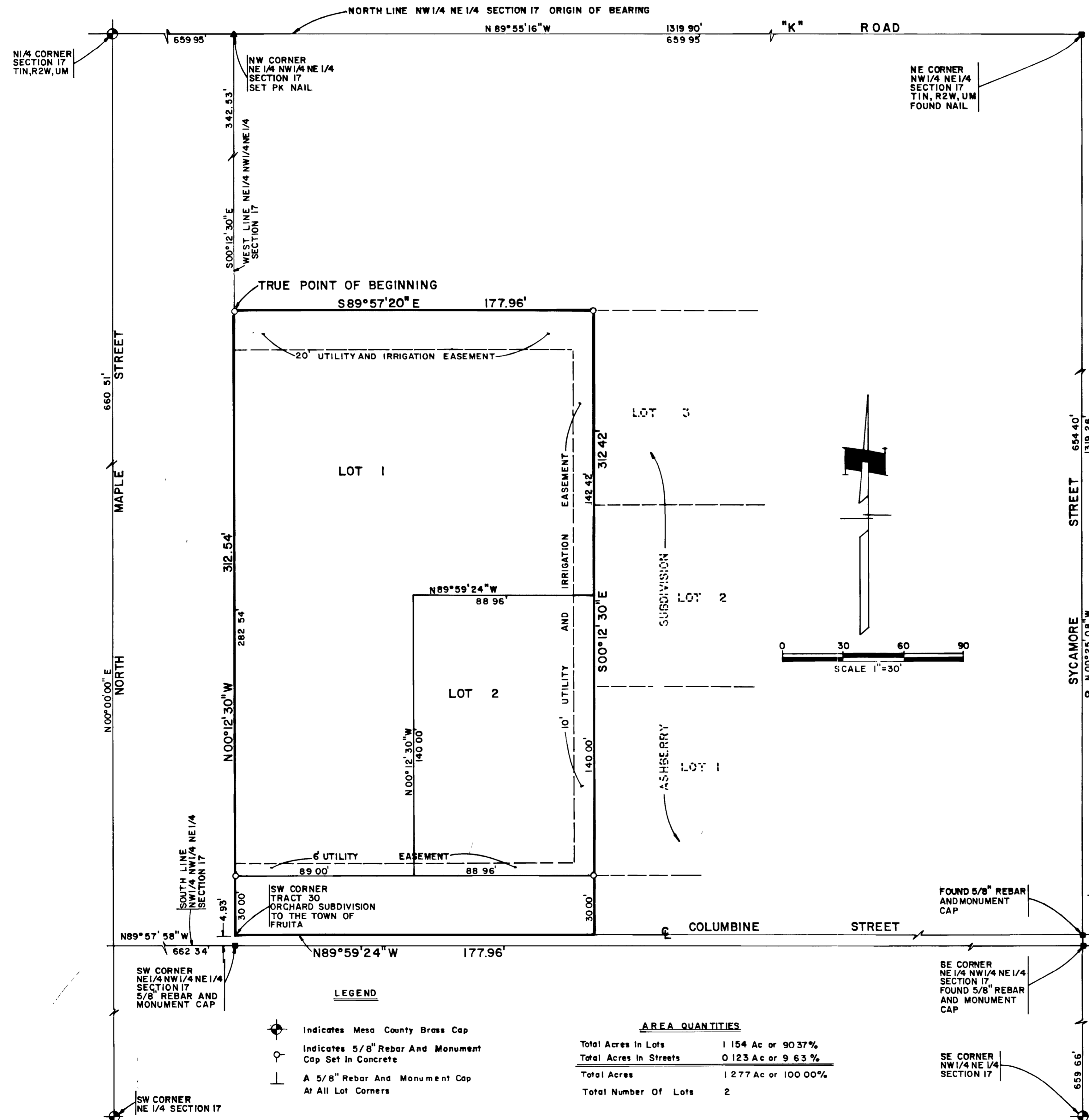


# L. B. SUBDIVISION

## A REPLAT OF A PART OF TRACT 30

### ORCHARD SUBDIVISION

#### TO THE TOWN OF FRUITA



**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned L.E. Beard and Ruby G. Beard are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado as shown on the accompanying plat and being described as follows:

Being a part of Tract 30, Orchard Subdivision to the Town of Fruita, Mesa County Colorado located in a part of the NE 1/4 NW 1/4 NE 1/4 of Section 17, T.1 N., R.2 W., Ute Meridian, being more particularly described as follows:

Commencing at the NE Corner of the NW 1/4 NE 1/4 of said Section 17; Thence N 89° 55' 16" W along the north line of the NW 1/4 NE 1/4 of said Section 17 a distance of 659.95 feet to the NW Corner of the NE 1/4 NW 1/4 NE 1/4 of said Section 17; Thence S 00° 12' 30" E along the west line of the NE 1/4 NW 1/4 NE 1/4 of said Section 17 a distance of 342.53 feet to the TRUE POINT OF BEGINNING; Thence S 89° 57' 20" E 177.96 feet; Thence S 00° 12' 30" E 312.42 feet; Thence N 89° 59' 24" W 177.96 feet to the SW Corner of Tract 30, Orchard Subdivision to the Town of Fruita; Thence N 00° 12' 30" W along the west line of the NE 1/4 NW 1/4 NE 1/4 of said Section 17 a distance of 312.54 feet to the TRUE POINT OF BEGINNING, containing 1.277 acres.

That said owners have caused the said real property to be laid out and surveyed as L.B. Subdivision A Replat of a part of Tract 30, Orchard Subdivision to the Town of Fruita, County of Mesa, 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, irrigation and drainage 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; 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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 27 day of March, 1979.

*L.E. Beard*  
L.E. Beard

*Ruby G. Beard*  
Ruby G. Beard

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 27 day of March, A.D., 1979 by L.E. Beard and Ruby G. Beard.

My commission expires November 18, 1982. Witness my hand and official seal. *Patricia A. Dean*  
Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 2:02 o'clock P.M. this 6 day of March, A.D., 1979 and is duly recorded in Plat Book 12, Page 122.

*Earl Danner*  
Clerk and Recorder

*Patricia A. Dean*  
Deputy

**TOWN OF FRUITA COUNCIL**

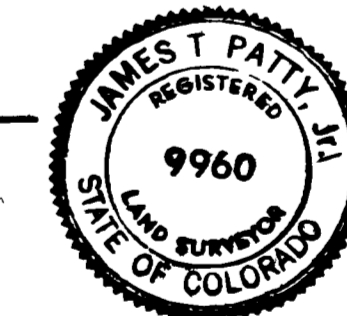
Approved this 12 day of March, A.D., 1979. Town Council of Fruita, County of Mesa, State of Colorado.

*Wallace J. Danner*  
Mayor

**SURVEYOR'S CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of L.B. Subdivision A Replat of a part of Tract 30, Orchard Subdivision to 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 T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



**L.B. SUBDIVISION**  
A REPLAT OF A PART OF TRACT 30  
ORCHARD SUBDIVISION  
TO THE TOWN OF FRUITA

**PARAGON ENGINEERING, INC.**  
1000 East 1st Avenue, Suite 100  
Fruita, Colorado 81521