

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1838696 03/26/98 1258PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 117

DRAWER NO FF35

FEE \$ \$10.⁰⁰ 1⁰⁰

NAME OF PLAT Spann Minor Sub

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Spann Jack W

Spann Betty K

C:\SCL\WORK\SPANN\FIN.DWG MON FEB 09 12:17:39 1998 MEM

SPANN MINOR SUBDIVISION

A REPLAT OF LOTS 4, 5, & 6, BLOCK 14, TOWN OF FRUITA

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, JACK W SPANN and BETTY K SPANN are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and is described in Book 1835 at Page 601 of the Mesa County Clerk and Recorder's Office, being situated in the NW1/4 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

Lots 4, 5, and 6, Block 14, Town of Fruita, Colorado

That said owners have caused the said real property to be laid out and surveyed as SPANN MINOR SUBDIVISION, a replat of Lots 4, 5, and 6, Block 14, Town of Fruita, 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 or the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23rd day of March A.D., 1998

Jack W. Spann
JACK W SPANN

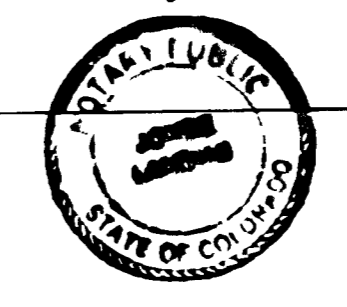
Betty K. Spann
BETTY K SPANN

STATE OF COLORADO)
COUNTY OF MESA) S S

The foregoing instrument was acknowledged before me this 23 day of March A.D., 1998, by JACK W SPANN and BETTY K SPANN

1-24-2000
My commission expires

Joyce Landini
Notary Public
303 W Aspen, Fruita, CO 81521
Address



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S S

I hereby certify that this instrument was filed in my office at 12:58 o'clock P.M this 26th day of March A.D., 1998 and is duly recorded in Plat Book No 16, Page 117

Reception No 1838496 Drawer No FF35 Fee \$ 10.00 / 1.00 sc
Clerk and Recorder Monica Judd Deputy Shirley Howard

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this Feb day of 17 A.D., 1998, by the Planning Commission of the City of Fruita

Shirley Howard
Chairman

CITY COUNCIL CERTIFICATE

Approved this 23 day of March A.D., 1998 by the City Council of Trustees of the Town of Fruita

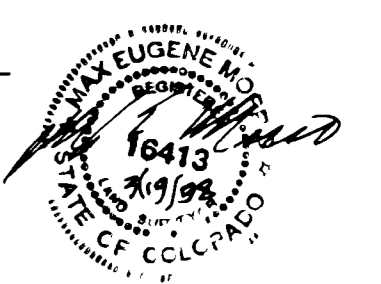
John N. Ballinger
Mayor

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of SPANN MINOR 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, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413

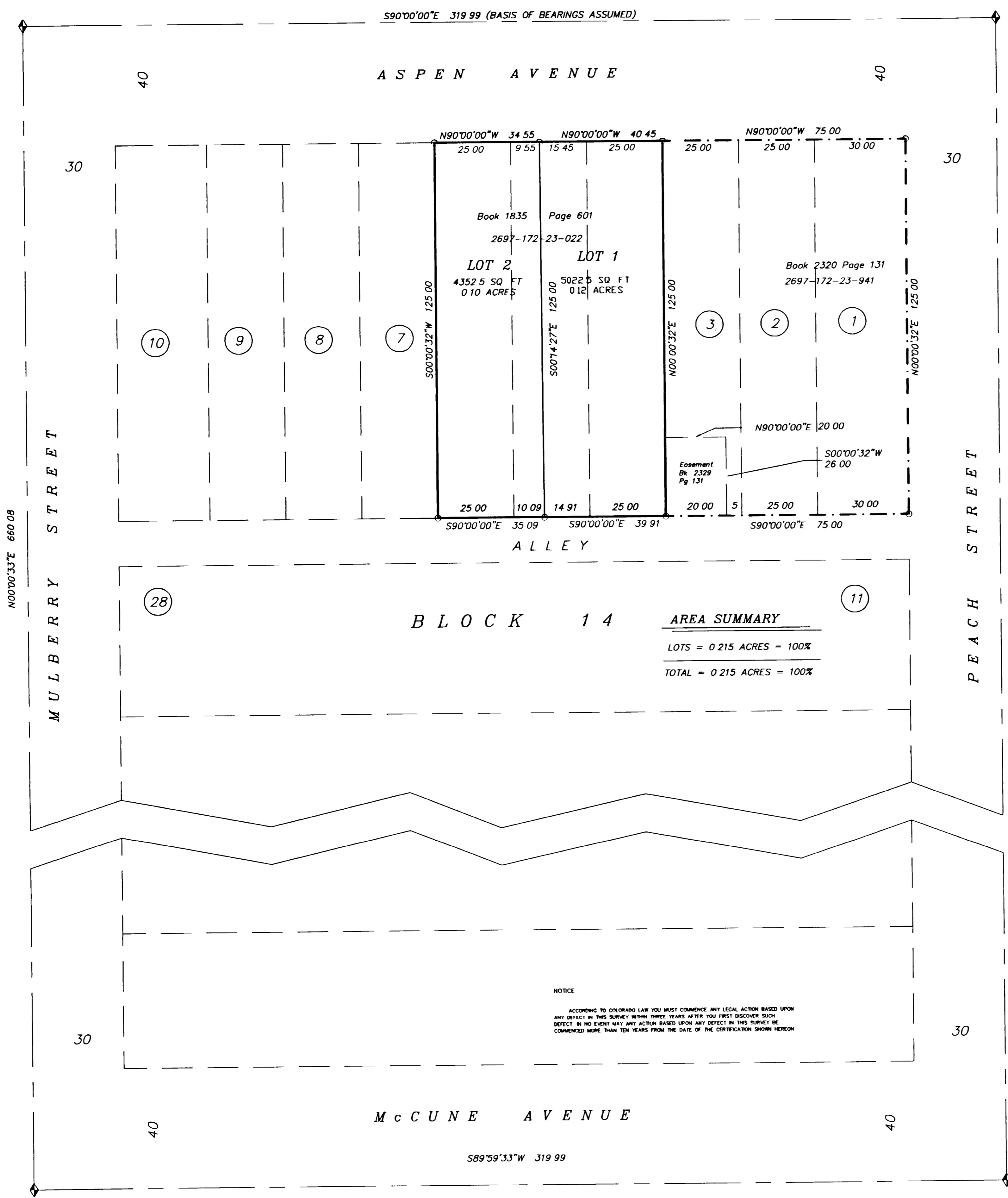
3/19/98 Date



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
- SET NO 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ◆ CITY MONUMENT

SPANN MINOR SUBDIVISION		
FINAL PLAT		
SITUATED IN THE NW1/4 SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN		
FOR SPANN	 QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY <u>RM GD</u>
SCALE 1" = 20' FT		DRAWN BY <u>MEM</u>
DATE <u>2/5/98</u>		ACAD ID <u>SPANNFIN</u>
		SHEET NO
		FILE <u>97028</u>



500'00\"32\" W 660.03