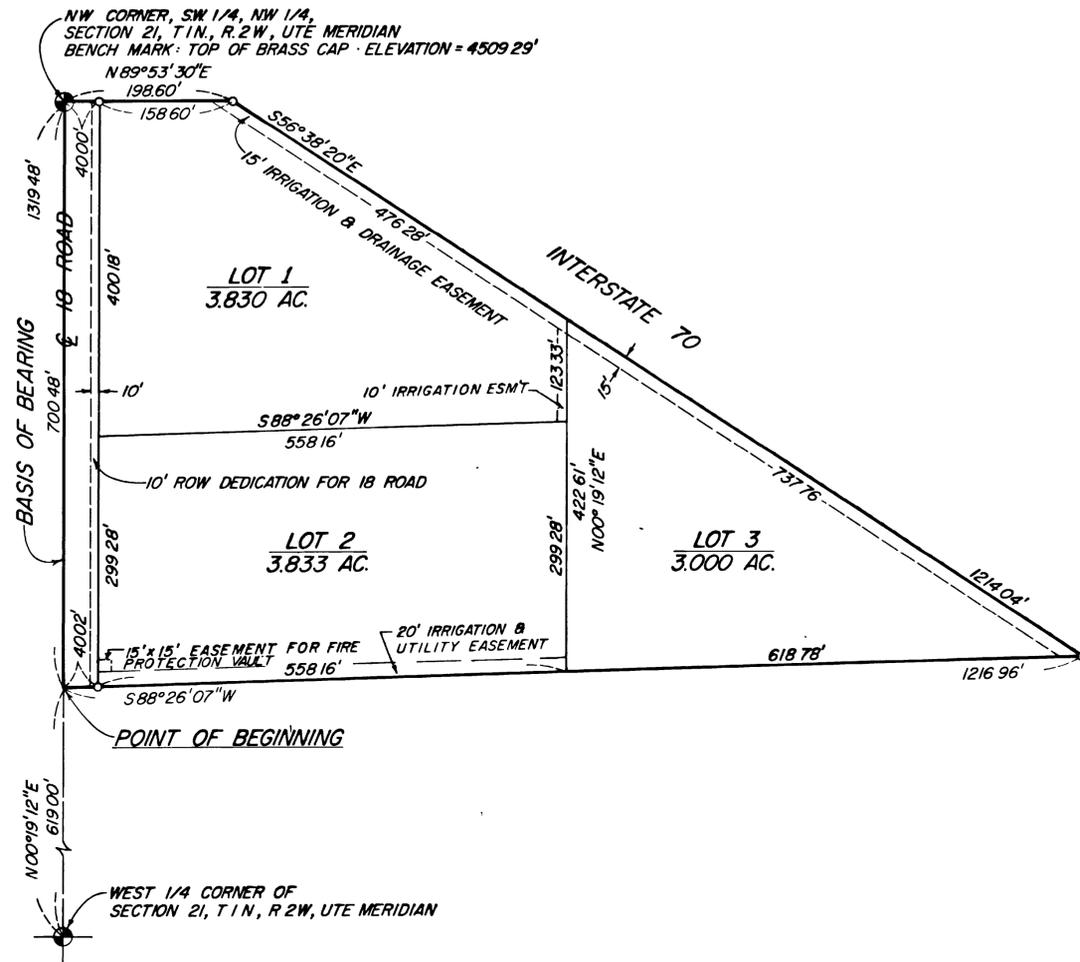
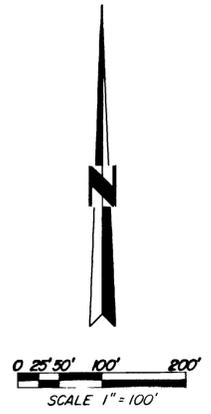


PHEASANT HOLLOW SUBDIVISION NORTH



AREA SUMMARY

AREA IN LOTS	10.663 AC	94.3%
AREA IN ROADS	0.643 AC	5.7%
TOTAL	11.306 AC	100.00%



- LEGEND**
- ⊙ MESA COUNTY BRASS CAP
 - SET PIN IN CONCRETE WITH CAP PE PLS NO 14113
 - ├ SET LOT CORNER PIN WITH CAP PE PLS NO 14113

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situate in the Northwest Quarter of Section 21, Township 1 North, Range 2 West of the Ute Meridian in the City of Fruita, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N00°19'12"E 619.00 feet from the West Quarter Corner of Section 21, T1N R2W of the Ute Meridian in Mesa County, Colorado; thence N00°19'12"E 700.48 feet; thence N89°53'30"E 198.60 feet; thence along the Southwesterly right of way line of Interstate Highway 70 S56°38'20"E 1214.04 feet; thence leaving said right of way line S88°26'07"W 1216.96 feet to the point of beginning containing 11.306 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Pheasant Hollow Subdivision North, a subdivision of a part of the City of Fruita, Mesa County, Colorado.

That said owner does 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 those portions of said 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, electrical 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. Utility easements are dedicated to the public utilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, not the City of Fruita.

In witness whereof, said owner has caused his name to be hereunto subscribed this 12th day of June, A.D., 1986.

Gerald E. Lewis
Gerald E. Lewis, President
Fruita State Bank

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 12th day of June, A.D. 1986 by Gerald E. Lewis, President, Fruita State Bank.
Witness my hand and official seal.
My commission expires 10-5-89

Thomas J. Hutto
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA } 1425707
I hereby certify that this instrument was filed in my office at 2:24 o'clock P.M. July 8, A.D., 1986 and is duly recorded in Plat Book No. 13 Page No. 342.

Carl Springer Clerk and Recorder Fee 10.00 Y41 Thomas Suarez Deputy

CITY OF FRUITA PLANNING COMMISSION

Approved this 13th day of June, A.D., 1986, by the Planning Commission of the City of Fruita, County of Mesa, State of Colorado.

John Lutz
Chairman

FRUITA CITY COUNCIL

Approved this 9th day of June, A.D., 1986, by the Fruita City Council of the City of Fruita, County of Mesa, State of Colorado.

Ronald P. Rieck
Chairman

FRUITA CITY ENGINEER'S APPROVAL

Approved this 16th day of June, A.D., 1986, by the Fruita City Engineer of the City of Fruita, County of Mesa, State of Colorado.

Ronald P. Rieck
Fruita City Engineer

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Pheasant Hollow Subdivision North was prepared from notes taken in the field under my direction during 1982, and that this plat of Pheasant Hollow Subdivision North represents a field survey of same.

Wayne H. Lizer 6/12/86
Wayne H. Lizer, P.L.S., P.U.S. No. 14113



PHEASANT HOLLOW SUBDIVISION NORTH

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