

# OSBORN SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Max Osborn and W. G. Downer are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado and located within Tract II, Orchard Subdivision to Fruita, Section 8, Township 1 North, Range 2 West, of the Ute Principal Meridian as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Beginning at the south east corner SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 8, Township 1 North, Range 2 West of the Ute Meridian, Thence N0°02'E 11.44 ft., thence S76°35'W 102.11 ft., Thence S66°30'W 305.0 ft., thence S56°45'W 120.0 ft., Thence S39°00'W 86.0 ft., thence N75°44'45"W 123.09 ft., Thence S0°02'W 253.81 ft., to a point that is East 12.15 ft. from the South West Corner of Lot 11 of the Orchard Subdivision to the Town of Fruita, thence S0°02'W 30.0 ft. to the south line of said Section 8, thence East 652.65 ft. to the point of beginning except the south 30.0 ft. for Ottley Avenue and the East 20.0 ft. for North Mesa Avenue, containing 5.268 acres more or less.

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 dedicate 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 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.

That said owners have caused the said real property to be laid out and platted as Osborn Subdivision, a subdivision of a part of the Town of Fruita, County of Mesa and State of Colorado.

IN WITNESS WHEREOF said Max Osborn and W. G. Downer have caused their names to be hereunto subscribed this 10<sup>th</sup> day of January, A.D. 1978.

*Max Osborn*  
Max Osborn  
*W. G. Downer*  
W. G. Downer

STATE OF COLORADO )  
COUNTY OF MESA ) ss. 6/155837

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, A.D. 1978, by Max Osborn and W. G. Downer.

My Commission expires Nov 4, 1978  
Witness my hand and official seal *Margaret H. Coffey*

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss. 6/155837

I hereby certify that this instrument was filed in my office at 8:26 o'clock A.M. March 24, A.D. 1978, and is duly recorded in Plat Book No. 11, Page 344.

*Earl Sawyer*  
Earl Sawyer  
Clerk and Recorder

Fees \$ 10.00 By Deputy

### TOWN PLANNING COMMISSION CERTIFICATE

Approved this 27<sup>th</sup> day of February, A.D. 1978, Planning Commission of Town of Fruita, County of Mesa, Colorado.

*Edwin [Signature]*  
Chairman

### TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 13<sup>th</sup> day of March, A.D., 1978, Town Council of Fruita, County of Mesa, State of Colorado.

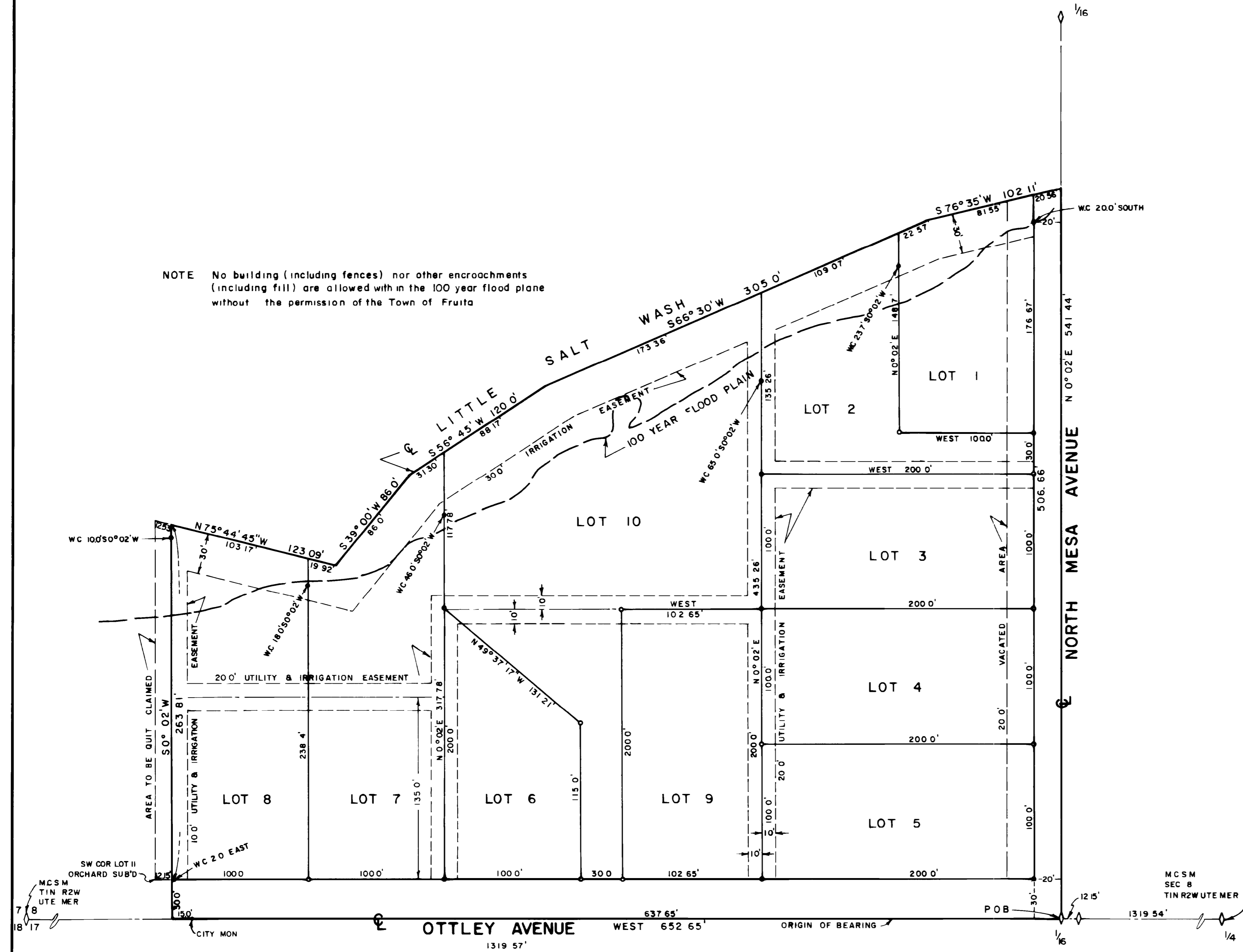
*Clarence M. [Signature]*  
Mayor

### SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Osborn Subdivision, a subdivision of the Town of Fruita, has been prepared under my direction, and accurately represents a field survey of same.

*Clarence J. Bielak*  
Registered Land Surveyor

NOTE: No building (including fences) nor other encroachments (including fill) are allowed within the 100 year flood plain without the permission of the Town of Fruita.

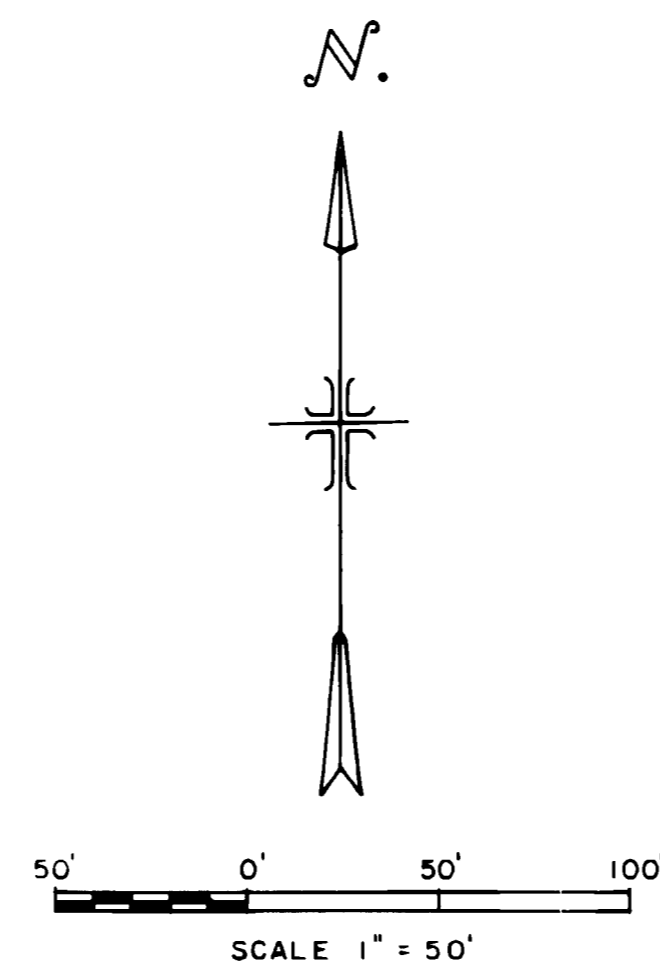


### LEGEND

- Hinge nail
- No 5 Rebar set in Concrete w/cap
- Set No 5 Rebar
- ◊ Mesa County Survey Monument

### AREA QUANTITIES

5.268 Acres = 10 Lots = 100%



WESTERN ENGINEERS, INC	
PLAT OF	
OSBORN SUBDIVISION	
TOWN OF FRUITA	
MESA COUNTY, COLORADO	
SURVEYED D.B.	DRAWN G.L.A. CHECKED C.J.B.
GRAND JUNCTION, COLO. DWG 1508-756-5 1/5/78	