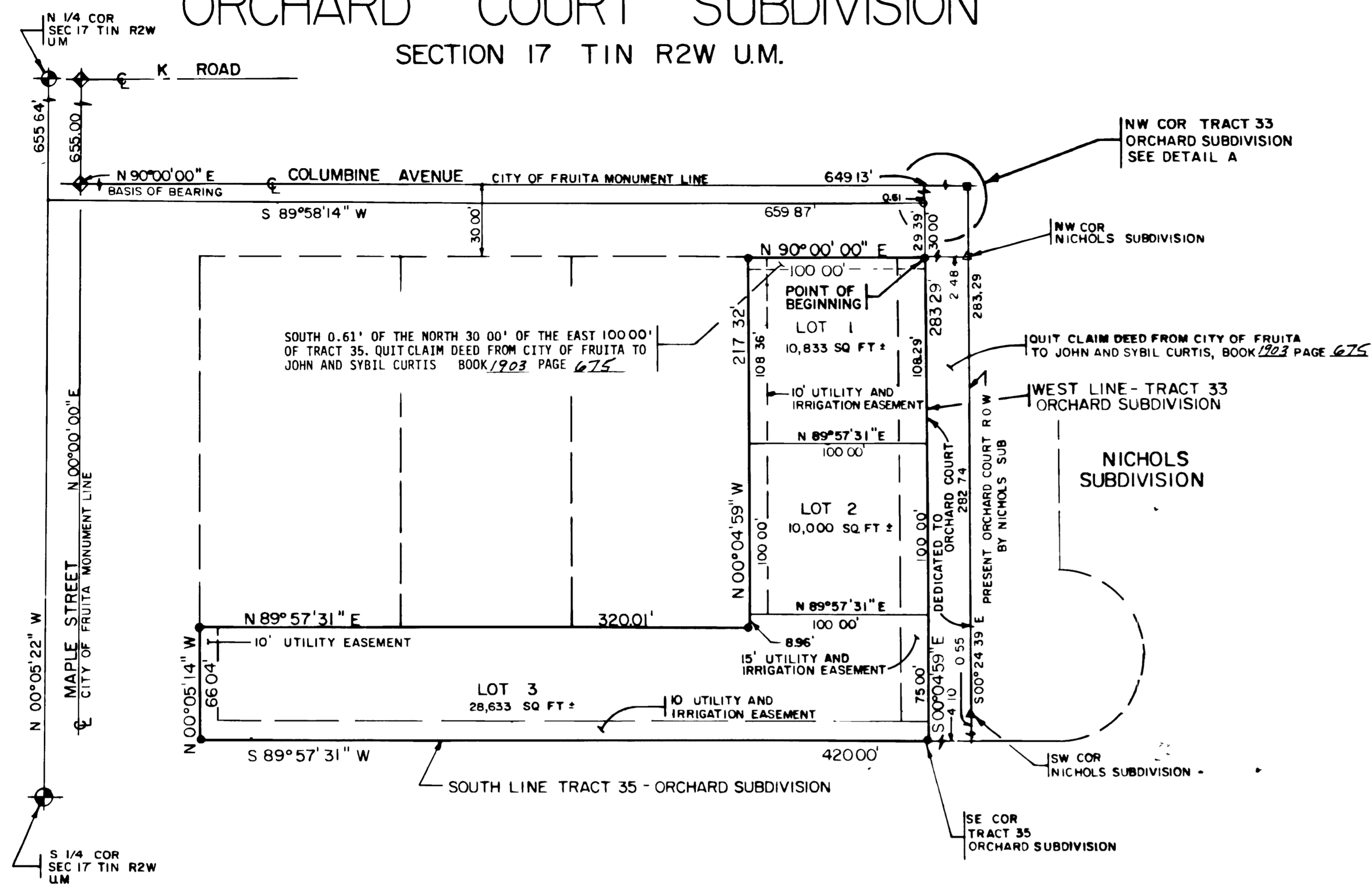


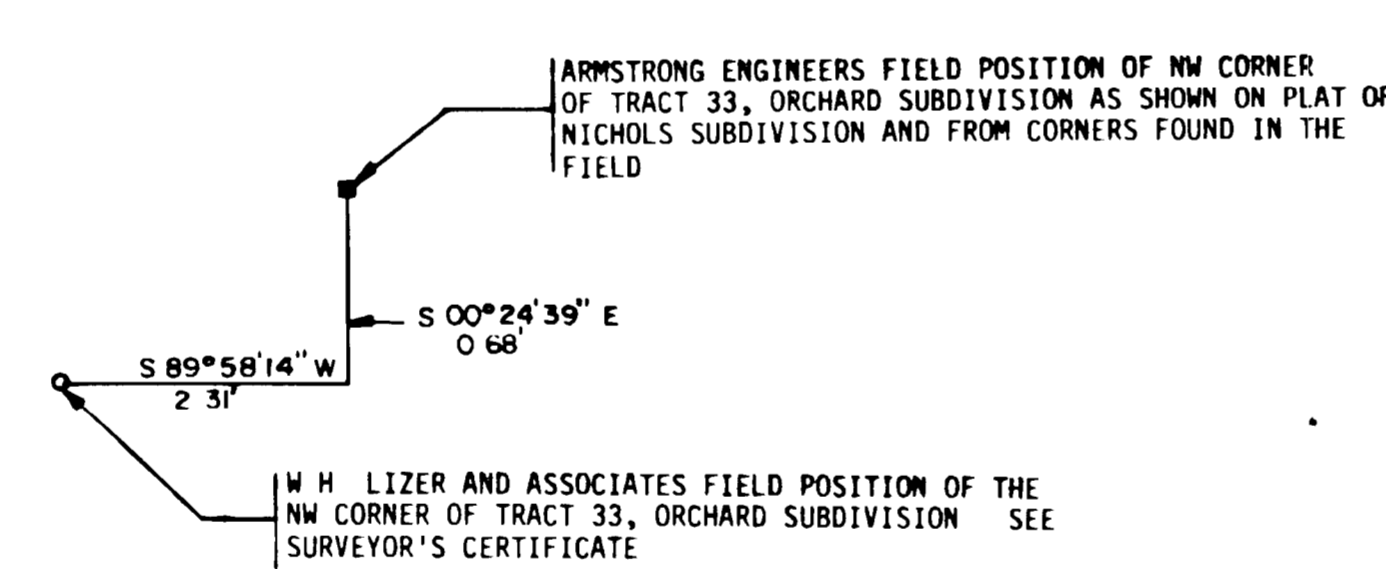
ORCHARD COURT SUBDIVISION

SECTION 17 T1N R2W U.M.



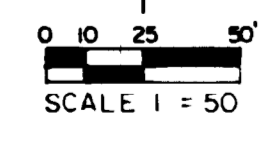
SOUTH 0.61' OF THE NORTH 30.00' OF THE EAST 100.00' OF TRACT 35, QUIT CLAIM DEED FROM CITY OF FRUITA TO JOHN AND SYBIL CURTIS, BOOK 1903 PAGE 675

QUIT CLAIM DEED FROM CITY OF FRUITA TO JOHN AND SYBIL CURTIS, BOOK 1923 PAGE 675



DETAIL A
 LOCATION OF NORTHWEST CORNER OF TRACT 33
 ORCHARD SUBDIVISION
 NO SCALE

- LEGEND
- MESA COUNTY BRASS CAP
 - ◆ CITY OF FRUITA STREET MONUMENT
 - ARMSTRONG ENGINEERS FIELD POSITION POINT
 - W. H. LIZER AND ASSOCIATES FIELD POSITION POINT
 - #5 REBAR IN CONC WITH CAP MARKED PE PLS 14113
 - #5 REBAR WITH CAP MARKED PE PLS 14113
 - △ FOUND PIN WITH CAP (UNREADABLE)
 - ▲ FOUND PIN WITH CAP MARKED LUKE 14115 (ARMSTRONG ENGINEERS)



KNOW ALL MEN BY THESE PRESENTS

DEDICATION

The undersigned are the owners of that real property situated in part of Tract 35 of Orchard Subdivision to the Town of Fruita in Section 17, T1N, R2W of the Ute Meridian in the City of Fruita, Mesa County, Colorado, being more specifically described as follows

Beginning at the Northeast corner of the parcel herein described, whence the Northwest corner of Tract 33 of the Orchard Subdivision to the Town of Fruita bears N00°04'59"W 29.39 feet, also from the point of beginning, the intersection of Maple Street and Columbine Avenue of the City of Fruita Street Centerline Monument System bears N00°04'59"W 30.00 feet and S90°00'00"W 649.13 feet, also from the point of beginning, the North Quarter Corner (N1/4) of Section 17, T1N, R2W, U.M. in Mesa County Colorado bears N00°04'59"W 29.39 feet, thence S89°58'14"W 659.87 feet, thence N00°05'22"W 655.64 feet; thence from the point of beginning S00°04'59"E 283.29 feet along the West line of said Tract 33 to the Southeast corner of Tract 35 of the Orchard Subdivision to the Town of Fruita, thence S89°57'31"W 420.00 feet along the South line of said Tract 35, thence leaving said line N00°05'14"W 66.04 feet, thence N89°57'31"E 320.01 feet, thence N00°04'59"W 217.32 feet, thence N00°00'00"E 100.00 feet along the South line of Columbine Avenue established by the City of Fruita Monumentation System to the point of beginning containing 1.136 acres, more or less

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

That said owners do hereby dedicate and set apart all of the street and roads on the accompanying plat to the use of the public forever, and hereby dedicate 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, water and sewer mains, 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Fruita

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed

John B. Curtis and *Sybil P. Curtis*
 John B. Curtis and Sybil P. Curtis

Dated this 15th day of April, A.D. 1992

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 15th day of April, A.D. 1992, by John B. Curtis and Sybil P. Curtis

My Commission Expires 9/11/93
Darley L. Castle
 Notary Public
 Address 576 25 RD #1
 GRAND JUNCTION CO 81505

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:54 o'clock P.M. this 11th day of June, A.D. 1992, and duly recorded in Plat Book No. 14, Page 54

Reception No. 1605198, Drawn 246
Monika Todd Clerk and Recorder
Jasene Martin Deputy
 Fees \$ 10.00

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 26th day of December, A.D. 1991, by the Planning Commission of the City of Fruita, County of Mesa, State of Colorado

Chad C. Bennett
 Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 23rd day of December, A.D. 1991, by the City Council of the City of Fruita, County of Mesa, State of Colorado

Lois Waldschmidt
 Mayor, City of Fruita

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Orchard Court Subdivision was prepared from notes taken in the field by me during October and November, 1991, and during March and April of 1992

During this survey, it was verified that surveys within Section 17, T1N, R2W of the Ute Meridian in Mesa County, Colorado have generally been based on the Section being intersected from opposing Quarter Corners rather than subdividing the Section according to the method the Ute Meridian was laid out by (Three Mile Method)

The location of the Tract corners of the Orchard Subdivision to the Town of Fruita used in this subdivision plat were based on prorating the tracts according to the Mesa County Survey Monumentation of said Section 17, using the intersection method described above (intersecting opposing Quarter Corners). These tract corners were tied into the City of Fruita Street Monument System as shown on the Plat of Survey by ARIX (Engineers, Architects, Planners), said plat titled "City of Fruita, Colo., Official Street Plat, 1983"

This plat of Orchard Court Subdivision represents said survey



ORCHARD COURT SUBDIVISION
 SECTION 17 T1N R2W U.M.

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