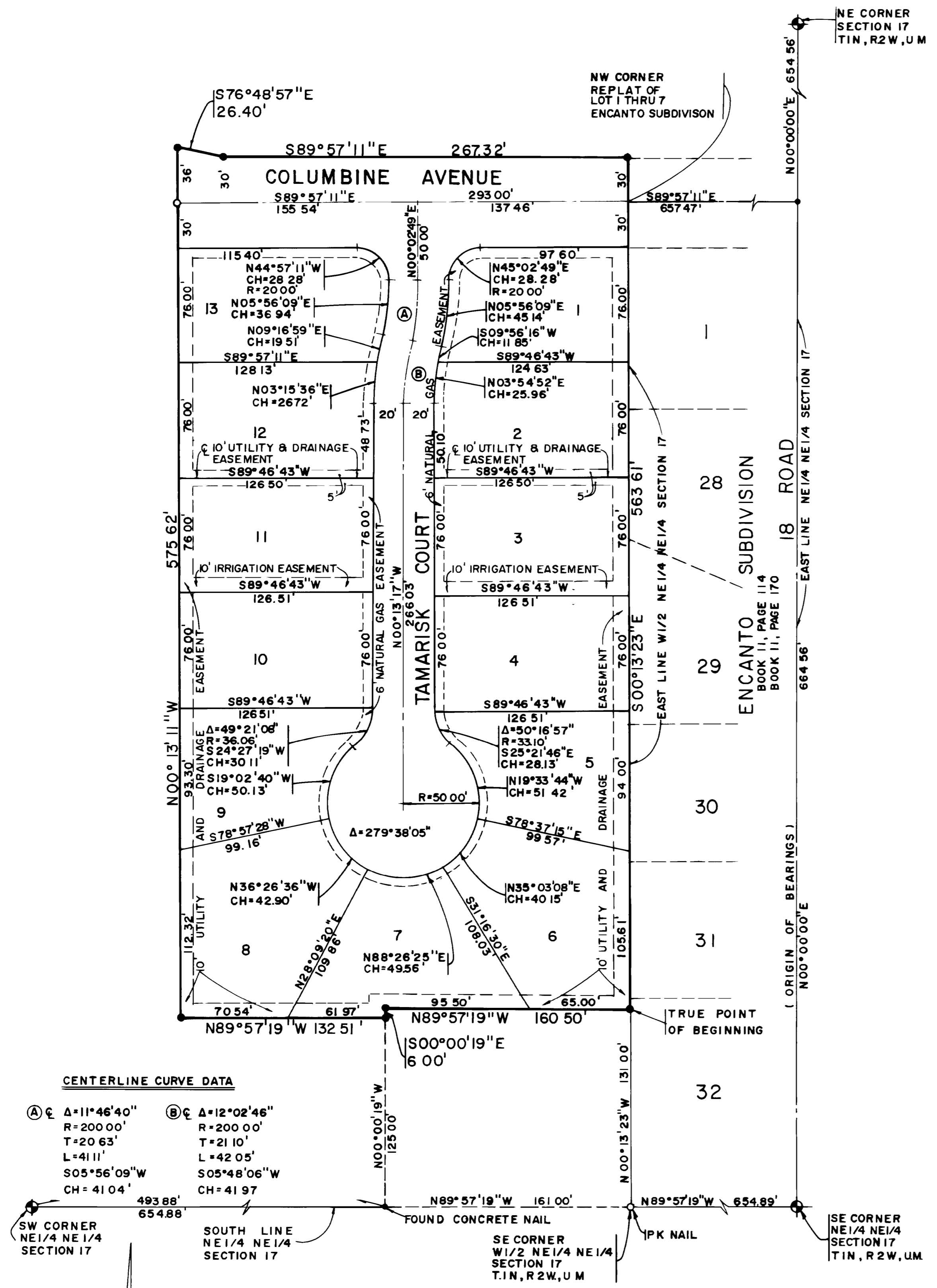


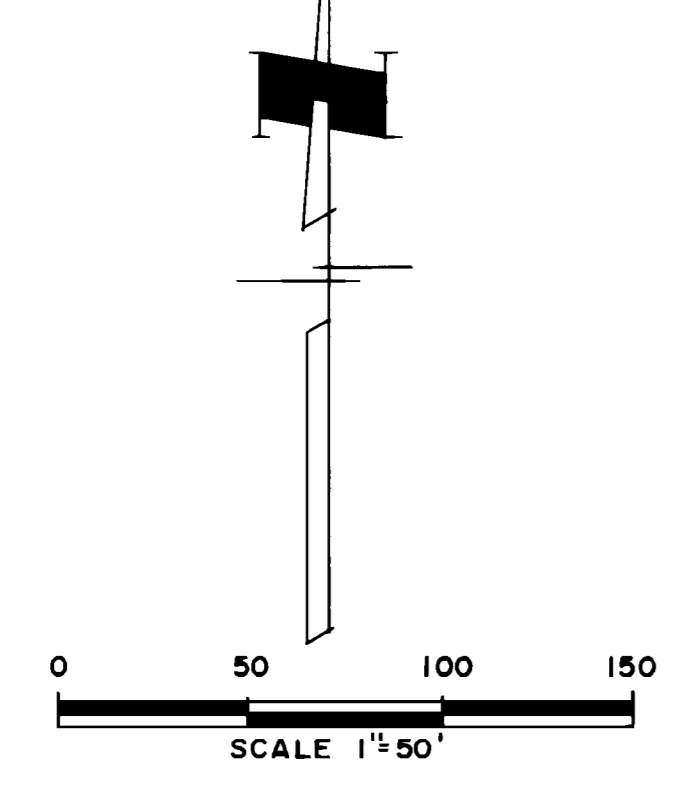
# SYCAMORE SUBDIVISION FILING NO. TWO

WITHIN THE TOWN OF FRUITA, MESA COUNTY, COLORADO



**CENTERLINE CURVE DATA**

Ⓐ Δ=11°46'40"	Ⓑ Δ=12°02'46"
R=200.00'	R=200.00'
T=20.63'	T=21.10'
L=41.11'	L=42.05'
S05°56'09"W	S05°48'06"W
CH=41.04'	CH=41.97'



- LEGEND**
- ⊕ Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners

**AREA QUANTITIES**

Total Acres in Lots	2.922 Ac or 76.67%
Total Acres in R.O.W	0.889 Ac or 23.33%
Total Acres	3.811 Ac or 100.00%

KNOW ALL MEN BY THESE PRESENTS:

**DEDICATION**

That the undersigned Kenneth Tompkins, Janice Bower Tompkins, are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and being in a part of Tract 31, Orchard Subdivision to Fruita in Section 17, Township 1 North, Range 2 West, of the Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southeast Corner of the NE 1/4 NE 1/4 of said Section 17; Thence N. 89° 57' 19" W along the South Line NE 1/4 NE 1/4 of said Section 17 a distance of 654.89 feet to the Southeast Corner W 1/2 NE 1/4 NE 1/4 of said Section 17; Thence N. 00° 13' 23" W along the East Line of the W 1/2 NE 1/4 NE 1/4 of said Section 17 a distance of 131.00 feet to the TRUE POINT OF BEGINNING; Thence N. 89° 57' 19" W 160.50 feet; Thence S. 00° 00' 19" E 6.00 feet; Thence N. 89° 57' 19" W 132.51 feet; Thence N. 00° 13' 11" W 575.62 feet; Thence S. 76° 48' 57" E 26.40 feet; Thence S. 89° 57' 11" E 267.32 feet to a point on the East Line W 1/2 NE 1/4 NE 1/4 of said Section 17; Thence S. 00° 13' 23" E along said East Line W 1/2 NE 1/4 NE 1/4 of Section 17 a distance of 563.61 feet to the TRUE POINT OF BEGINNING. Containing 3.811 Acres.

That said owners have caused the said real property to be laid out and surveyed as Sycamore Subdivision, Filing No. Two, a subdivision of a part of Lot 31, Orchard Subdivision to the Town of Fruita, Mesa County, 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 and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, drainage, and irrigation facilities, including but not limited to, electric lines, gas lines, telephone lines and irrigation lines. Together with the right to trim interfering trees and brush. With perpetual right 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 Town of Fruita or the County of Mesa.

IN WITNESS WHEREOF said owners Kenneth Tompkins, Janice Bower Tompkins, have caused their names to be hereunto subscribed this 11 day of July, A.D., 1977.

*Kenneth Tompkins*  
Kenneth Tompkins

*Janice Bower Tompkins*  
Janice Bower Tompkins

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 3rd day of May, A.D., 1978 by Kenneth Tompkins, Janice Bower Tompkins,

My Commission Expires: \_\_\_\_\_  
Witness My Hand and Official Seal. *Thomas J. Bohan*  
Notary Public

Approved this 19th day of April, A.D., 1978 by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.  
*Edwin R. [Signature]*  
Chairman

**TOWN BOARD OF TRUSTEES CERTIFICATE**

Approved this 11 day of July, A.D., 1977 by the Town Board of Trustees of the Town of Fruita.  
*William M. [Signature]*  
Chairman

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO ) ss II 1159888  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:55 o'clock P. M., this 8 day of May, A.D., 1978 and duly recorded in Plat Book No. 12, Page 17.

*Earl Sawyer*  
Clerk and Recorder

Deputy \_\_\_\_\_ Fees \$ 10.00

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Sycamore Subdivision, Filing No. Two, a subdivision of the Town of Fruita, County of Mesa 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 Registration No. 9960

