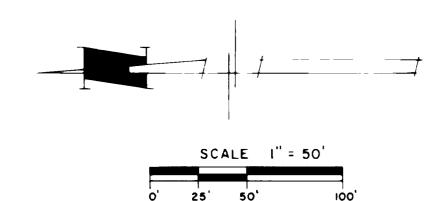


Mesa County Brass Cap

- Indicates Found Corners
- 5/8 Rebar & Monument Cap (Set by NHPQ)



SYCAMORE SUBDIVISION

WITHIN THE TOWN OF FRUITA, MESA COUNTY COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kenneth R. Tompkins and Janice Bower Tompkins are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado as shown on the accompanying plat and described as follows:

Being a part of Tract 30, Orchard Subdivision to Fruita, in Section 17, Township 1 North, Range 2 West, Ute Meridian, lying East of the Independent Ranchman's Canal, being more particularly described as follows:

Commencing at the Northeast Corner (NECor.) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 17; Thence North 89°57'02" West along the North line of the Northeast Quarter (NE1/4) of said Section 17 a distance of 288.37 feet; Thence South 00°02'58" West 30.00 feet to a point on the Emsterly Right-of-Nay line of the Independent Ranchman's Canal; Thence South 26°15'02" East along said Easterly Right-of-Nay line 140.71 feet to the True Point of Beginning; Thence North 89°33'13" East 197.38 feet to a point on the East line of said Lot 30, Orchard Subdivision to Fruita; Thence South 00°26'47" East along said East line of Lot 30, Orchard Subdivision to Fruita, 470.00 feet to the Southeast Corner (SECor.) of said Lot 30, Orchard Subdivision to Fruita, Thence South 89°58'13" West along the South line of said Lot 30, Orchard Subdivision to Fruita, 108.27 feet to a point on the Easterly Right-of-Nay line of said Independent Ranchman's Canal; Thence along said Easterly Right-of-Way line of the Independent Ranchman's Canal by the following three courses and distances: three courses and distances:

North 05°01'02" West 285.73 feet
North 15°37'02" West 111.30 feet
North 26°15'02" West 85.49 feet to the True Point of Beginning

containing 1.458 acres. That said Owners have caused the said real property to be laid out and surveyed as Sycamore Subdivision, a subdivision of a part of Lot 30, Orchard Subdivision to the Town of Fruita, County of Hesa, State of Colorado.

That said Owners do hereby dedicate those portions of real property labeled as utility and drainage easements hereon as easements for the installation and maintenance of telephone and electric lines, poles and underground cables, storm and sanitary sewer mains, water mains, gas pipe lines and those portions which are

and conduits. IN WITNESS WHEREOF, said O	where have caused their	names to be hereunto subsi	cribed this 1/1# day of
	, A.D., 1975.	0	2
Monnith	Tordos	Janice D	acces Jomphia ower Tompkins
Kenneth R. T	ompkins	Janice Bo	ower Tompkins
STATE OF COLORADO)			•
)ss County of Nesa)			
The foregoing instrument w	as acknowledged before m	e this lotteday of 1	elección de la
1975, by Kenneth R. Tompkins an	d Janice Bower Tompkins.	e this made of Ge	water, n.v.
My Commission expires:	9-18-78		uni to. You
My Commission expires: Witness my hand and offici	al seal.		Notary Pub
	•		
	CLERK AND RECORDER	'S CERTIFICATE	
STATE OF COLORADO)	Re	ception No. 10	83649
COUNTY OF MESA		p ,	
I hereby certify that this	instrument was filed in	my office at 4:40 o'c'	lock P.M.
Feb. 18, 1975			ook <u>//</u> , page <u>/37</u>
Earl Source	ru	Fees :	10.00
Cleok	and Recorder		
	TOUR OF PRUITS DIS	NUTUE COMMITTEE	
, R	TOWN OF FRUITA PLA		
Approved this 24 day of Colora	danuary-	, A.D., 1975, Planning	g Commission of Town of Frui
300		(20)	
		Chairman	



a field survey of same.

SURVEYOR'S CERTIFICATE I, James T. Patty, Jr., do hereby certify that the accompanying plat of Sycamore Subdivision, within the Town of Fruita, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

SYCAMORE SUBDIVISION

PREPARED BY:

NELSON, HALEY, PATTERSON & QUIRK, INC.

ENGINEERING CONSULTANTS

COLORADO ** MINISTRON, COLORADO **

74-2-206-5194