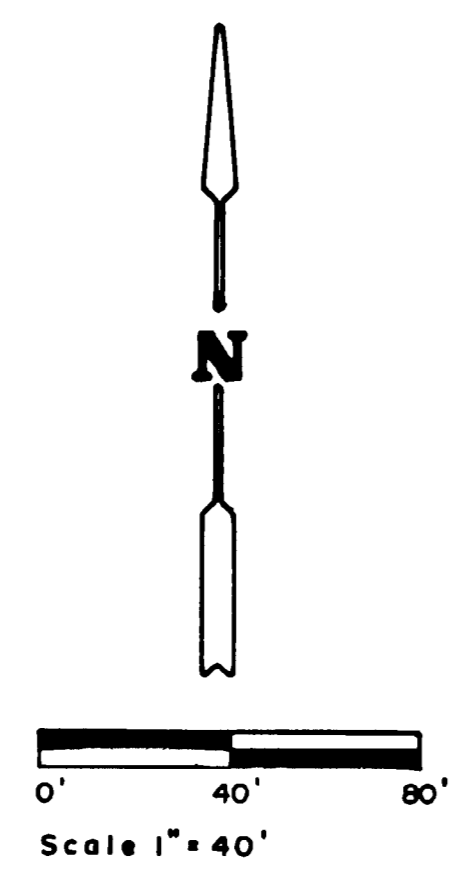
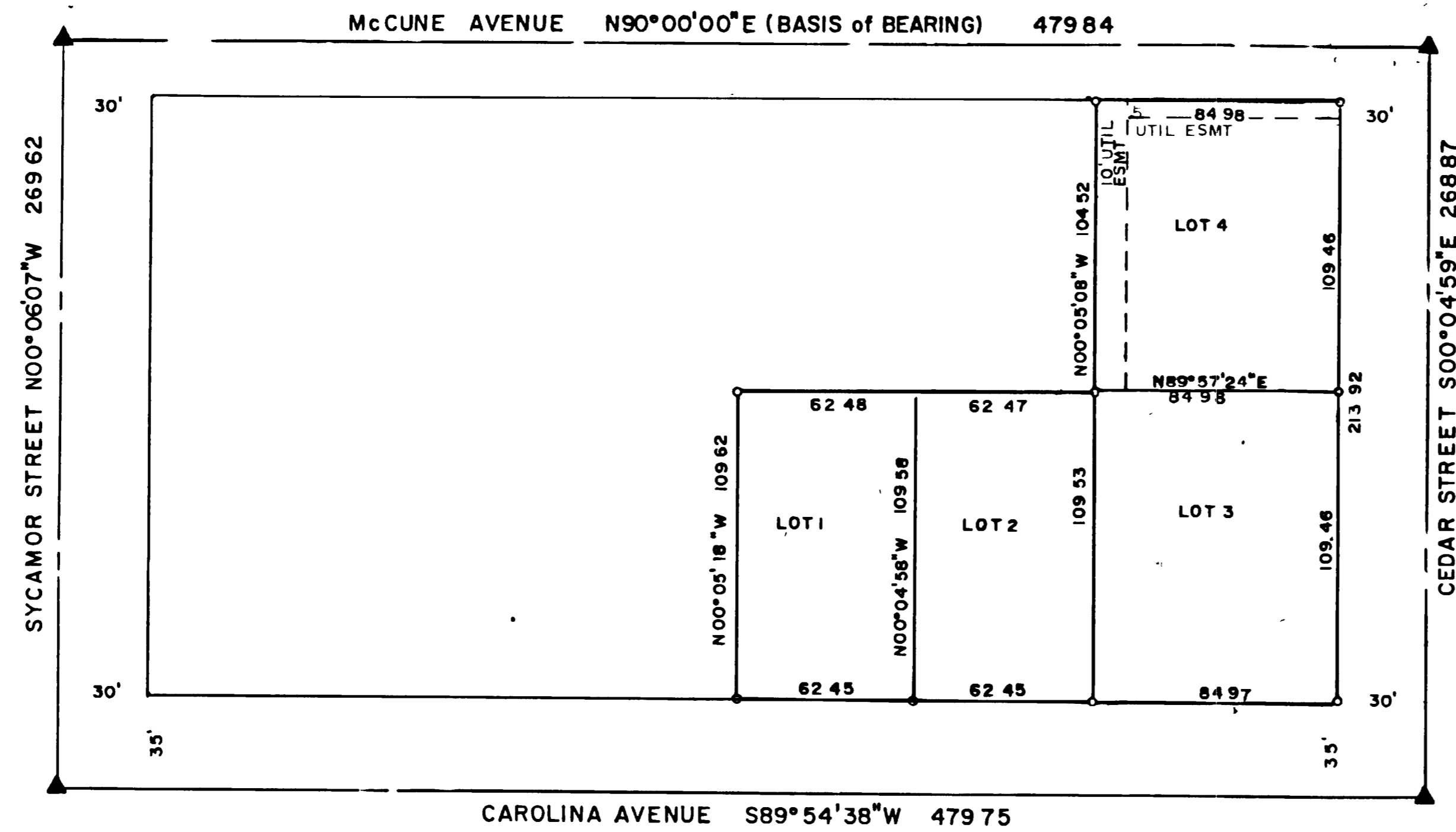


# OTERO MINOR SUBDIVISION

A REPLAT of LOTS 14, 15 and 16, BLOCK 4, and  
the SOUTH 1/2 of LOTS 9 to 13 INCLUSIVE,  
CLEVELAND ADDITION to the TOWN of FRUITA.



- ▲ = City of Fruita Monument
- = Set No 5 Rebar and "Monument PLS 24943"

### DEDICATION

KNOW ALL MEN THESE PRESENTS

That the undersigned Judy S. Robison is the personal representative for Susie Otero & a Susie J. Otero (Deceased) is the owner of that real property ds described in Book 704 at Page 238 and Book 2004 at Page 06 in the Records of the Mesa County Clerk and Records Office and being more particularly described as follows:

Lots 14, 15 and 16 in Block 4 and the South half of Lots 9 to 13 inclusive in Block 4 of Cleveland Addition to the Town of Fruita and Also the North vacated 5 feet of E Carolina Avenue and the West vacated 10 feet of Cedar Street, By City of Fruita by Ordinance No 367 Mesa County, Colorado

THAT the Owner has caused that real property to be laid out and surveyed as OTERO MINOR SUBDIVISION.

THAT said Owner does hereby set apart and dedicate all streets and roads to the City of Fruita and to the use of the public forever and hereby dedicate all Utility Easements to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto, including but not limited to electric lines, cable TV, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All easements include the right of Ingress/Egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to remove interfering trees and brush, and in drainage and detention/retention easements, the right to dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, thence Owners of lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to said easement.

IN WITNESS said OWNER have caused their name to be hereunto subscribed this 1 day of December AD 1994

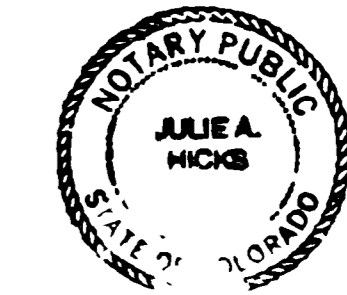
*Judy S. Robison*  
Judy S. Robison, Personal Representative

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 1 day of December AD 1994 by Judy S. Robison

My Commision Expires 3-29-95

*Julie Somerville*  
Notary Public



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO, *Mesa Clerk by Barbara A. Brown*  
COUNTY OF MESA } ss *Mesa County Clerk's Recorder*

I hereby certify that this instrument was filed in my office at 8:34 o'clock AM this 17th day of March AD 1995 and is duly recorded as Reception Number 171190 in Plat Book 14 at Page 331. Drawer No 289 Fee \$10.00

*John Schwegler* City Manager  
*Donald S. Wilkie* President City Council

### UTILITIES COORDINATING COMMITTEE

*Phil Bertrand* 1-11-95  
Chairperson

### SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of OTERO MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

7/21/94 *Cecil D. Caster*  
Date Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943



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.

**Monument Surveying Co.**  
755 Road Avenue  
Grand Junction, CO 81501  
(303) 245-4189 FAX (303) 245-4874

OTERO MINOR SUBDIVISION	
Located in the SE 1/4, Sec 17, T1N, R2W UM Mesa County, Colorado	
DESIGNED _____	FIELD APPROVAL _____
DRAWN CDC _____	TECHNICAL APPROVAL _____
CHECKED _____	APPROVED _____
PREPARED FOR _____	JOB NO _____