

THE OAKS
A REPLAT OF SUNSET VILLAGE
 SECTION 7, T.1N., R.2W., U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situate in the East half of Section 7, T.1N., R.2W. of the Ute Meridian in the City of Fruita, Mesa County, Colorado, being more specifically described as follows:

Sunset Village, a subdivision of a part of the City of Fruita, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as The Oaks, A Replat of Sunset Village, a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads 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 easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, water and sewer mains, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Fruita.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed.

Bobby L. McPherson and *Betty Jean McPherson*
 Bobby L. McPherson Betty Jean McPherson

Dated this 2nd day of April, A.D., 1990.

STATE OF COLORADO }
 COUNTY OF DELTA } ss

The foregoing instrument was acknowledged before me this 2nd day of April, A.D., 1990, by Bobby L. McPherson and Betty Jean McPherson.

My Commission Expires 7-8-91
 Witness My Hand and Official Seal.

Lynn L. Moore
 Notary Public
 Address 3124 C. I. 50 Rd.
 Hotchkiss, Colo. 81419

Frank L. McPherson and *Cheryl J. McPherson*
 Frank L. McPherson Cheryl J. McPherson
 Dated this 2nd day of April, A.D., 1990.

STATE OF COLORADO }
 COUNTY OF DELTA } ss

The foregoing instrument was acknowledged before me this 2nd day of April, A.D., 1990, by Frank L. McPherson and Cheryl J. McPherson.

My Commission Expires 7-8-91
 Witness My Hand and Official Seal.

Lynn L. Moore
 Notary Public
 Address 3124 C. I. 50 Rd.
 Hotchkiss, Colo. 81419

Carroll E. Rushold
 Carroll E. Rushold, Executive Director and Secretary
 Lower Valley Hospital Assoc., A Colorado Non-profit Corporation

Dated this 10th day of April, A.D., 1990.

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 10 day of April, A.D., 1990, by Carroll E. Rushold as Executive Director and Secretary of Lower Valley Hospital Assoc., A Colorado Non-profit Corporation.

My Commission Expires 12-15-90
 Witness My Hand and Official Seal.

Shelby A. Brandhorst
 Notary Public
 Address Box 130
 Fruita, Co 81521

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:33 o'clock P.M. this 27 day of April, A.D., 1990, and duly recorded in Plat Book No. 13, Page 466, Reception No. 1540618.

Paul Sawyer Clerk and Recorder
Amey French Deputy
 Fees \$30.00
 J-59

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 17th day of July, A.D., 1989, by the Planning Commission of the City of Fruita, County of Mesa, State of Colorado.

Joe Liles
 Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 24th day of July, A.D., 1989, by the City Council of the City of Fruita, County of Mesa, State of Colorado.

Bill Baird
 Mayor, City of Fruita

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of previously dedicated/reserved public rights-of-way are hereby ordered per Ordinance 1089 recorded at Book 1785 Page 216 of the Mesa County Clerk and Recorder's Office.
 Approved this 14th day of August, A.D., 1989, City Council of the City of Fruita, County of Mesa, State of Colorado.

Bill Baird
 Mayor, City of Fruita

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that the accompanying plat of The Oaks, A Replat of Sunset Village, a subdivision of the City of Fruita, Mesa County, Colorado, was prepared from the plat of Sunset Village as prepared by Paragon Engineering, Inc., recorded in Book No. 13, Page 143-144 of the Plat Record of Mesa County, Colorado, and from surveying done by me during July, 1989, and that this plat represents said survey to the best of my knowledge and belief.

Wayne H. Lizer 3/27/90
 Wayne H. Lizer, P.E., P.L.S., No. 14113



SHEET 1 OF 2

THE OAKS
 A REPLAT OF SUNSET VILLAGE
 SECTION 7, T.1N., R.2W., U.M.
 W. H. LIZER & ASSOCIATES
 ENGINEERING & SURVEYING
 576 25 ROAD · UNIT 8 · 241-1129
 GRAND JUNCTION, COLORADO 81505

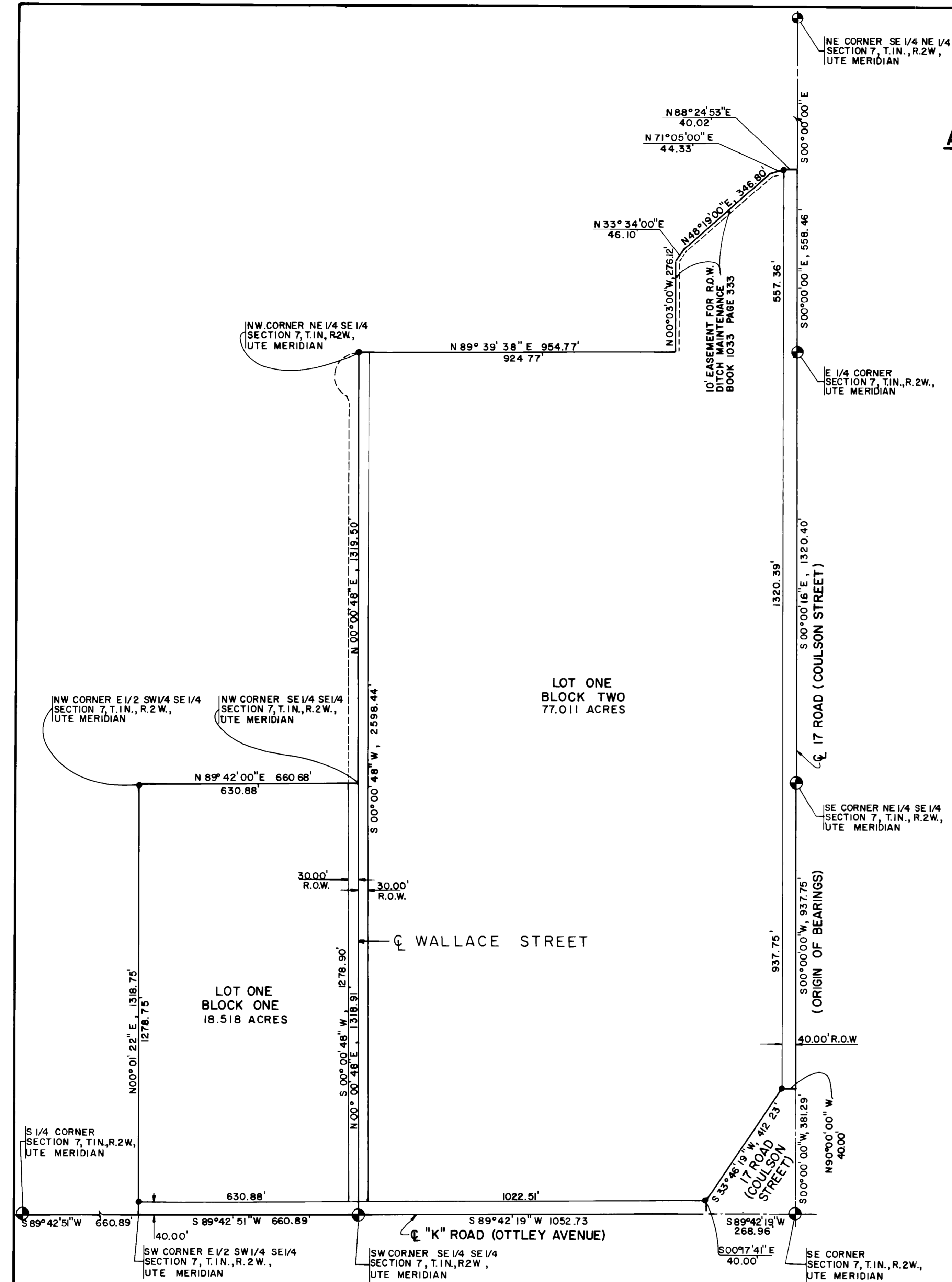
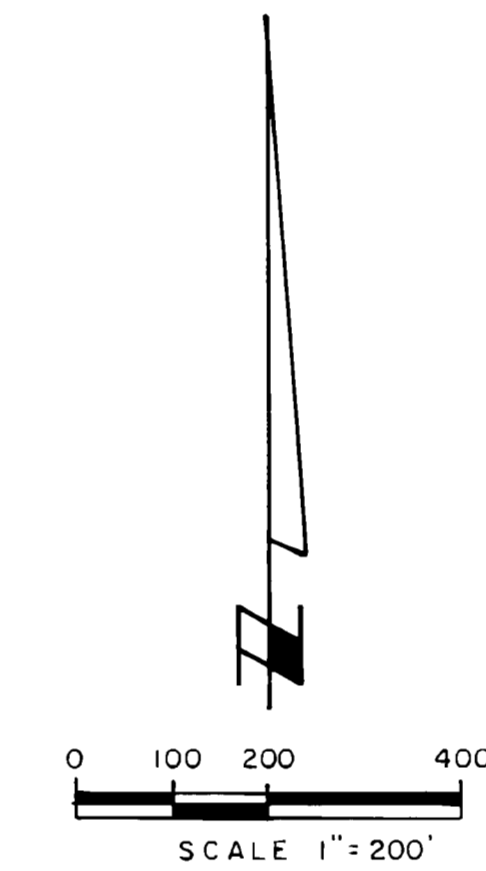
THE OAKS

A REPLAT OF SUNSET VILLAGE

SECTION 7, T.1N., R.2W., U.M.

AREA QUANTITIES

LOTS	95.529 Ac.	93.3%
STREETS	6.830 Ac.	6.7%
TOTAL	102.359 Ac.	100 %



LEGEND

- MESA COUNTY BRASS CAP
- NO. 5 REBAR AND MONUMENT CAP IN CONCRETE (L.S. 9960)

SHEET 2 OF 2

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