

ROBERSON ADDITION

TO THE ORCHARD SUBDIVISION TO FRUITA,
COUNTY OF MESA, STATE OF COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS = That the undersigned, W.A. ROBERSON & GRACE ROBERSON and JOE WILLOUGHBY, are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, as shown on the accompanying plat, and described as follows: being a portion of Tract 7, Orchard Subdivision to Fruita, starting at pt. of beg. from which the NE cor. SW 1/4 SW 1/4 Sec 8, T1N, R2W, Ute Mer.; bears East, 40', thence West, 620'; South, 920'; East, 240'; N54°21'E, 283.1'; East, 150'; North, 300'; West, 100'; North, 145'; East, 190'; North, 290'; to the pt. of beg. That said W.A. Roberson and Joe Willoughby have caused the said real property to be laid out and surveyed as the ROBERSON ADDITION, a subdivision of the Orchard Subdivision to the Town of Fruita; That said W.A. Roberson and Joe Willoughby 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 real property labeled as 'utility easements' hereon as easements for the installation and maintenance of telephone and electric lines, poles and underground cables; storm and sanitary sewer mains; water mains; gas pipe lines; and those portions which are labeled as 'irrigation easements' hereon as easements for the installation and maintenance of ditches, flumes, and conduits; That all expenses involving necessary improvements for a water system, sanitary and storm sewer systems, curbs, gutters, street pavement, sidewalks, gas and electrical service, grading and landscaping shall be financed by purchaser or seller.

IN WITNESS WHEREOF, said W.A. Roberson and Joe Willoughby have caused their names to be hereunto subscribed this 18th day of MAY, AD 1956.

By: W.A. Roberson
W.A. ROBERSON
Joe Willoughby
JOE WILLOUGHBY
Grace Roberson
GRACE ROBERSON

STATE OF COLORADO) (SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of May, AD 1956, by W.A. Roberson and Joe Willoughby, & Grace Roberson.

My commission expires August 17, 1958.
Witness my hand and seal.

Don E. Egan
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
(SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock M, _____ AD 1956 and is duly recorded in Plat Book No. _____, Page _____.

By: _____ Recorder
Fees 6.00 Rec. No. 697-58

TOWN OF FRUITA PLANNING COMMISSION

Approved this 18th day of May, AD 1956.

Planning Commission of Town of Fruita, County of Mesa, Colorado

By: Mark Osborn
Chairman

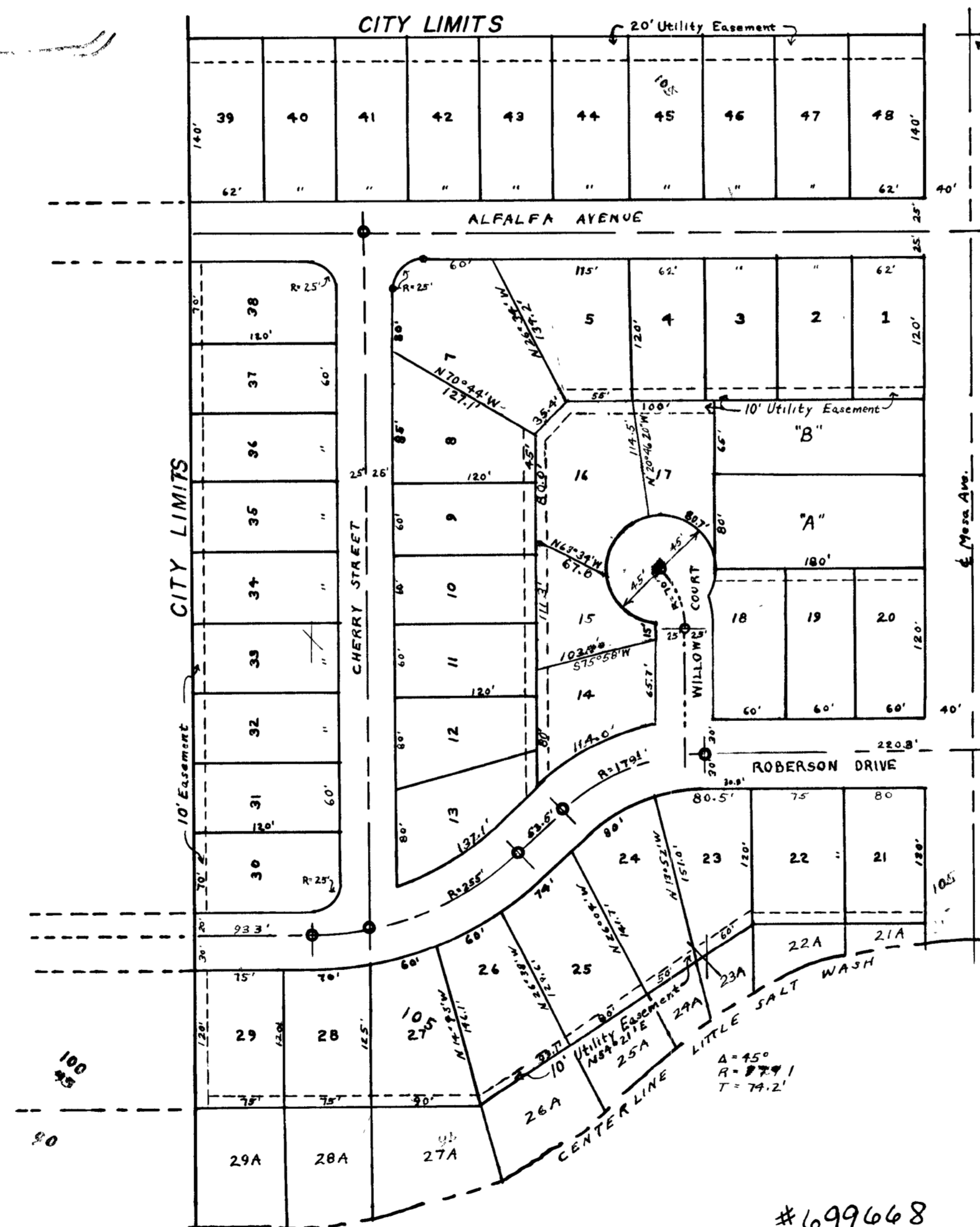
TOWN OF FRUITA COUNCIL

Approved this 18th day of May, AD 1956.

Town Council of Fruita, County of Mesa, State of Colorado

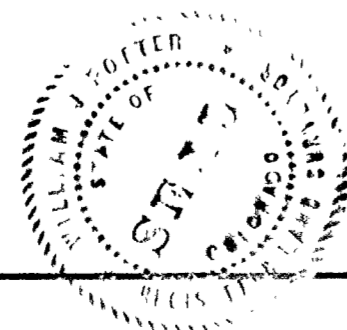
By: Roger F. Halton
Mayor

This area to be subdivided under county ordinances.



SURVEY CERTIFICATE

I, William J. Peter, do hereby certify that this plat of the Roberson Addition, a subdivision of the Town of Fruita, has been prepared under my direction and accurately represents a survey of the same.



William J. Peter
Reg. Land Surveyor
Colo. Lic. No. 658

#699648
STATE OF COLORADO)
County of MESA)
I hereby certify that this instrument was
Filed for record

JUL 26 1957

470 P 11 and recorded
in Book _____ Page 31
SA _____
Notary Public