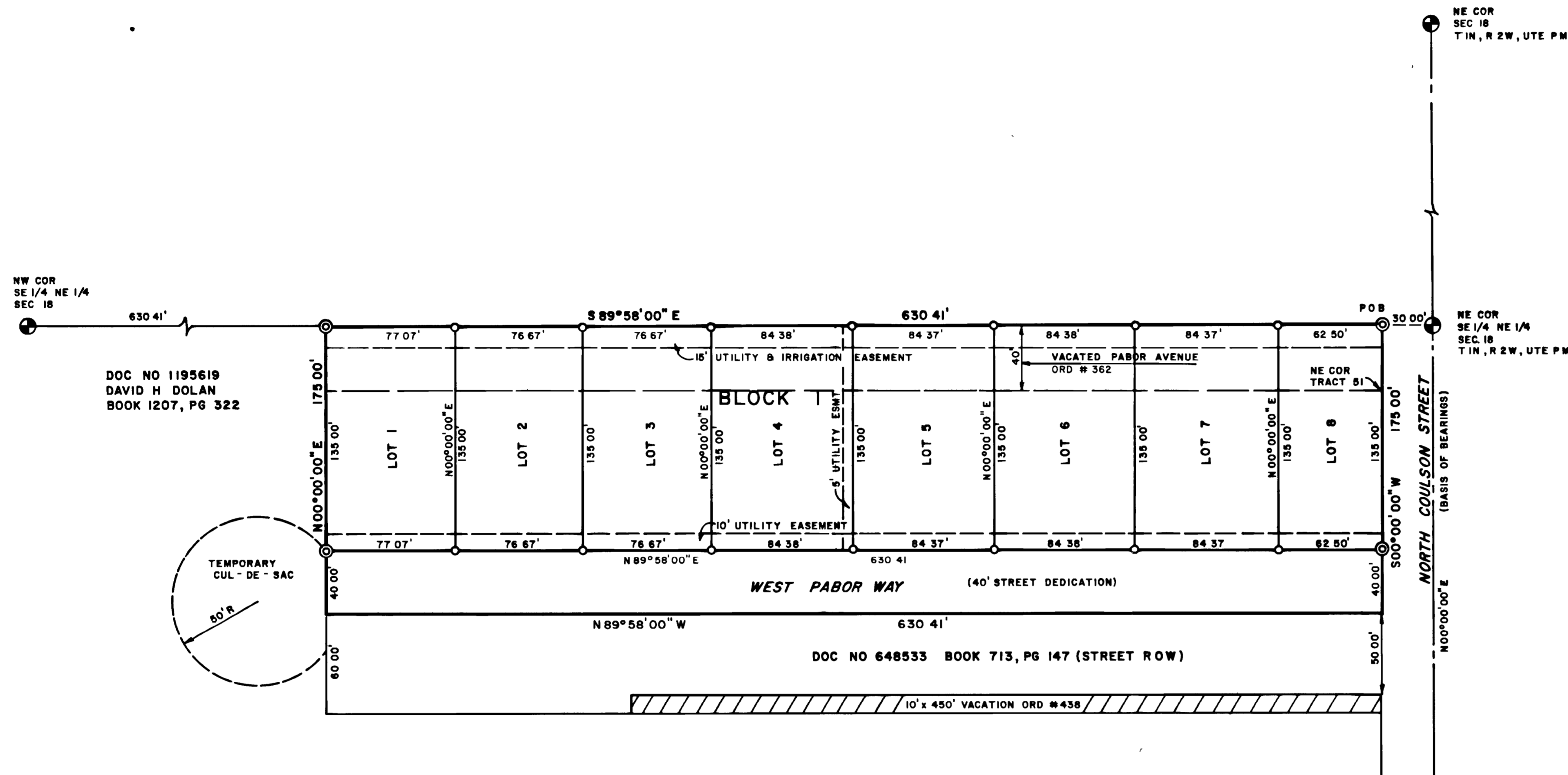


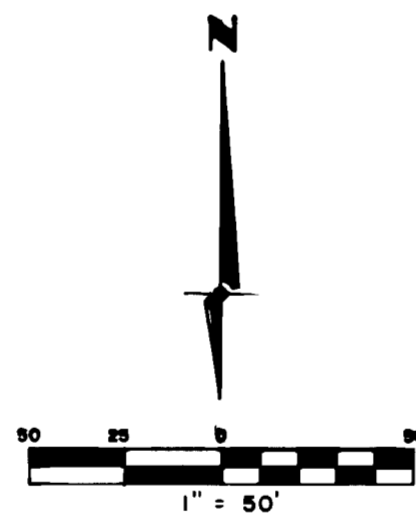
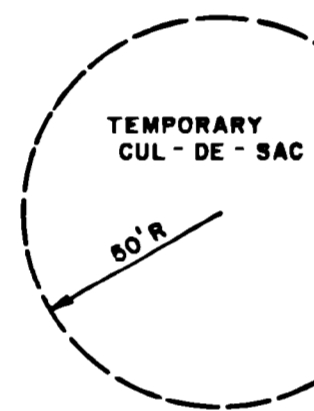
DOLAN SUBDIVISION (AMENDED)

SE 1/4 NE 1/4 SEC. 18, T. 1N., R. 2W., UTE P.M.
TOWN OF FRUITA - MESA COUNTY, COLORADO



NW COR
SE 1/4 NE 1/4
SEC 18

DOC NO 1195619
DAVID H DOLAN
BOOK 1207, PG 322



LEGEND

- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
- ⊙ SET 5/8" REBAR W/ALUMINUM CAP IN CONCRETE
- SET 5/8" REBAR W/CAP "LUKE L S 14115"

LAND USE BREAKDOWN

LOTS - 1.954 ACRES 77%
STREETS, WALKWAYS, ALLEYS 23%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, David H Dolan, Shelda E Dolan, Charles J Borg, Jack L Hill, Marilyn R Hill, Harold W Tait, and Theresa J Tait, are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, as shown on accompanying plat thereof, said property being more particularly described as follows

A parcel of land situated in the SE 1/4 NE 1/4 of Section 18, T 1N, R 2W, Ute P.M., Mesa County, Colorado, consisting of the North 135 feet of Tract 51, Orchard Subdivision, to the Town of Fruita and a portion of Pabor Avenue, vacated by the Town of Fruita ordinance number 362, said parcel being more particularly described as follows Commencing at the found Mesa County Survey Monument for the NE corner said SE 1/4 NE 1/4, thence N89°58'00"W (Bearings relative to N0°00'00"E on the East line said SE 1/4 NE 1/4), 30.00 feet along the North line said SE 1/4 NE 1/4 to the point of beginning of the parcel herein described, thence S0°00'00"W, 175.00 feet, thence N89°58'00"W, 630.41 feet, thence N0°00'00"E, 175.00 feet to the North line said SE 1/4 NE 1/4, thence S89°58'00"E, 630.41 feet along the North line said SE 1/4 NE 1/4 to the point of beginning Said parcel contains 2.533 acres more or less

That said owners have caused the real property to be laid out and surveyed as shown on the accompanying plat of Dolan Subdivision (Amended), a subdivision of a part of Mesa County, Colorado

That the said owners do hereby dedicate to the PUBLIC all the streets, roads, and pedestrian walkways as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility and irrigation easements on the accompanying plat, as easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, irrigation lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for the installation, maintenance, and replacement of such lines, said easements and rights shall be utilized in a reasonable and prudent manner

That all expense of installation and utilities or ditches referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser, not the Town of Fruita

IN WITNESS THEREOF, said owners, have caused their names to be hereunto subscribed this 19th day of November, A.D., 1981

David H Dolan, Shelda E Dolan, Harold W Tait, Theresa J Tait, Jack L Hill, Marilyn R Hill, Charles J Borg, Harold W Tait

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of November, A.D., 1981 by David H Dolan, Shelda E Dolan, Charles J Borg, Jack L Hill, Marilyn R Hill, Harold W Tait, and Theresa J Tait, the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, Harold W Tait as Attorney in fact for Jack L Hill and Marilyn R Hill and Charles J Borg.

NATHANIEL B FAY
531 ROOD AVENUE
GRAND JUNCTION COLORADO 81501
EXPIRATION MARCH 10 1984

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M., this 22nd day of December, A.D., 1981, Reception No. 1278162, and duly recorded in Plat Book No. 12, Page 467

Fee \$ 10.00
Eckel Shauger, Clerk and Recorder
Thayer M. Shauger, Deputy

TOWN OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 14th day of December, A.D., 1981 Planning Commission of the Town of Fruita, County of Mesa, Colorado
By Edwin R. ... Chairman

FRUITA TOWN COUNCIL CERTIFICATE

Approved this 14th day of December, A.D., 1981 Town Council of Fruita, County of Mesa, Colorado
By Walter J. ... Mayor



SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of Dolan Subdivision (Amended), 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 H. Luke
Registered Land Surveyor
Colorado Registration No 14115

REVISED 10-22-81
REVISED 10-13-81

DOLAN SUBDIVISION (AMENDED)
ARMSTRONG ENGINEERS and ASSOC., INC.
861 ROOD AVENUE - GRAND JUNCTION, COLORADO 81501 (303) 245-3861