

# SOUTH SYCAMORE STREET SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, JAMES E MORRIS AND PAMELA L MORRIS are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and is described in Book 2020 at Pages 75 & 76 of the Mesa County Clerk and Recorder's Office, and being situated in the SW1/4 SE1/4 NE1/4 Section 17, Township 1 North, Range 2 West, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the SW1/4 SE1/4 NE1/4 Section 17, T1N, R2W, U.M and being a part of Lot 64 of Orchard Subdivision being described as follows: Beginning at a point on the East right-of-way line for Sycamore Street being 214.50 feet S00°00'04"E and 30.00 feet N89°59'59"E of the Fruita city monument at the intersection of Sycamore Street and Aspen Avenue in the City of Fruita, Colorado and considering the centerline of Aspen Avenue as monumented to bear N89°59'59"E and all bearings contained herein to be relative thereto, thence N89°59'59"E 240.00 feet; thence S00°00'04"E 405.44 feet to the North right-of-way line for McCune Avenue, thence N89°59'30"W 129.97 feet to the East right-of-way line for Sycamore Street, thence along the East right-of-way line for Sycamore Street the following four (4) courses and distances (1) N00°00'01"W 24.82 feet; (2) 169.72 feet along the arc of a curve to the left with a radius of 213.00 feet and whose chord bears N22°48'31"W 165.26 feet, (3) 121.81 feet along the arc of a curve to the right with a radius of 153.00 feet and whose chord bears N22°48'23"W 118.62 feet, (4) N00°00'04"W 118.93 feet to the point of beginning, containing 1.82 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as SOUTH SYCAMORE STREET SUBDIVISION, a subdivision of a part of the Town of Fruita, Mesa County, State of 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 dedicates 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 31<sup>st</sup> day of May, A.D., 1994.

James E Morris  
JAMES E MORRIS

Pamela L Morris  
PAMELA L MORRIS

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, A.D., 1994 by JAMES E MORRIS and PAMELA L MORRIS.

3-29-95  
My commission expires

Nargaret Subman  
Notary Public

Address: 101 W. McCune, Fruita, CO 81521

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 3:30 o'clock P.M. this 22<sup>nd</sup> day of June, A.D., 1994 and is duly recorded in Plat Book No. 14, Page 242.

Fee: \$10.00 Drawer AA103

Monika Todd  
Clerk-Recorder, Mesa County

Jeanne Martin  
Deputy

Approved this 31<sup>st</sup> day of MAY, A.D., 1994 by the Planning Commission of the City of Fruita.

Ed James Adams  
Chairman

CITY COUNCIL CERTIFICATE

Approved this 31<sup>st</sup> day of MAY, A.D., 1994 by the CITY COUNCIL of the Town of Fruita.

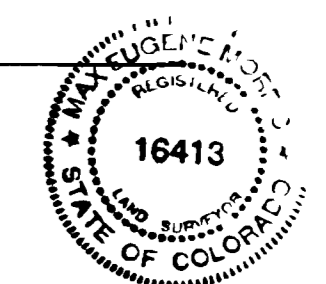
Daniel J. Wilke  
Mayor

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SOUTH SYCAMORE STREET SUBDIVISION, a subdivision of a part of the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor LS 16413

6/6/94  
Date



### AREA SUMMARY

LOTS = 1.82 ACRES = 100%

| CURVE TABLE |        |        |       |               |             |         |
|-------------|--------|--------|-------|---------------|-------------|---------|
| CURVE#      | RADIUS | LENGTH | CHORD | CHORD BEARING | DELTA ANGLE | TANGENT |
| C1          | 153.00 | 80.08  | 79.17 | N14°59'38"W   | 29°59'23"   | 40.98   |
| C2          | 153.00 | 41.72  | 41.59 | N37°48'04"W   | 15°37'29"   | 20.99   |
| C3          | 213.00 | 78.80  | 78.35 | S35°02'11"E   | 21°11'48"   | 39.86   |
| C4          | 213.00 | 90.92  | 90.23 | S12°12'37"E   | 24°27'21"   | 46.16   |

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMPIRE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## SOUTH SYCAMORE STREET SUBDIVISION

| FINAL PLAT   |             |  |             |
|--|-------------|--|-------------|
| SITUATED IN THE SW1/4 SE1/4 NE1/4 SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN |             |  |             |
| FOR  | JIM MORRIS  | <br><b>QED SURVEYING SYSTEMS Inc.</b><br>1018 COLO AVE<br>GRAND JUNCTION<br>COLORADO 81501<br>(303) 241-2370<br>464-7568 | SURVEYED BY |
| SCALE  | 1" = 50' FT |  | DRAWN BY    |
| DATE   | 5/17/94     |  | MEM         |
|  |             |  | ACAD ID     |
|  |             |  | SSSSITE     |
|  |             |  | SHEET NO    |
|  |             |  | FILE        |
|  |             |  | 940631      |