

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 Easterly Right-of-Way line of the Independent Ranchman's Canal; Thence South 26°15'02" East along said Easterly Right-of-Way 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-Way 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:

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 Mesa, 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 labeled as irrigation easements hereon as easements for the installation and maintenance of ditches, flumes and conduits.

IN WITNESS WHEREOF, said Owners have caused their names to be hereunto subscribed this 10th day of February, A.D., 1975.

Kenneth R. Tompkins
 Kenneth R. Tompkins
Janice Bower Tompkins
 Janice Bower Tompkins

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10th day of February, A.D., 1975, by Kenneth R. Tompkins and Janice Bower Tompkins.

My Commission expires: 9-18-78
 Witness my hand and official seal.

Sharon E. Young
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

Reception No. 1083649

I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M. Feb. 10, 1975 A.D., 1975, and is duly recorded in plat book 11, page 137.

Earl Sawyer
 Clerk and Recorder

Fees \$ 10.00

TOWN OF FRUITA PLANNING COMMISSION

Approved this 27th day of January, A.D., 1975, Planning Commission of Town of Fruita, County of Mesa, State of Colorado.

Edwin B. ...
 Chairman

TOWN OF FRUITA COUNCIL

Approved this 10th day of February, A.D., 1975, Town Council of Fruita, County of Mesa, State of Colorado.

Nealy L. Nelson
 Mayor

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 a field survey of same.

James T. Patty, Jr.
 James T. Patty, Jr., Registered Land Surveyor
 Colorado Reg. No. 9960

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.

By *Raymond ...* Date: 2/19/75
 Mesa County Surveyor

