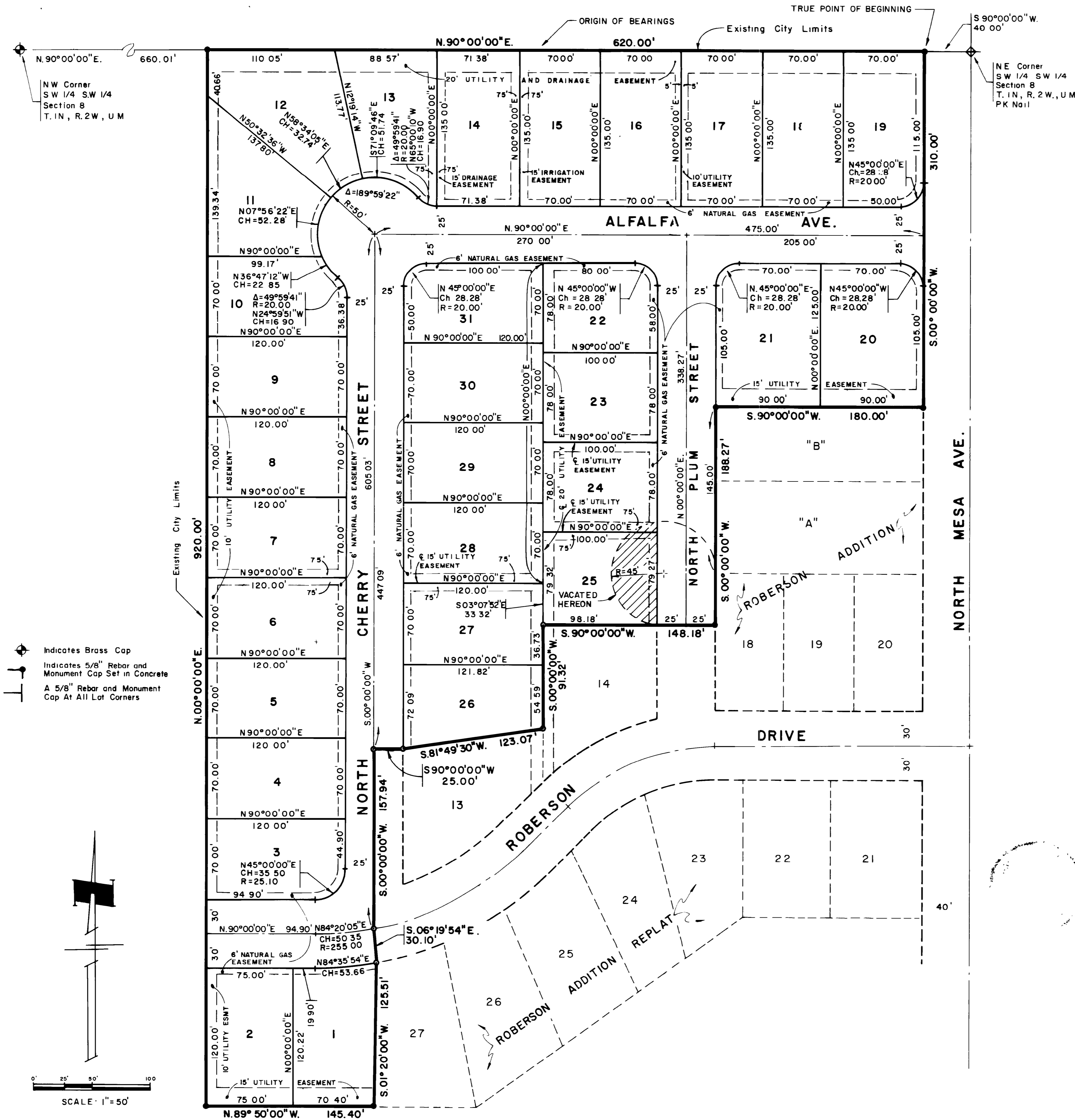


ROBERSON MANOR



Indicates Brass Cap
 Indicates 5/8" Rebar and Monument Cap Set in Concrete
 A 5/8" Rebar and Monument Cap At All Lot Corners

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in a part of the SW 1/4 SW 1/4 of Section 8, Township 1 North, Range 2 West, U.M. & T. 1N, R. 2W, U.M. PK No. 11 and a part of Roberson Addition replat of Lots 5, 7 thru 11, parts of Lots 12 and 15, all of Lots 16, 17, 28 and 29 as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Northeast Corner (N.E. Cor) of the Southwest Quarter (S.W. 1/4) of the Southwest Quarter (S.W. 1/4) of said Section 8, Thence S 90°00'00"W 40.00 feet to the TRUE POINT OF BEGINNING; Thence S 00°00'00"W 310.00 feet; Thence S 00°00'00"W 180.00 feet; Thence S 00°00'00"W 188.27 feet; Thence S 90°00'00"W 148.18 feet; Thence S 00°00'00"W 91.32 feet; Thence S 81°49'30"W 123.07 feet; Thence S 90°00'00"W 25.00 feet; Thence S 00°00'00"W 157.94 feet; Thence S 06°19'54"E 30.10 feet; Thence S 01°20'00"W 125.51 feet; Thence N 89°50'00"W 145.40 feet; Thence N 00°00'00"E 920.00 feet; Thence N 90°00'00"E 620.00 feet to the TRUE POINT OF BEGINNING. Containing 8.067 Acres.

That said owners have caused the said real property to be laid out and surveyed as Roberson Manor a subdivision of a part of the Town of Fruita, County of Mesa 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 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.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the Town of Fruita or the County of Mesa.

In witness whereof said owners Coland 73 LTD, by General Partner D.J. Land Inc, Darrell C. Maluy, President and James R. Erickson, Secretary and Darrell C. Maluy and James R. Erickson have caused their names to be hereunto subscribed this 23rd day of MARCH, A.D., 1976.

Darrell C. Maluy
 Darrell C. Maluy, President
 D. J. Land Inc.
 STATE OF COLORADO)
) ss
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 23rd day of MARCH, A.D. 1976 by Darrell C. Maluy, President and James R. Erickson, Secretary of D. J. Land Inc.

My commission expires: May 22, 1978
Sharon M. Cook
 Notary Public

Witness my hand and official seal.

TOWN OF FRUITA PLANNING COMMISSION
 Approved this 12th day of APRIL, A.D., 1976 by the planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

TOWN BOARD OF TRUSTEES CERTIFICATE
 Approved this 12th day of APRIL, A.D., 1976 by the Town Board of Trustees of the Town of Fruita.

CLERK AND RECORDER CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 8:30 o'clock A.M. this 21 day of April, A.D., 1976 and duly recorded in Plat Book No. 11, Page 147.

Earl Sawyer
 Clerk and Recorder
 Fees \$20.00

VACATION STATEMENT
 Due to the convenience and access needs of the Public being adequately served by the platting of lands and public rights-of-way the vacation of fractional parts of previously dedicated/reserved public rights-of-way, not within public rights-of-way by this plat are hereby ordered vacated this 12 day of APRIL, A.D., 1976 by the Town Board of Trustees of the Town of Fruita.

James T. Patty Jr.
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102 as amended.

Roger C. Head
 Mesa County Surveyor
 Date: 4/20/76