

REPLAT OF LOTS 5, 7 TO 17 & 21 TO 29 OF ROBERSON ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William A. Roberson aka W.A. Roberson, Grace Roberson, Joe Willoughby, Jerry B. Evans, Nancy L. Evans, George D. Pickens, Patricia Lee Pickens and Larry W. Paulson are the owners of that real property situated in the town of Fruita, County of Mesa, State of Colorado and lying in SW 1/4, SW 1/4 of Section 8, as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point which is 635.0 feet South and 40.0 feet West of the NE corner SW 1/4 SW 1/4 Section 8, T1N, R2W, of the Ute Meridian, thence West 180.0 feet, thence North 325.0 feet, thence West 68.0 feet, thence North 120.0 feet to the South line of Alfalfa Ave., thence West 202.0 feet, thence South 568.68 feet to the center line of Roberson Ave., thence along the arc of a 255.0 foot radius curve to the right 76.23 feet, the chord of which bears S. 81° 26' W. 75.97 feet, thence West 94.9 feet, thence South 150.0 feet, thence S. 89° 50' E. 235.4 feet, thence N54° 11' E. 283.11 feet, thence East 155.0 feet, thence North 120.0 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Replat of Lots 5, 7 to 17 & 21 to 29 of ROBERSON ADDITION, 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 easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

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 Town of Fruita.

IN WITNESS WHEREOF, said William A. Roberson aka W.A. Roberson, Grace Roberson, Joe Willoughby, Jerry B. Evans, Nancy L. Evans, George D. Pickens, Patricia Lee Pickens and Larry W. Paulson have caused their names to be hereunto subscribed this 22 day of March, A.D., 1966

William A. Roberson aka W.A. Roberson
William A. Roberson aka W.A. Roberson

Grace Roberson
Grace Roberson

Jerry B. Evans
Jerry B. Evans

Nancy L. Evans
Nancy L. Evans

Joe Willoughby
Joe Willoughby

Larry W. Paulson
Larry W. Paulson

George D. Pickens
George D. Pickens

Patricia Lee Pickens
Patricia Lee Pickens

STATE OF COLORADO } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 22 day of March, A.D., 1966, by William A. Roberson, aka W.A. Roberson, Grace Roberson, Joe Willoughby, Jerry B. Evans, Nancy L. Evans, George D. Pickens, Patricia Lee Pickens and Larry W. Paulson.
My Commission expires April 12, 1968
Witness my hand and official seal.

Louis M. French
Notary Public

CLERK AND RECORDER'S CERTIFICATE **916037**

STATE OF COLORADO } ss.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:35 o'clock P. M., April 12, A.D., 1966, and is duly recorded in Plat Book No. 10 Page 23

Carrie M. Dunston
Clerk and Recorder

Fees \$ 10.00

By _____
Deputy

TOWN OF FRUITA PLANNING COMMISSION

Approved this 18th day of March, A.D., 1966
Planning Commission of Town of Fruita, County of Mesa, Colorado

By *Edwin Robert*
Chairman

TOWN OF FRUITA COUNCIL

Approved this March 12 day of _____, A.D., 1966
Town Council of Fruita, County of Mesa, State of Colorado

By *John T. Combs*
Mayor

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of Replat of Lots 5, 7 to 17 & 21 to 29 of ROBERSON ADDITION, a subdivision of the Town of Fruita, has been prepared under my direction, and accurately represents a field survey of same

By *J. Boyd Peterson*
Registered Land Surveyor

CERTIFICATE OF VACATION

All preexisting rights of way within the boundary of this plot not conforming to public rights of way as shown hereon are hereby vacated by the Fruita Town Council

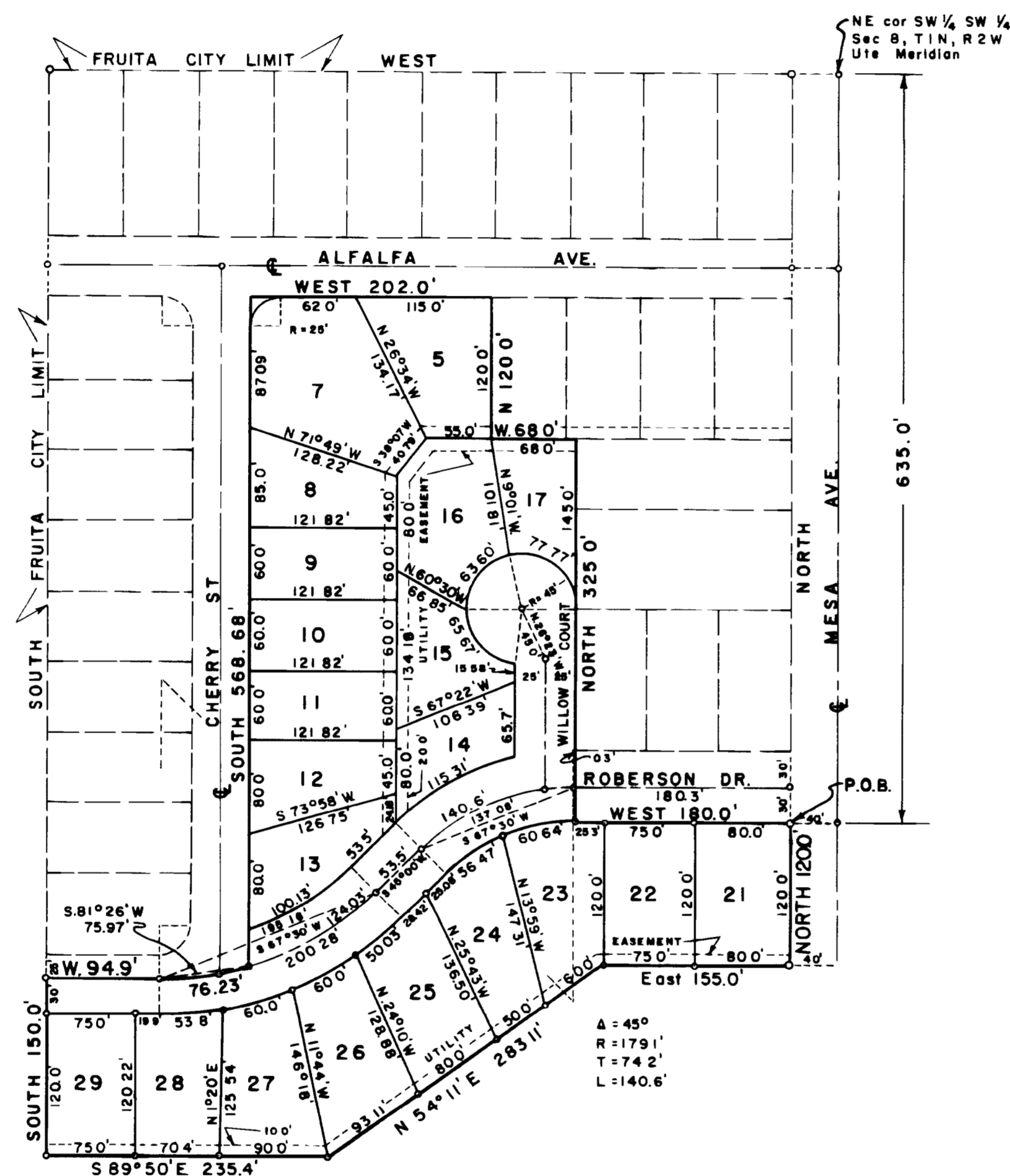
Signed _____
Mayor, Town of Fruita

WESTERN ENGINEERS INC
REPLAT OF
LOTS 5, 7 TO 17 & 21 TO 29 OF
ROBERSON ADDITION

FRUITA, COLORADO

SURVEYED <u>JBP</u>	DRAWN <u>JBP</u>	TRACED <u>RLA</u>
GRAND JUNCTION, COLO Dwg No 1-412-1 3/10/66		

A: 45°
R: 235'
T: 105.6'
L: 200.28'



SCALE 1"=100'

A: 45°
R: 179'
T: 74.2'
L: 140.6'

