

PATSFIELD SUBDIVISION
DEDICATION

MCSM # 583
NW CORNER
NE1/4 NW1/4
SECTION 21
T1N, R2W, U M

N90°00'00"W 1320.65 (BASIS OF BEARINGS)

MCSM # 584
N1/4 CORNER
SECTION 21
T1N, R2W, U M

KNOW ALL MEN BY THESE PRESENTS

The undersigned, BERNARD N PATSFIELD and SANDRA L PATSFIELD are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and is described in Book 1865 at Page 814, and being situated in the NW1/4 Section 21, Township 1 North, Range 2 West, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

Beginning at a point on the South right-of-way line for J Road being 30.00 feet S00°23'17"W of the N1/4 corner Section 21, Township 1 North, Range 2 West, Ute Meridian, and considering the North line of the NE1/4 NW1/4 Section 21, T1N, R2W, U M to bear N90°00'00"W and all bearings contained herein to be relative thereto, thence N90°00'00"W 1089.24 feet to the Easterly bank of the Grand Valley Canal, a.k.a Independent Ranchmen's Ditch, thence Southeastly along the Easterly bank of the Grand Valley Canal the following (4) courses and distances (1) S27°05'18"E 971.26 feet, (2) S31°34'28"E 88.44 feet, (3) S37°45'13"E 465.85 feet, (4) S40°37'14"E 467.30 feet to the East line of the SE1/4 NW1/4 Section 21, T1N, R2W, U M, thence N00°22'35"E 373.11 feet to the SE corner of the NE1/4 NW1/4 Section 21, thence N00°23'17"E 1290.02 feet to the Point of Beginning, containing 23.30 Acres as described

That said owners have caused the said real property to be laid out and surveyed as PATSFIELD SUBDIVISION, a subdivision of a part of the Town of Fruita, Mesa County, State of Colorado

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 dedicates 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, 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the Town of Fruita or the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 16 day of October A.D., 1996

Bernard N. Patsfield
BERNARD N PATSFIELD

Sandra L. Patsfield
SANDRA L PATSFIELD

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 10th day of October A.D., 1996 by BERNARD N PATSFIELD SANDRA L PATSFIELD

Terry S. Torres
TERRY S. TORRES
Notary Public
Address
101 W. McCane, Fruita, CO



STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 1:16 o'clock P.M. this 23rd day of January A.D., 1997 and is duly recorded in Plat Book No 15, Page 248 Fee \$ 1000 + 100

Monika Todd by Deputy Kathy West Reception No 1785723 Drawer No CC139

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of PATSFIELD SUBDIVISION

SOURCE ONE MORTGAGE SERVICES CORPORATION BY *Darlene Marchetti*
Darlene Marchetti, Associate Vice President
STATE OF Michigan }
COUNTY OF Calhoun } SS

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 8th day of November A.D., 1996, by *Darlene Marchetti*, Associate Vice President of Source One Mortgage Services Corporation

My commission expires EDNA L. PARRAN
NOTARY PUBLIC-WAYNE COUNTY, MI
ACTING IN OAKLAND COUNTY, MI
MY COMMISSION EXPIRES NOV 14, 1999

Edna L. Parran
Edna L. Parran
Notary Public
Address
14000 W. 14th St, Farmington Rd, Farmington MI 48334

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 9th day of October A.D., 1996 by the Planning Commission of the City of Fruita

Chairman
Chairman

CITY COUNCIL CERTIFICATE

Approved this 9th day of October A.D., 1996 by the City Council of Trustees of the Town of Fruita

Mayor
Mayor

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of PATSFIELD SUBDIVISION, a subdivision of a part of the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

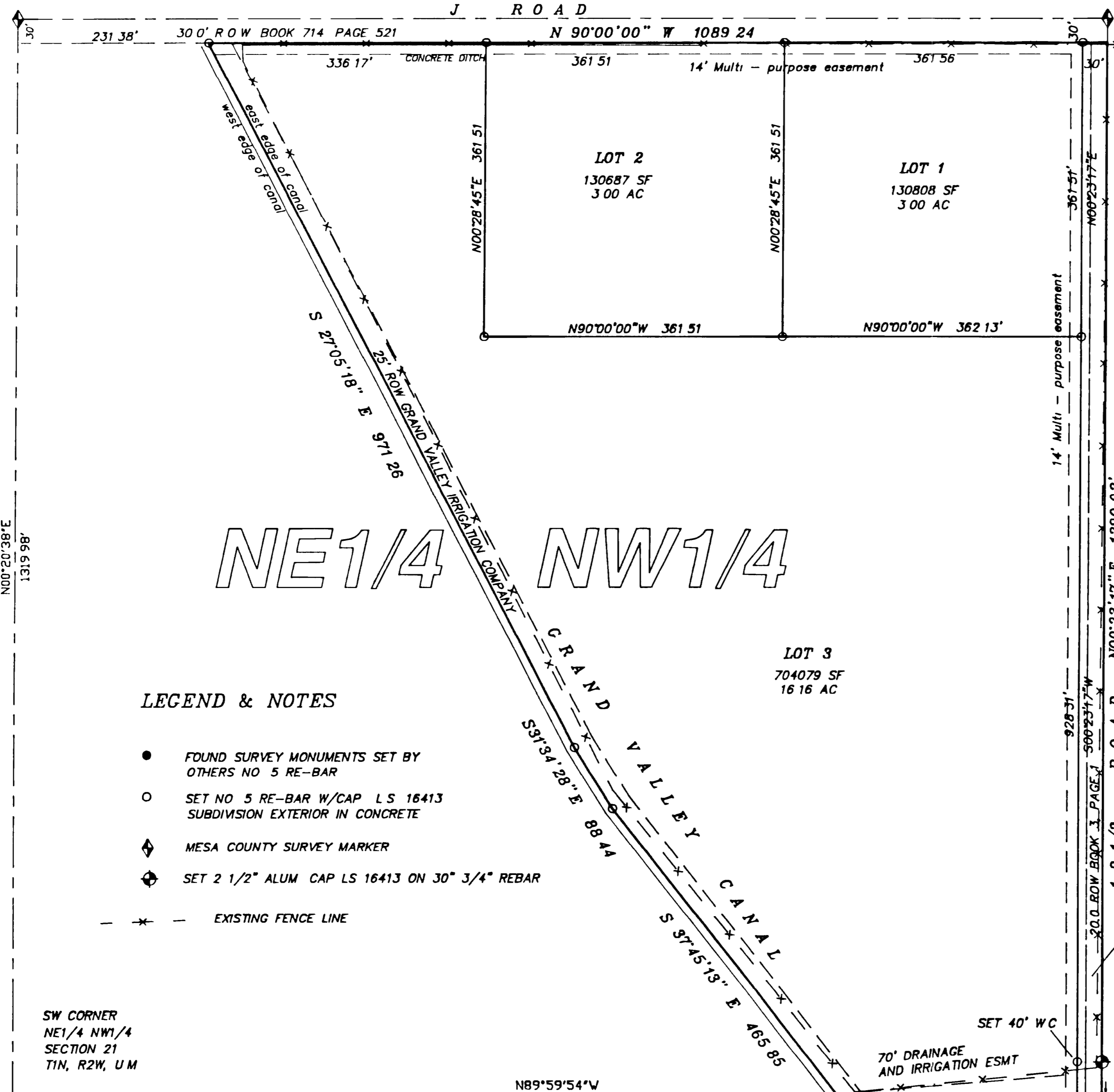
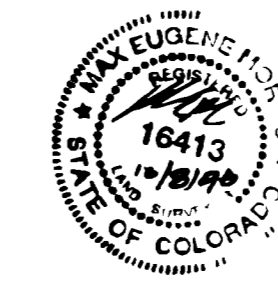
Max E Morris
Max E Morris, Q E D Surveying Systems Inc
Colorado Registered Professional Land Surveyor LS 16413

10/8/96
Date

PATSFIELD SUBDIVISION

FINAL PLAT

SITUATED IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN		SURVEYED BY SB EG	
FOR CITY OF FRUITA		DRAWN BY VAP	SHEET NO
SCALE 1"=100 FT		ACAD ID PATSFIN	
DATE 10/08/96	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	FILE 96179 1	



NE1/4 NW1/4

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
- SET NO 5 RE-BAR W/CAP LS 16413 SUBDIVISION EXTERIOR IN CONCRETE
- ◆ MESA COUNTY SURVEY MARKER
- ◆ SET 2 1/2" ALUM CAP LS 16413 ON 30" 3/4" REBAR
- - - EXISTING FENCE LINE

SW CORNER
NE1/4 NW1/4
SECTION 21
T1N, R2W, U M

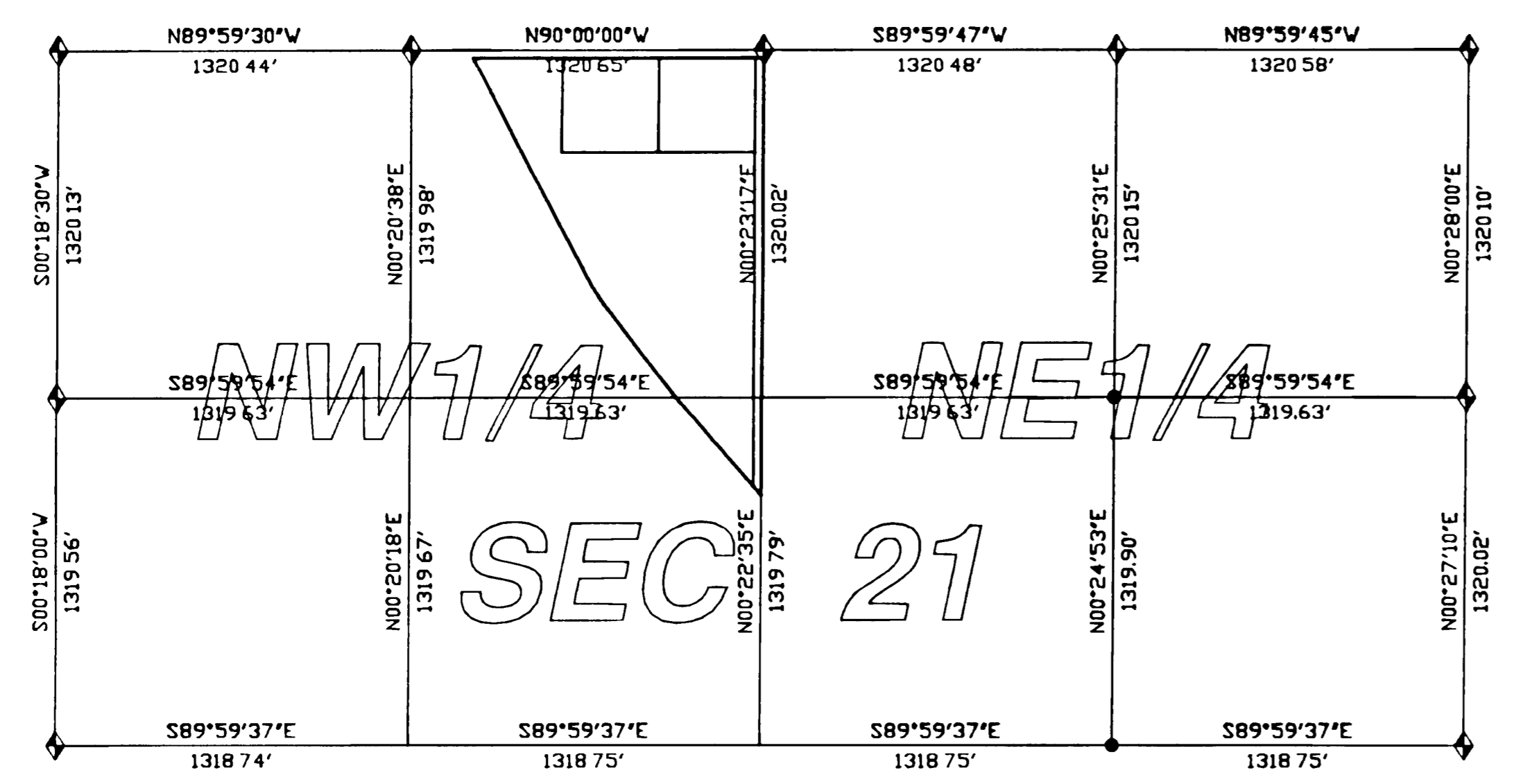
30' ROW DEDICATED HEREON
49373.4 SQ. FT
INCLUDES 20' ROW
BOOK 3, PAGE 1

SET 40' WC
ON LINE
SE CORNER
NE1/4 NW1/4
SECTION 21
T1N, R2W, U M



AREA SUMMARY

LOTS = 22.17 ACRES = 95%
ROAD = 1.13 ACRES = 05%
TOTAL = 23.30 ACRES = 100%



N 1/2 SECTION 21, T1N, R2W, UTE MER
SCALE 1" = 500'