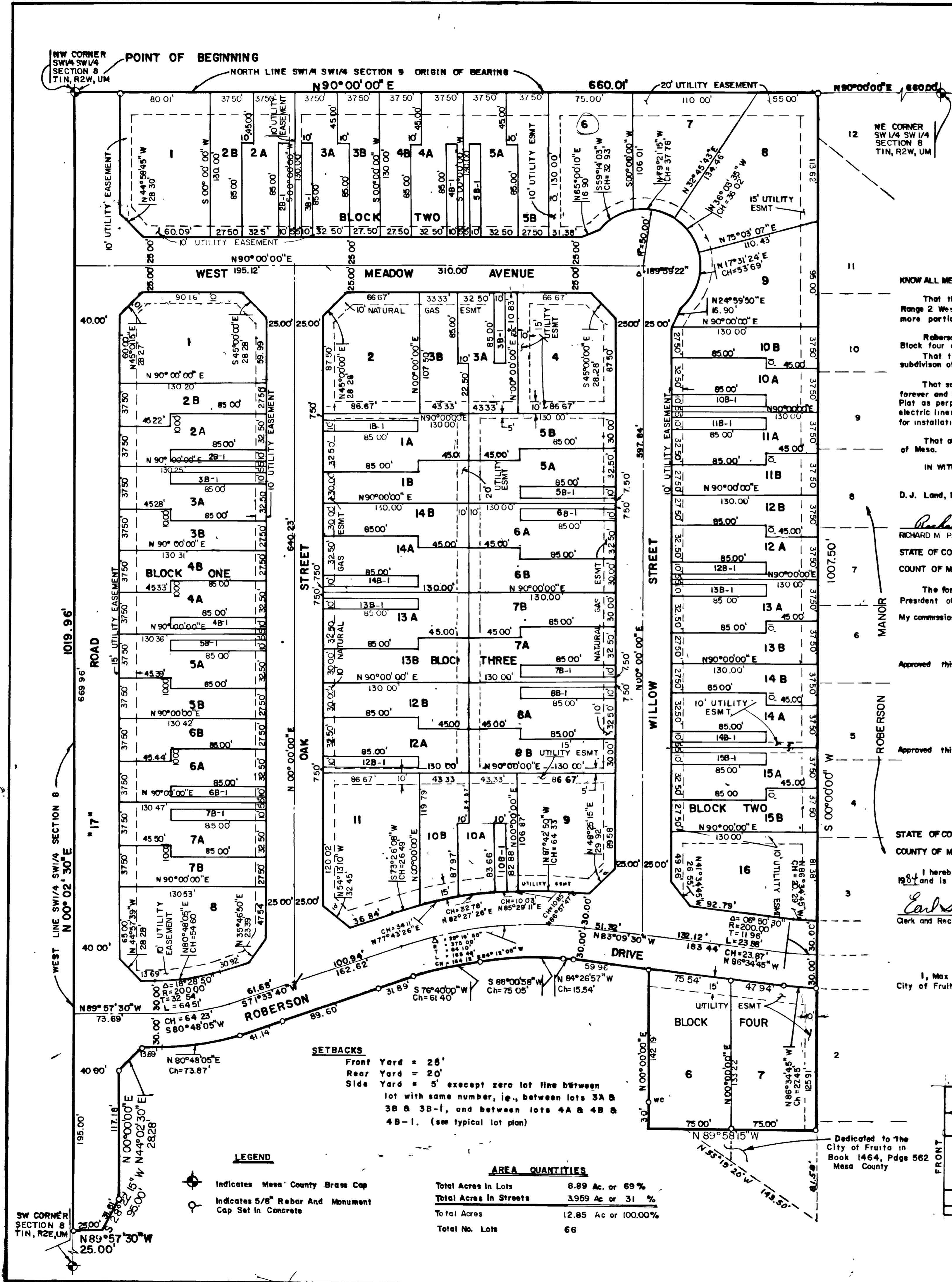


ROBERSON WEST PLANNED UNIT DEVELOPMENT A REPLAT OF ROBERSON WEST SUB.



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 Section 8, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, County of Mesa, State of Colorado as shown on the accompanying plat, said real property being more particularly described as follows:

Roberson West Subdivision, Lots 1 thru 8 Block one, Lots 1 thru 16 Block two, Lots 1 thru 14 Block three and lots 6 & 7 Block four, except that part of lots 6 & 7, Block four dedicated to the City of Fruita in Book 1464, Page 562 of Mesa County.

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 rights 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 City of Fruita or the County of Mesa.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 21st day of November A.D., 1984

D. J. Land, Inc.

Richard M. Patton
RICHARD M. PATTON, VICE PRESIDENT
STATE OF COLORADO)
COUNTY OF MESA) s.s.

The foregoing instrument was acknowledged before me this 21st day of November A.D., 1984 by Richard M. Patton, Vice President of D. J. Land, Inc.

My commission expires March 8 1987. Witness my hand and official seal. *Margaret Stulman*
Notary Public

CITY OF FRUITA PLANNING COMMISSION

Approved this 21st day of November A.D., 1984 by the Planning Commission of the city of Fruita.

Jean Lutes
Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 21st day of November A.D., 1984 by the Fruita City Council of the city of Fruita

Russ P. Pollak
Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) s.s.

I hereby certify that this instrument was filed in my office at 9:00 o'clock P. M. this 19th day of December A.D., 1984 and is duly recorded in Plat Book No. 13, Page 215.

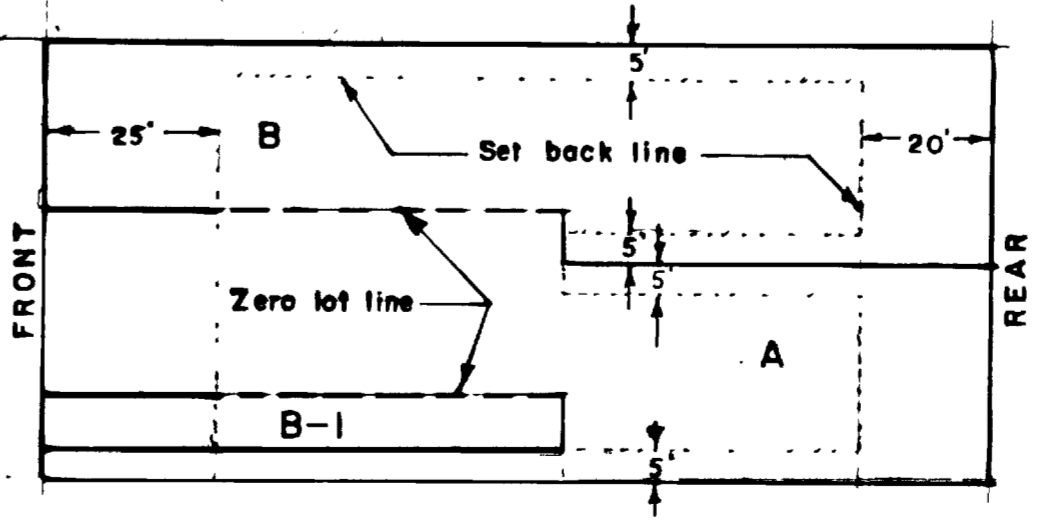
Carl Schuergen
Clerk and Recorder

Debra A. Jensen
Deputy

SURVEYORS CERTIFICATE

I, Max E. Morris, do hereby certify that the accompanying plat of Roberson West Planned Unit Development, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Nov. 7, 1984
Registered Land Surveyor
Colorado Registration No. 16413



TYPICAL LOT PLAN
showing set backs
n. t. s.

SETBACKS
Front Yard = 25'
Rear Yard = 20'
Side Yard = 5' except zero lot line between lot with same number, i.e., between lots 3A & 3B & 3B-1, and between lots 4A & 4B & 4B-1. (see typical lot plan)

LEGEND
Indicates Mesa County Brass Cap
Indicates 5/8" Rebar And Cap Set in Concrete

AREA QUANTITIES

Total Acres in Lots	8.89 Ac. or 69%
Total Acres in Streets	3.959 Ac or 31%
Total Acres	12.85 Ac or 100.00%
Total No. Lots	66

ROBERSON WEST PLANNED UNIT DEVELOPMENT	
A REPLAT OF ROBERSON WEST SUBDIVISION	
FOR D. J. LAND, Inc.	COBURN ENGINEERS
SCALE HORIZONTAL 1" = 50' VERTICAL N. A.	SURVEYORS ENGINEERS
DATE 10-5-84	BRAND JUNCTION, COLORADO
SURVEYED BY B. R.	DRAWN BY B. R.
APPROVED BY R. S. C.	CHECKED BY R. S. C.
SHEET NO.	FILE NO. 84-06-02