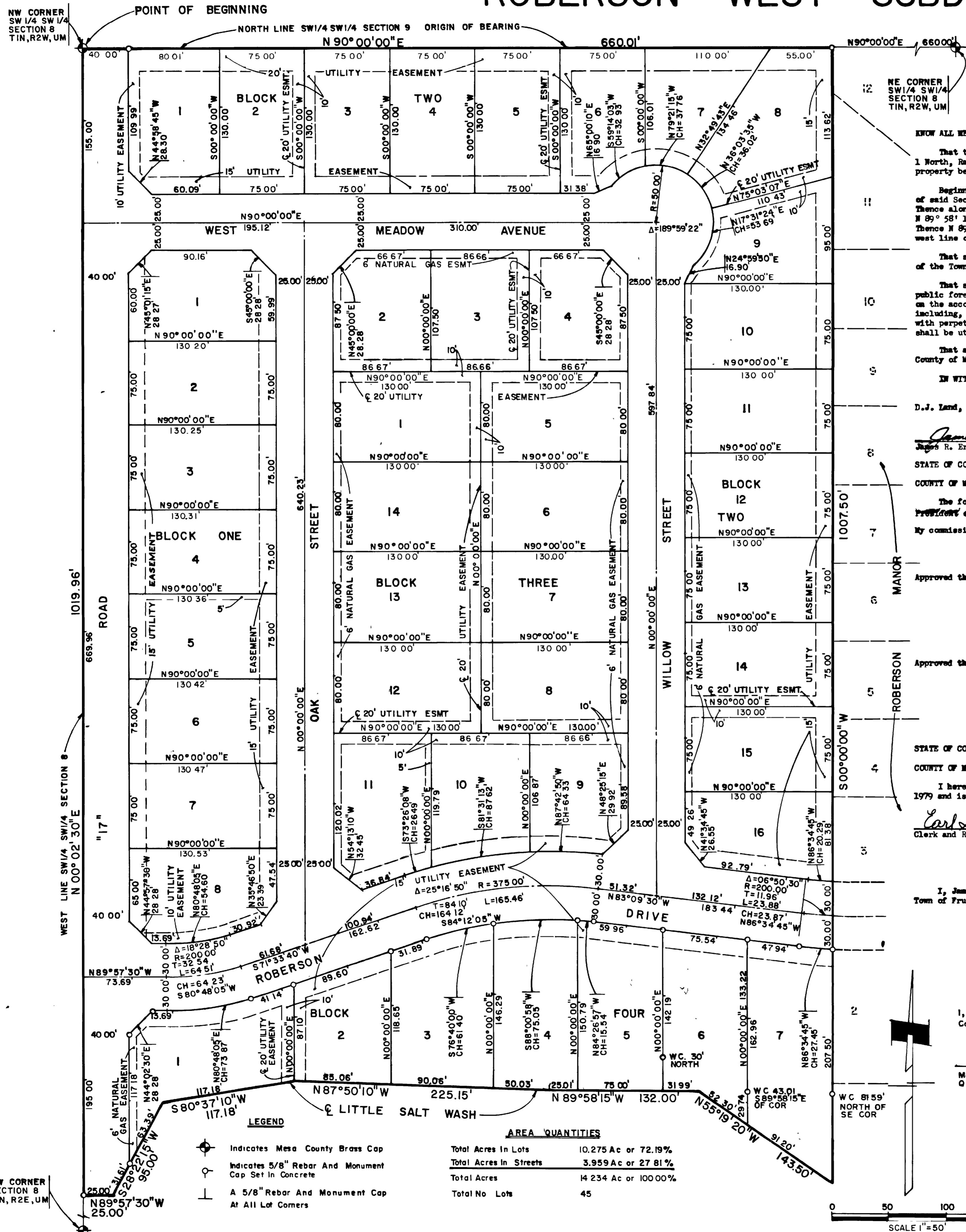


ROBERSON WEST SUBDIVISION



NW CORNER SW 1/4 SW 1/4 SECTION 8 T1N, R2W, UM

POINT OF BEGINNING

NORTH LINE SW 1/4 SW 1/4 SECTION 9 ORIGIN OF BEARING

N 90° 00' 00" E 660.01'

N 90° 00' 00" E 660.01'

NE CORNER SW 1/4 SW 1/4 SECTION 8 T1N, R2W, UM

WEST LINE SW 1/4 SW 1/4 SECTION 8 N 00° 02' 30" E 1019.96'

WEST LINE SW 1/4 SW 1/4 SECTION 8 N 00° 02' 30" E 1019.96'

SW CORNER SECTION 8 T1N, R2E, UM

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned D.J. Land, Inc. is the owner 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 of the Ute Meridian, Town of Fruita, County of Mesa, State of Colorado as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NW Corner of the SW 1/4 SW 1/4 of said Section 8; Thence N 90° 00' 00" E along the north line of the SW 1/4 SW 1/4 of said Section 8 a distance of 660.01 feet; Thence S 00° 00' 00" W 1007.50 feet to a point on the centerline of Little Salt Wash; Thence along said centerline of Little Salt Wash by the following five (5) courses and distances: (1) N 55° 19' 20" W 143.50 feet; (2) N 89° 58' 15" W 132.00 feet; (3) N 87° 50' 10" W 225.15 feet; (4) S 80° 37' 10" W 117.18 feet; (5) S 28° 22' 15" W 95.00 feet; Thence N 89° 57' 30" W 25.00 feet to a point on the west line of the SW 1/4 SW 1/4 of said Section 8; Thence N 00° 02' 30" E along said west line of the SW 1/4 SW 1/4 of Section 8 a distance of 1019.96 feet to the point of beginning, containing 14.234 acres.

That said owner has caused the said real property to be laid out and surveyed as Roberson West Subdivision, a subdivision of a part of the Town of Fruita, County of Mesa, State of 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 dedicate to the Public Utilities 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, irrigation 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 owner has caused its name to be hereto subscribed this 16th day of APRIL, A.D., 1979.

D.J. Land, Inc.

James R. Erickson
James R. Erickson, President

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 16th day of April, A.D., 1979 by James R. Erickson, President of D.J. Land, Inc.

My commission expires: 5-5-84 Witness my hand and official seal. *Conroy A. Moffatt*
Notary Public

TOWN OF FRUITA PLANNING COMMISSION

Approved this 16th day of April, A.D., 1980 by the Planning Commission of the Town of Fruita.

Edmund R. O'Connell, M.D.
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 16th day of April, A.D., 1980 by the Town Board of Trustees of the Town of Fruita.

William J. Dorman
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 1:39 o'clock P.M. this 14th day of November, A.D., 1979 and is duly recorded in Plat Book No. 13, Page 230. File # X-54

Carl Sawyer
Clerk and Recorder

Brian A. Boush
Deputy

Fees \$ 10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Roberson West Subdivision, a subdivision of a part of the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

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

JAMES T. PATTY JR.
REGISTERED LAND SURVEYOR
STATE OF COLORADO
9960

I, Max E. Morris, certify that the boundary of the accompanying plat of Roberson West Subdivision, a subdivision of the Town of Fruita, County of Mesa, State of Colorado has been field checked and monumented by me in Sept. 1983 as shown

Max E. Morris
Max E. Morris, Colo. Reg. Prof. Land Surveyor 16413
Q E D SURVEYING SYSTEM INC

MAX EUGENE MORRIS
REGISTERED LAND SURVEYOR
STATE OF COLORADO
16413

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES

Total Acres In Lots	10.275 Ac or 72.19%
Total Acres In Streets	3.959 Ac or 27.81%
Total Acres	14.234 Ac or 100.00%
Total No. Lots	45

ROBERSON WEST SUBDIVISION

PARAGON ENGINEERING, INC.
P.O. Box 101
Grand Junction, Colorado 81501 (970) 242-1000