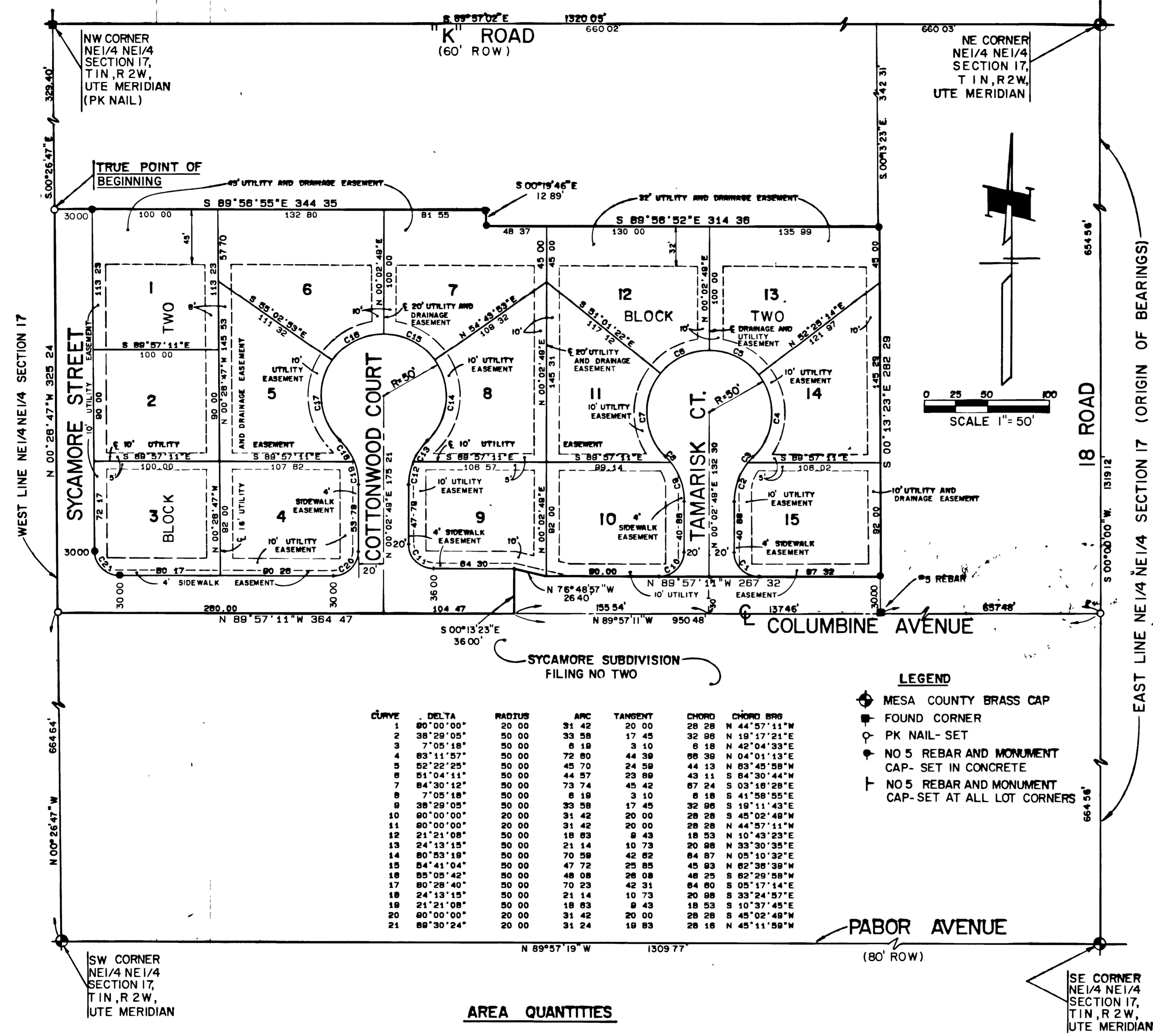


# SYCAMORE SUBDIVISION- FILING NO. THREE

## WITHIN THE CITY OF FRUITA

### MESA COUNTY, COLORADO.

DEDICATION



KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Kenneth Tompkins and Janice Bower Tompkins, are the owners of that real property situated in the City of Fruita, County of Mesa, State of Colorado, and being 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 NW Corner of the NE 1/4 of the NE 1/4 of said Section 17; Thence South 00°26'47" East along the West line of the NE 1/4 of the NE 1/4 of said Section 17 a distance of 329.40 feet to the TRUE POINT OF BEGINNING, Thence South 89°56'55" East 344.35 feet, Thence South 00°19'46" East 12.89 feet, Thence South 89°56'52" East 314.36 feet, Thence South 00°13'23" East 282.29 feet, Thence North 89°57'11" West 267.32 feet, Thence North 76°48'57" West 26.40 feet, Thence South 00°13'23" East 36.00 feet, Thence North 89°57'11" West 364.47 feet to a point on said West line NE 1/4 of the NE 1/4 of said Section 17, Thence North 00°26'47" West 325.24 feet to the TRUE POINT OF BEGINNING, Containing 4.617 Acres

That said owners have caused the said real property to be laid out and surveyed as Sycamore Subdivision Filing No. Three, a subdivision of a part of Lot 31, Orchard Subdivision to Fruita, City of Fruita, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and courts 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 City of Fruita.

IN WITNESS WHEREOF said owners, Kenneth Tompkins and Janice Bower Tompkins, have caused their names to be hereunto subscribed this 9th day of February, A.D., 1982.

*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 9th day of February, A.D., 1982 by Kenneth Tompkins and Janice Bower Tompkins.

My Commission Expires: 10-27-84  
Witness my Hand and Notarial Seal.

*Louise Doyle*  
Notary Public  
Address: 2024 X Road  
Fruita, Colorado 81521

CITY PLANNING COMMISSION CERTIFICATE  
Approved this 10th day of DECEMBER, A.D., 1982  
City Council of the City of Fruita

*Edwin Blanton*  
Chairman

CITY COUNCIL CERTIFICATE  
Approved this 17th day of DECEMBER, A.D., 1982.  
City Council of the City of Fruita

*William Owen*  
Mayor, City of Fruita

SURVEYORS CERTIFICATE  
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Sycamore Subdivision Filing No. Three, a subdivision of a part of the City of Fruita, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr* 6/16/82  
James T. Patty, Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	80°00'00"	20.00	31.42	20.00	28.28	N 44°57'11"W
2	38°29'05"	50.00	33.58	17.45	32.98	N 19°17'21"E
3	7°05'18"	50.00	6.19	3.10	6.18	N 42°04'33"E
4	83°11'57"	50.00	72.80	44.39	68.39	N 04°01'13"E
5	52°22'25"	50.00	45.70	24.59	44.13	N 83°45'58"W
6	51°04'11"	50.00	44.57	23.89	43.11	S 84°30'44"W
7	84°30'12"	50.00	73.74	45.42	67.24	S 03°18'29"E
8	7°05'18"	50.00	6.19	3.10	6.18	S 41°59'55"E
9	38°29'05"	50.00	33.58	17.45	32.98	S 19°11'43"E
10	80°00'00"	20.00	31.42	20.00	28.28	S 45°02'48"W
11	80°00'00"	20.00	31.42	20.00	28.28	N 44°57'11"W
12	21°21'08"	50.00	18.83	8.43	18.53	N 10°43'23"E
13	24°13'15"	50.00	21.14	10.73	20.98	N 33°30'35"E
14	80°53'19"	50.00	70.59	42.82	64.87	N 05°10'32"E
15	54°41'04"	50.00	47.72	25.85	45.93	E 82°38'39"W
16	85°05'42"	50.00	48.08	26.08	46.25	S 62°29'58"W
17	80°28'40"	50.00	70.23	42.31	64.80	S 05°17'14"E
18	24°13'15"	50.00	21.14	10.73	20.98	S 33°24'57"E
19	21°21'08"	50.00	18.83	8.43	18.53	S 10°37'45"E
20	80°00'00"	20.00	31.42	20.00	28.28	S 45°02'48"W
21	89°30'24"	20.00	31.24	19.83	28.18	N 45°11'59"W

**AREA QUANTITIES**  
 AREA IN LOTS 3 607 Acres Or 7812%  
 AREA IN PUBLIC ROW 1 010 Acres Or 2188%  
 AREA TOTAL 4 617 Acres Or 10000%  
 TOTAL NO. OF LOTS = 15

- LEGEND**
- ◆ MESA COUNTY BRASS CAP
  - ⊙ FOUND CORNER
  - PK NAIL- SET
  - ⊕ NO 5 REBAR AND MONUMENT CAP- SET IN CONCRETE
  - ⊕ NO 5 REBAR AND MONUMENT CAP-SET AT ALL LOT CORNERS

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1316572  
I hereby certify that this instrument was filed in my office at 10:27 o'clock A.M., this 16th day of February, A.D. 1982 and is duly recorded in Plat Book No. 13, Page 129.  
*Earl Sawyer* Clerk and Recorder  
*Harriet H. Taylor* Deputy

SYCAMORE SUBDIVISION-FILING NO THREE

PARAGON ENGINEERING, INC.  
2784 Colorado Blvd. Suite 104  
Grand Junction, Colorado 81501 (303)243-8868