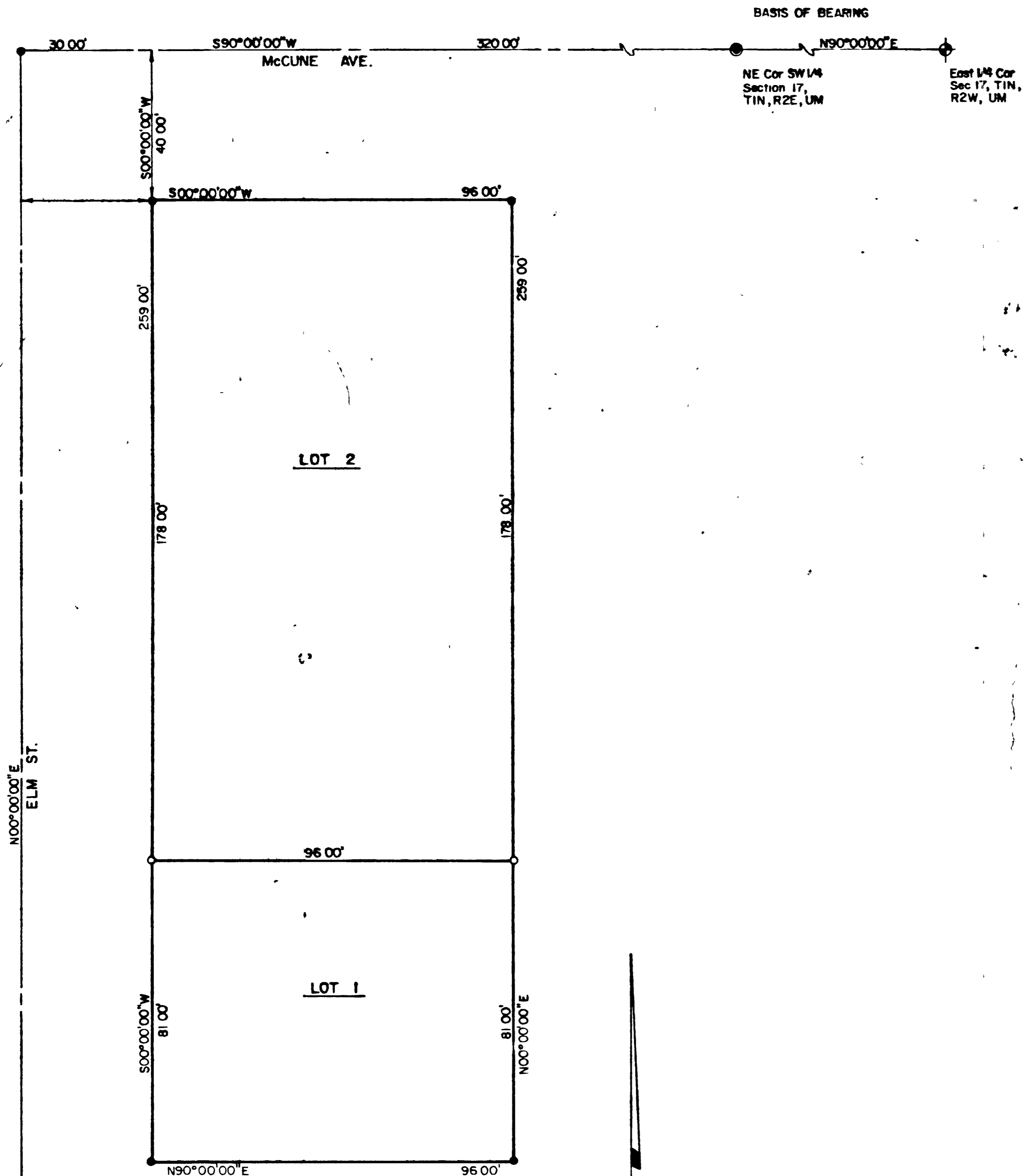
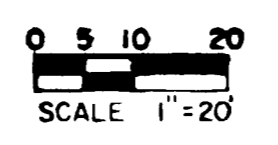


REED SUBDIVISION



178 00'
178 00'
178 00'
178 00'

- LEGEND**
- ◆ MESA COUNTY BRASS CAP
 - SET REBAR WITH CAP PE LS 14113
 - SET REBAR WITH CAP IN CONCRETE PE LS 14113



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situate in the Southwest Quarter of Section 17, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears S90°00'00"W 320.00 feet and S00°00'00"W 40.00 feet from the Northeast corner of the Southwest Quarter of Section 17, T1N, R2W of the Ute Meridian; thence S00°00'00"W 259.00 feet, thence N90°00'00"E 96.00 feet; thence N00°00'00"E 259.00 feet; thence S90°00'00"W 96.00 feet to the point of beginning containing 0.571 acres, more or less.

That the said owners have caused the said real property to be laid out and surveyed as Reed Subdivision, a subdivision of a part of the County of Mesa.

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. 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 County of Mesa.

In witness whereof, Raymond R. Reed and Edith A. Reed have caused their names to be hereunto subscribed this 1st day of October

A.D., 1981.

Raymond R. Reed
Raymond R. Reed

Edith A. Reed
Edith A. Reed

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 1st day of October, A.D., 1981, by Raymond R. Reed and Edith A. Reed.

My commission expires 5/15/85.

Witness my hand and official seal. *Wayne H. Lizer*
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

RECEPTION No. 1270728

I hereby certify that this instrument was filed in my office at 9⁰⁰ o'clock A.M. Oct. 2, A.D., 1981 and is duly recorded in Plat Book No. 12 Page No. 434.

Carl Sawyer
Clerk and Recorder

Fee 10⁰⁰ By *Mary Baker*
Deputy

TOWN OF FRUITA PLANNING COMMISSION

Approved this 1 day of Oct, A.D., 1981, by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado

By *Edwin Robertson*
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 1 day of Oct, A.D., 1981, by the Town Board of Trustees of the Town of Fruita.

By *Walter E. Jamn*
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Reed Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

By *Wayne H. Lizer*
Wayne H. Lizer
Registered Land Surveyor P.E., L.S. 14113



REED SUBDIVISION

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