the 1st day of December, 1999 and is duly recorded in Book 17 at Page 217 & 218, as Document No. 1930371 Drawn TT 16

Fee \$20.00

MESA COUNTY CLERK AND RECORDER *Monika Jedd*

By: *Shirley Howard*
Deputy

Declarations or Protective Covenants are filed in Book _____ at Page _____, as Document No. _____

MORTGAGEE OR LIENHOLDER CERTIFICATE

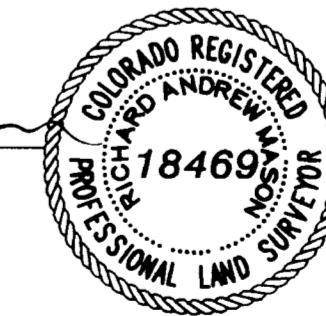
Bank of America Mortgage, is a lienholder for the Blakeman property (North Mulberry Minor Subdivision). Bank of America Mortgage has signed an acceptance sheet for the North Mulberry Minor Subdivision, which is recorded at Book _____ Page _____ of the Mesa County real property records, Grand Junction, Colorado.

SURVEYOR'S CERTIFICATE

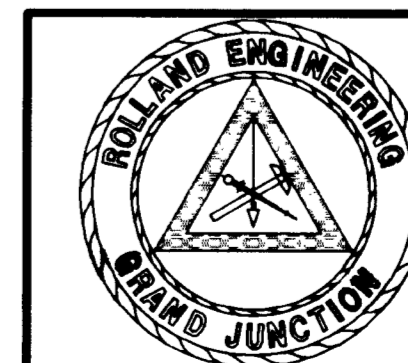
I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the North Mulberry Minor Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 22 day of SEPTEMBER, 1999.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



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. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\9002\9002PLAT.DWG			
NORTH MULBERRY MINOR SUBDIVISION			
IN THE SE1/4 SW1/4 SEC 8 T1N, R2W U M CITY OF FRUITA, COUNTY OF MESA, COLORADO			
Designed	Checked	Prof#	Sheet
RAM	RAM	9002	1
Drawn	Date	Re	Of
RAM	4/19/99	8/18/99	2

NORTH MULBERRY MINOR SUBDIVISION



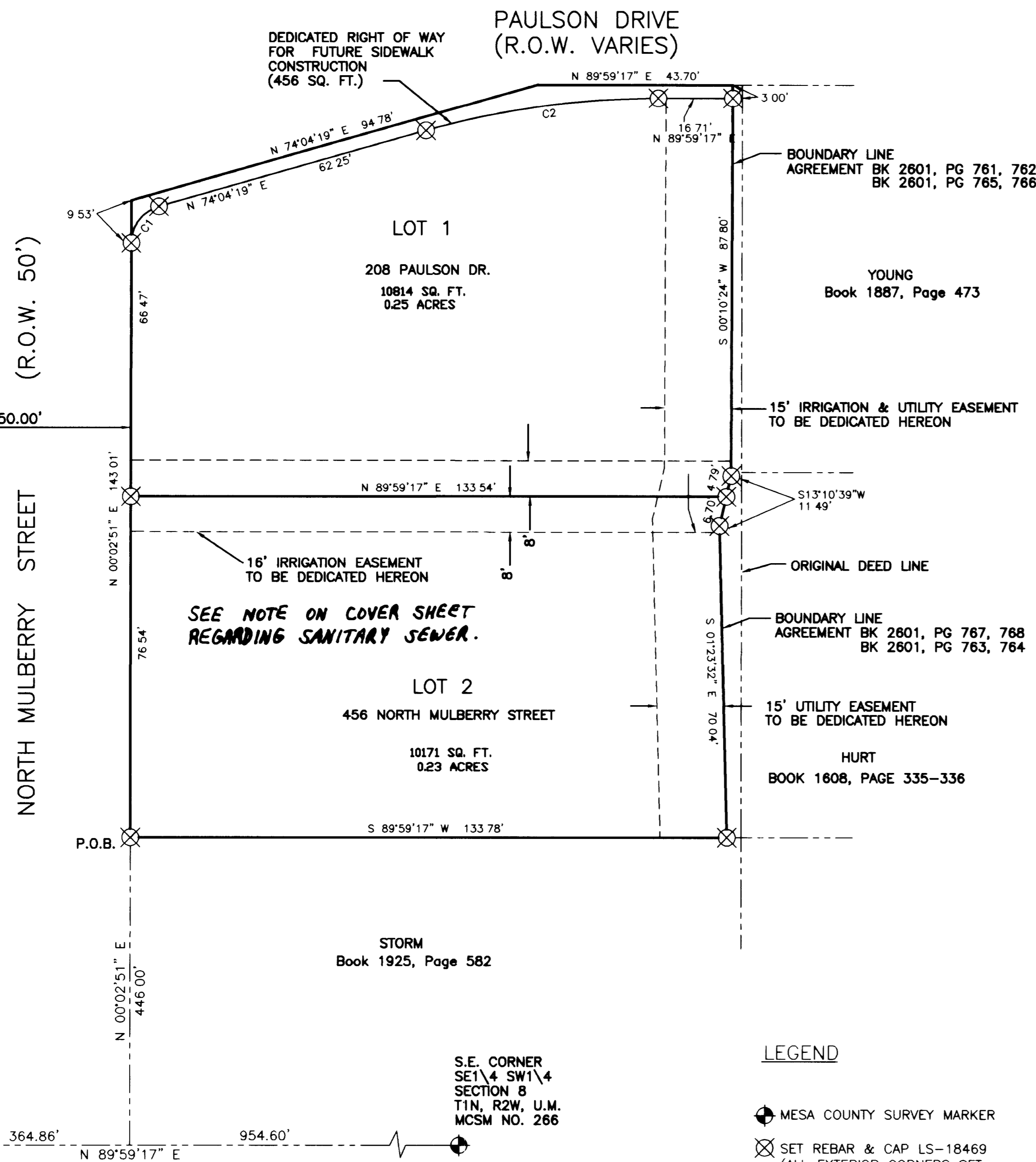
1" = 20'



N.W. CORNER
SE1/4 SW1/4
SECTION 8
T1N, R2W, U.M.
MCSM NO. 1375

S.W. CORNER
SE1/4 SW1/4
SECTION 8
T1N, R2W, U.M.
MCSM NO. 938-1

S.E. CORNER
SE1/4 SW1/4
SECTION 8
T1N, R2W, U.M.
MCSM NO. 266



SEE NOTE ON COVER SHEET
REGARDING SANITARY SEWER.

LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ SET REBAR & CAP LS-18469 (ALL EXTERIOR CORNERS SET IN CONCRETE)

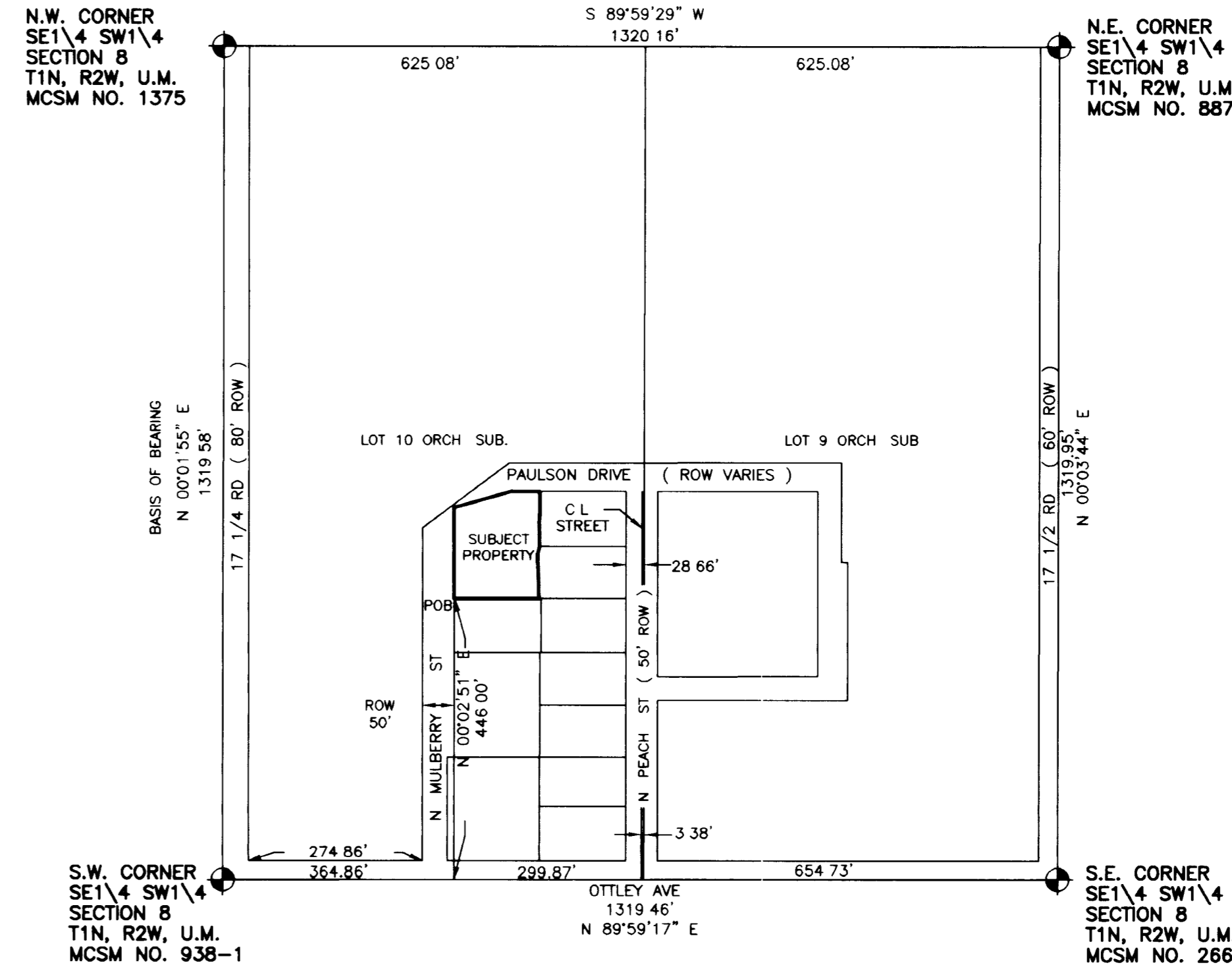
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	8.50'	10.98'	10.23'	N 37°03'35" E	74°01'28"	6.41'
C2	190.00'	52.78'	52.61'	N 82°01'48" E	15°54'58"	26.56'

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. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

N.W. CORNER
SE1/4 SW1/4
SECTION 8
T1N, R2W, U.M.
MCSM NO. 1375

N.E. CORNER
SE1/4 SW1/4
SECTION 8
T1N, R2W, U.M.
MCSM NO. 887



CONTROL DIAGRAM
SCALE 1" = 200'

GENERAL NOTES

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., File No. 00902307 C2, effective date 6/07/99.
- Basis of bearing is N00°01'55"E 1319.58 feet between Mesa County Survey Markers at the NW Corner SE1/4 SW1/4 Section 8, T1N, R2W of the Ute Meridian and the SW Corner SE1/4 SW1/4 Section 8.

LAND SUMMARY

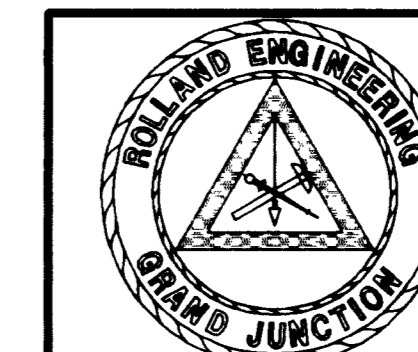
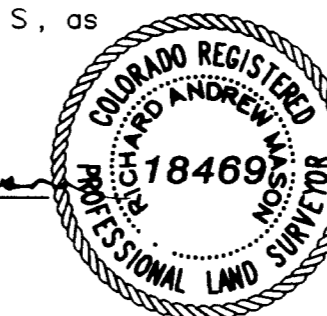
DESC:	ACRES	SQ. FT.
LOT 1	0.25 AC.	10814 SF
LOT 2	0.23 AC.	10171 SF
DEDICATED R.O.W.	0.01 AC.	456 SF
TOTAL:	0.49 AC.	21441 SF

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the North Mulberry Minor Subdivision, as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

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Richard A. Mason
Registered Professional Land Surveyor
No. 18469



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
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File Name C:\PROJECTS\9002\9002PLAT.DWG			
NORTH MULBERRY MINOR SUBDIVISION			
IN THE SE1/4 SW1/4 SEC. 8 T1N, R2W U.M. CITY OF FRUITA, COUNTY OF MESA, COLORADO			
Designed Drawn	Checked RAM	Proj# 9002	Sheet 2 Of 2
Date 4/19/99	Rv		