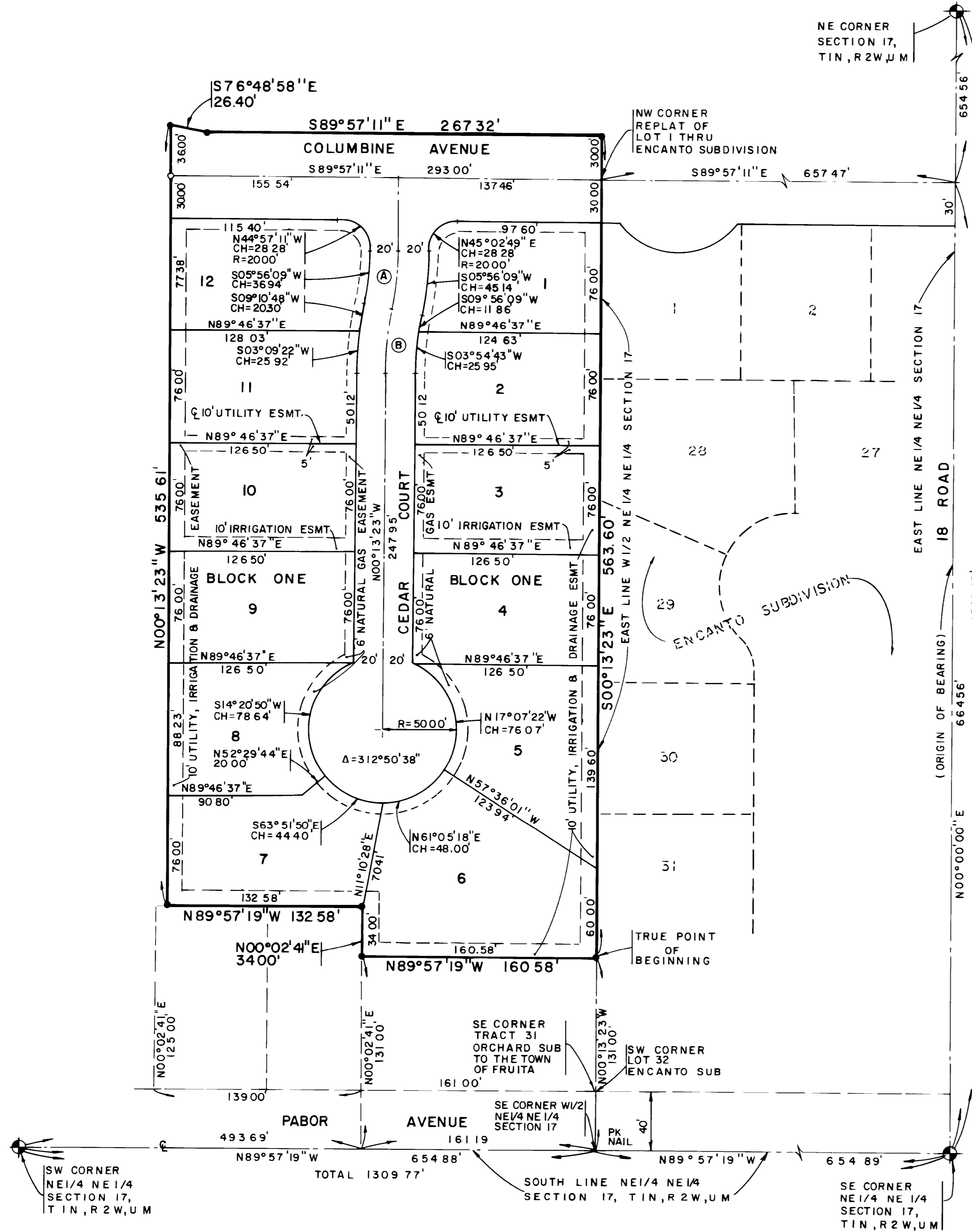


# REPLAT SYCAMORE SUBDIVISION FILING NO. TWO

## WITHIN THE TOWN OF FRUITA, MESA COUNTY, COLORADO



NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
(A)	11°46'40"	200.00'	20.63'	41.11'	41.04'	S05°56'09"W
(B)	12°02'52"	199.91'	21.10'	42.04'	41.96'	S05°48'03"W

AREA QUANTITIES	
Total Acres In Lots	2.822 Ac or 76.50%
Total Acres In Streets	0.867 Ac or 23.50%
Total Acres	3.689 Ac or 100.00%
Total Number Of Lots	12 Lots

- 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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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 160.58 feet; Thence N 00° 02' 41" E 34.00 feet; Thence N 89° 57' 19" W 132.58 feet; Thence N 00° 13' 23" W 535.61 feet; Thence S 76° 48' 59" 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 563.60 feet to the TRUE POINT OF BEGINNING, containing 3.689 acres.

That said owners have caused the said real property to be laid out and surveyed as Replat 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 forever, and hereby dedicate to the Public Utilities 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 and maintenance 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, hereunto subscribed this 20th day of SEPT A.D., 1978.

have caused their names to be

*Kenneth Tompkins*  
Kenneth Tompkins

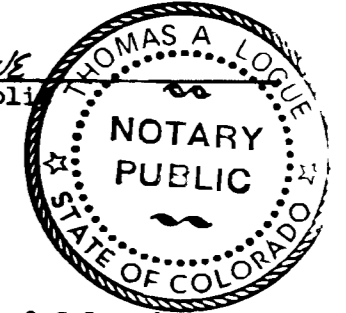
*Janice Bower Tompkins*  
Janice Bower Tompkins

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20th day of SEPT A.D., 1978 by Kenneth Tompkins, Janice Bower Tompkins.

My commission expires: Aug 9th 1981. Witness my hand and official seal.

*Thomas A. Logie*  
Notary Public



TOWN OF FRUITA PLANNING COMMISSION

Approved this 28 day of August A.D., 1978 by the Planning Commission of the Town of Fruita, County of Mesa, State of Colorado.

*Edmund [Signature]*  
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 11 day of September A.D., 1978 by the Town Board of Trustees of the Town of Fruita.

*Wallace [Signature]*  
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1174512

I hereby certify that this instrument was filed in my office at 11:45'clock A.M. this 23 day of October A.D., 1978 and is duly recorded in Plat Book No. 12, Page 84.

*Earl [Signature]*  
Clerk and Recorder

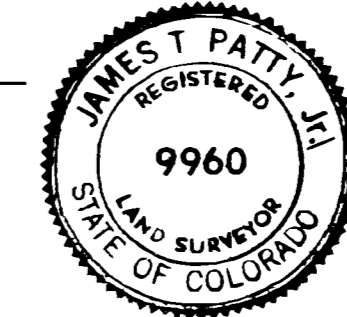
*Peterson [Signature]*  
Deputy

Fees \$ 10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat 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



REPLAT SYCAMORE SUBDIVISION  
FILING NO. TWO