

**REPLAT**

LOT 11, BLOCK THREE

**ROBERSON WEST PLANNED UNIT DEVELOPMENT  
A REPLAT OF ROBERSON WEST SUBDIVISION**

DEDICATION

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 SW1/4 SW1/4 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 described as follows:

Lot 11, Block Three, of ROBERSON WEST PLANNED UNIT DEVELOPMENT  
A REPLAT OF ROBERSON WEST SUBDIVISION, Town of Fruita, Mesa County, State of Colorado.

That said real owner has caused the said real property to be layed out and surveyed as REPLAT LOT 11, BLOCK THREE, ROBERSON WEST PLANNED UNIT DEVELOPMENT, A REPLAT OF 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, 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 hereunto subscribed this 7 day of June A.D., 1988.

D.J. Land, Inc.

*James R. Erickson*  
James R. Erickson, President

STATE OF ~~COLORADO~~ CALIFORNIA  
COUNTY OF ~~MESA~~ ) S.S. SAN DIEGO

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June A.D., 1988 by James R. Erickson, President of D.J. Land, Inc.

My commission expires: March 5, 1992

Witness my hand and official seal.

*John H. Fisher*  
Notary Public

TOWN OF FRUITA PLANNING COMMISSION

Approved this 8<sup>th</sup> day of June A.D., 1988 by the Planning Commission of the Town of Fruita.

*Jeanne Lutz*  
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 8<sup>th</sup> day of June A.D., 1988 by the Town Board of Trustees of the Town of Fruita.

*Vicki B. Ward-Mayor*  
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 1:44 o'clock P.m. this 16<sup>th</sup> day of June a.d., 1988 and is duly recorded in Plat Book No. 13, Pages 402 & 403 Reception # 1488434 Drawer J-1 \$ 13.00 fee

*Carl Sawyer*  
County Clerk

*Barbara A. Frews*  
deputy County Clerk

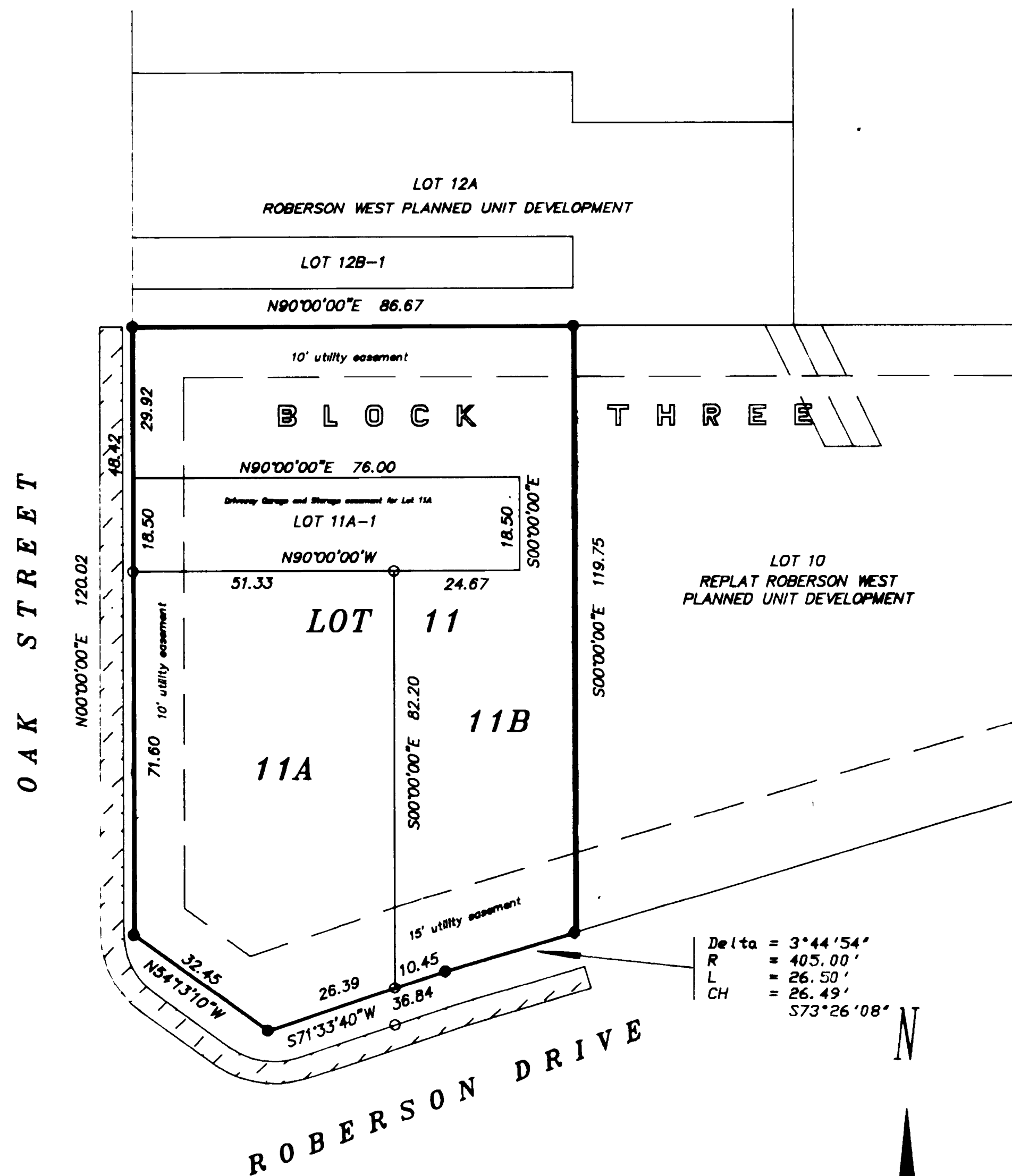
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the boundary of the accompanying REPLAT of Lot 11, BLOCK THREE, ROBERSON WEST PLANNED UNIT DEVELOPMENT, A REPLAT OF ROBERSON WEST SUB., a subdivision of the Town of Fruita, County of Mesa, State of Colorado has been field checked and monumented by me in May 1988 as shown.

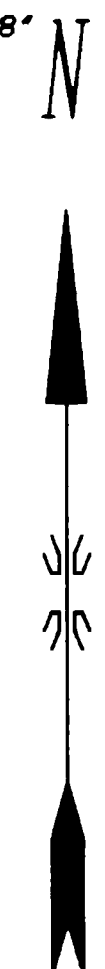
*Max E. Morris* 6/6/88  
Max E. Morris Colo. Reg. Prof. Land Surveyor 16413  
Q.E.D. Surveying System Inc.



<b>REPLAT</b> LOT 11, BLOCK THREE		<b>ROBERSON WEST PLANNED UNIT DEVELOPMENT</b> A REPLAT OF ROBERSON WEST SUBDIVISION	
FOR: D. J. Land, Inc.		SURVEYED BY: MEM DKB	
SCALE: 1" = 20' ft.		DRAWN BY: MEM	
DATE: 6/1/88	Q.E.D. SURVEYING SYSTEMS Inc. P.O. Box 186 PALISADE COLO. 464-7588 241-2370	APPROVED BY:	
		SHEET NO.	
		FILE: 8-7278	



Delta = 3°44'54"  
R = 405.00'  
L = 26.50'  
CH = 26.49'  
S73°26'08"



LEGEND & NOTES  
● FOUND SURVEY MONUMENTS SET BY L.S. 16413  
○ SET NO. 5 RE-BAR W/CAP L.S. 16413  
SURVEY ORIENTED WITH FOUND MONUMENTS  
BEARINGS BASED ON N00°00'00"E ALONG WEST SIDE OF LOT 11

NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST CONSIDER ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST OBTAIN THE PLAT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BY CONSIDERING MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION THEREON.

LOT SUMMARY  
LOTS = 11,215 SQ. FT. = 100%