

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1857291 07/29/98 0840AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00

PLAT/CONDO BOOK

16

PAGE

234 + 235

DRAWER NO

FF130

FEE \$

20.00 + 1.00

NAME OF PLAT

Cedar Park F2

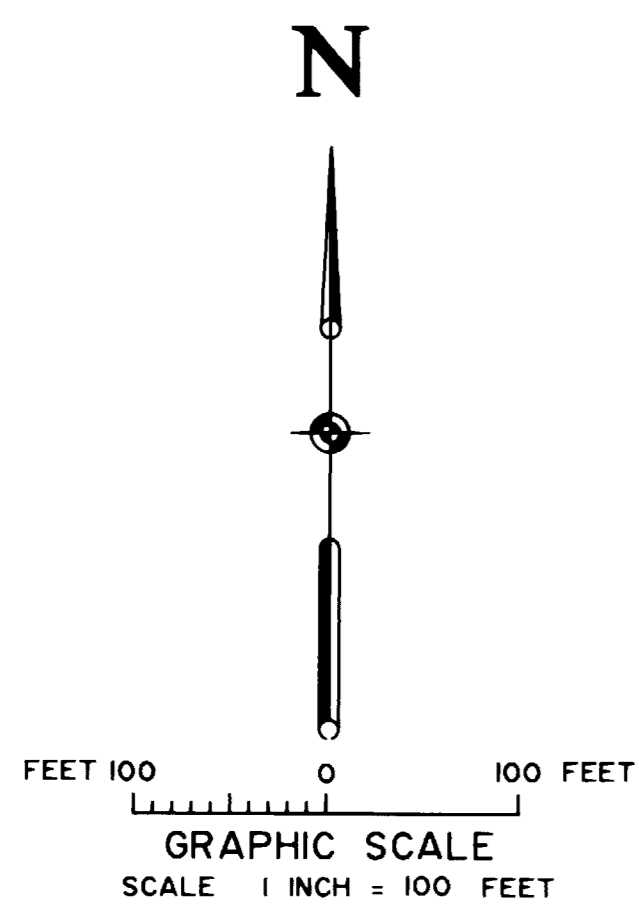
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

K + S LLC

PLAT OF CEDAR PARK FILING NO. 2

A REPLAT OF TRACTS "C", "D" AND "E", BLOCKS THREE THROUGH SIX INCLUSIVE, A PART OF TRACTS "A" AND "B", AND ALL STREETS THEREIN, OF CEDAR GLEN SUBDIVISION

SECTION 17, T.1N, R.2W., U.M., MESA COUNTY, COLORADO



LEGEND

- FOUND IN PLACE
YELLOW PLASTIC CAP
HAAG L S 27266
- SET THIS SURVEY, 5/8" REBAR AND
ALUMINUM CAP IN CONC
L S 19597
- ⊕ FOUND THIS SURVEY, MCSM
BRASS CAP

NOTES

- 1 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 CERTIFICATION SHOWN HEREON
- 2 BASIS OF BEARINGS THE LINE BETWEEN THE SW CORNER AND S 1/16 CORNER, BOTH OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN HAVING A BEARING OF NORTH, AS RECORDED ON THE PLAT OF CEDAR GLEN, PLAT BOOK 12, PAGE 445 BOTH ENDS OF SAID LINE ARE MARKED WITH MESA COUNTY SURVEY MARKERS
- 3 BASIS OF BENCHMARKS CITY OF FRUITA BM 47, ELEVATION 4524.63 FEET THE NORTH BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF 18 ROAD AND CEDAR WAY
- 4 ALL DISTANCES ALONG CURVED LINES ARE ARC DISTANCES
- 5 EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD
- 6 THIS SITE HAS HISTORICALLY BEEN CHARACTERIZED AS YIELDING A HIGH WATER TABLE HOUSES MAY BE REQUIRED TO HAVE A SUMP OR PERIMETER DRAIN AROUND THE FOUNDATION REFER TO SUBSURFACE SOILS INFORMATION PREPARED FOR THIS DEVELOPMENT

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that this Plat of Cedar Park Filing No 2 was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:48 P.M. on this 24th day of June, 1998, Page 234 Book 16. Description Number 1857291 Fee 20.00 + 1.00 sc

Mesa County Clerk and Recorder
Monika Todd
Deputy *Kathy West*

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 25 day of June, A.D. 1998, by the Planning Commission of the City of Fruita, County of Mesa

Chairman *David Fleming*

FRUITA CITY COUNCIL CERTIFICATE

Approved this 6 day of June, A.D. 1998, by the Fruita City Council of the City of Fruita, County of Mesa

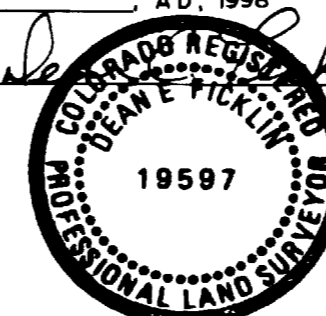
John N. Ballou
Mayor

SURVEYOR'S CERTIFICATE

I, Dean E Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the plat of Cedar Park Filing No 2, a Subdivision in the City of Fruita, Mesa County, Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision to the best of my knowledge and belief

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 23 day of June, A.D. 1998

Dean E Ficklin
P.L.S. 19597



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that K and S L.L.C., a Colorado Limited Liability Company being the sole owner of the property described in the instrument recorded in Book 2130, at Pages 282 and 283 in the records of the office of the Mesa County Clerk and Recorder upon which CEDAR PARK FILING NO 2, is located in the SE 1/4 of the SE 1/4 of Section 17, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado does hereby plat said real property under the name and style of CEDAR PARK FILING NO 2, in accordance with the Plat shown hereon

LEGAL DESCRIPTION OF CEDAR PARK FILING NO 2

A tract of land located in the SE 1/4 of the SE 1/4, Section 17, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, a Replat of Tracts "C", "D" and "E" Blocks Three through Six Inclusive, A Part of Tracts "A" and "B", and all streets therein of Cedar Glen Subdivision, more fully described as follows:

- Beginning at the southeast corner of Cedar Park Filing No 2, whence the SE corner, Section 17, Township 1 North, Range 2 West, Ute Meridian, bears South, 422.35 feet and N 89° 52' 29" E, 30 feet,
- 1 Thence West, 285.74 feet,
 - 2 Thence northwesterly 31.42 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a delta of 90° 00' 00" and a chord bearing N 45° 00' 00" W 28.28 feet,
 - 3 Thence West, 47.00 feet,
 - 4 Thence southeasterly 24.04 feet along the arc of a circular curve to the left with a radius of 67.00 feet, a delta of 20° 33' 19" and a chord bearing S 10° 16' 40" E, 23.91 feet,
 - 5 Thence southwesterly 86.97 feet along the arc of a circular curve to the left with a radius of 83.04 feet, a delta of 60° 00' 19" and a chord bearing S 30° 00' 09" W, 83.05 feet,
 - 6 Thence South, 234.56 feet,
 - 7 Thence West, 3.00 feet,
 - 8 Thence North, 20.55 feet,
 - 9 Thence N 56° 35' 03" W, 367.52 feet,
 - 10 Thence N 00° 01' 26" E, 473.19 feet,
 - 11 Thence East, 699.62 feet,
 - 12 Thence South, 306.06 feet to the Point of Beginning

Cedar Park Filing No 2, as described above contains 7.549 acres more or less

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- 1 All streets and rights-of-way way to the City of Fruita for the use of the Public Lot or Tract Owners, their guests and invitees, and also for use by public services, including but not limited to postal service, trash collection, fire, police, emergency vehicles and the City of Fruita, however,
- 2 All Utility Easements to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines,
- 3 All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems,
- 4 All Drainage Easements to the Grand Junction Drainage District as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground,
- 5 To the owners of the lots, their successors and assigns forever, the real property labeled as Outlot A Open Space for the use of recreation and public park and storm detention area for the conveyance of runoff water which originates within the area hereby platted or from natural upstream drainage

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

By the Owners of Cedar Park Filing No 2 Subdivision

IN WITNESS WHEREOF, I hereunto affix my hand this 24 day of June, 1998

CASTLE JAMES, INC.
by William James Fitzgerald, President

ACKNOWLEDGEMENT OF OWNER

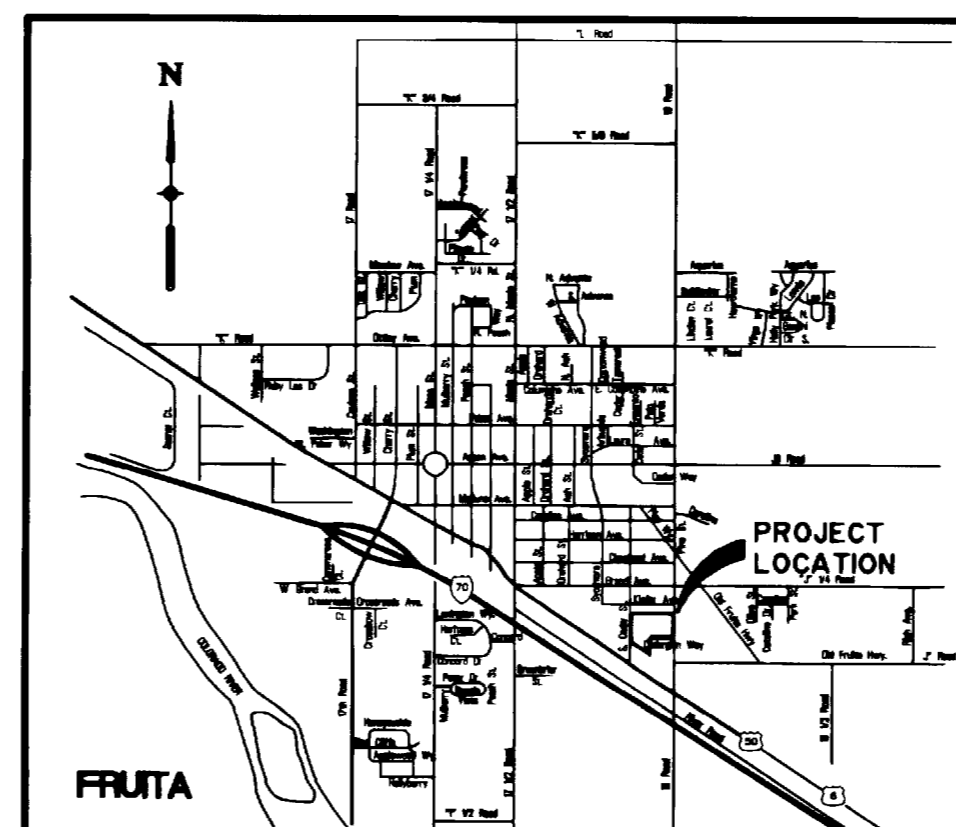
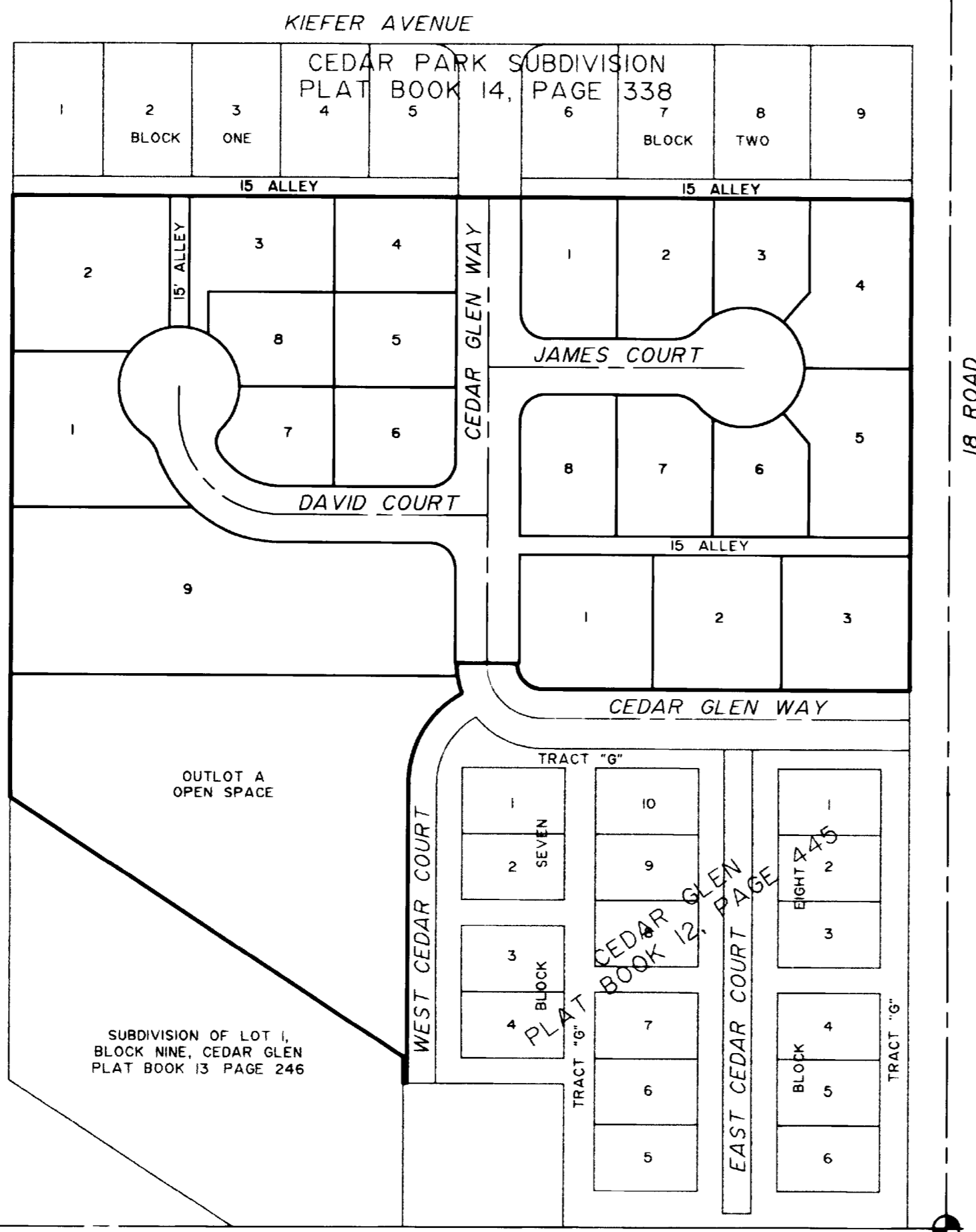
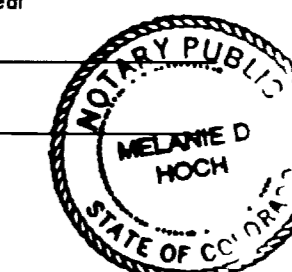
State of Colorado)
County of Mesa) ss

On this 24 day of June, A.D. 1998, before me the undersigned officer, personally appeared William James Fitzgerald, President and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF, I hereunto affix my hand and official seal

My commission expires 4-09-02

Melanie D. Hoch
Notary Public



VICINITY MAP
NTS

CEDAR PARK FILING NO. 2

A REPLAT OF TRACTS "C", "D" AND "E", BLOCKS THREE THROUGH SIX INCLUSIVE, A PART OF TRACTS "A" AND "B" AND ALL STREETS THEREIN, OF CEDAR GLEN SUBDIVISION

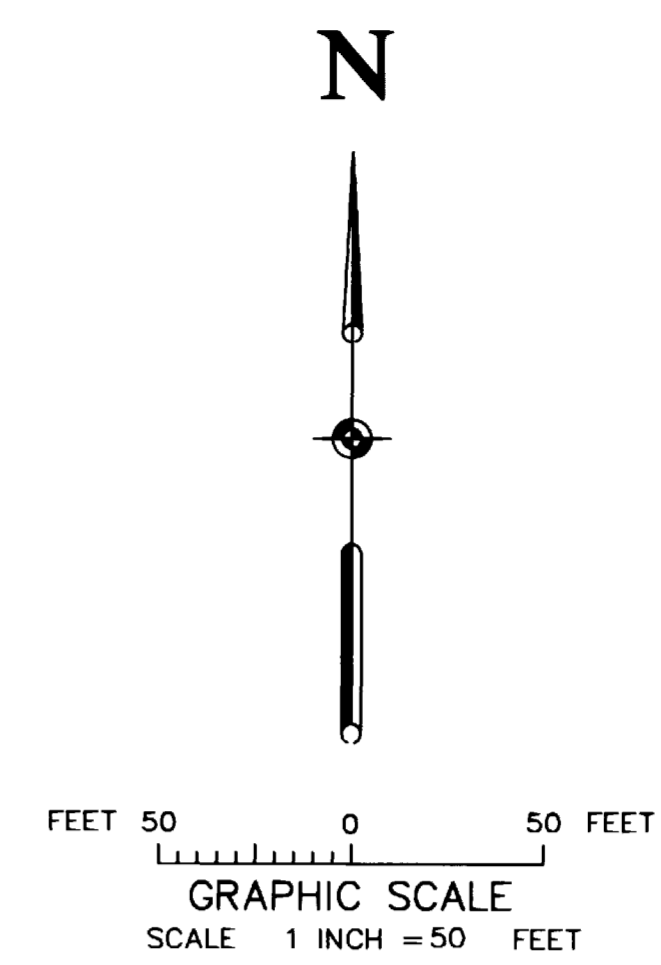
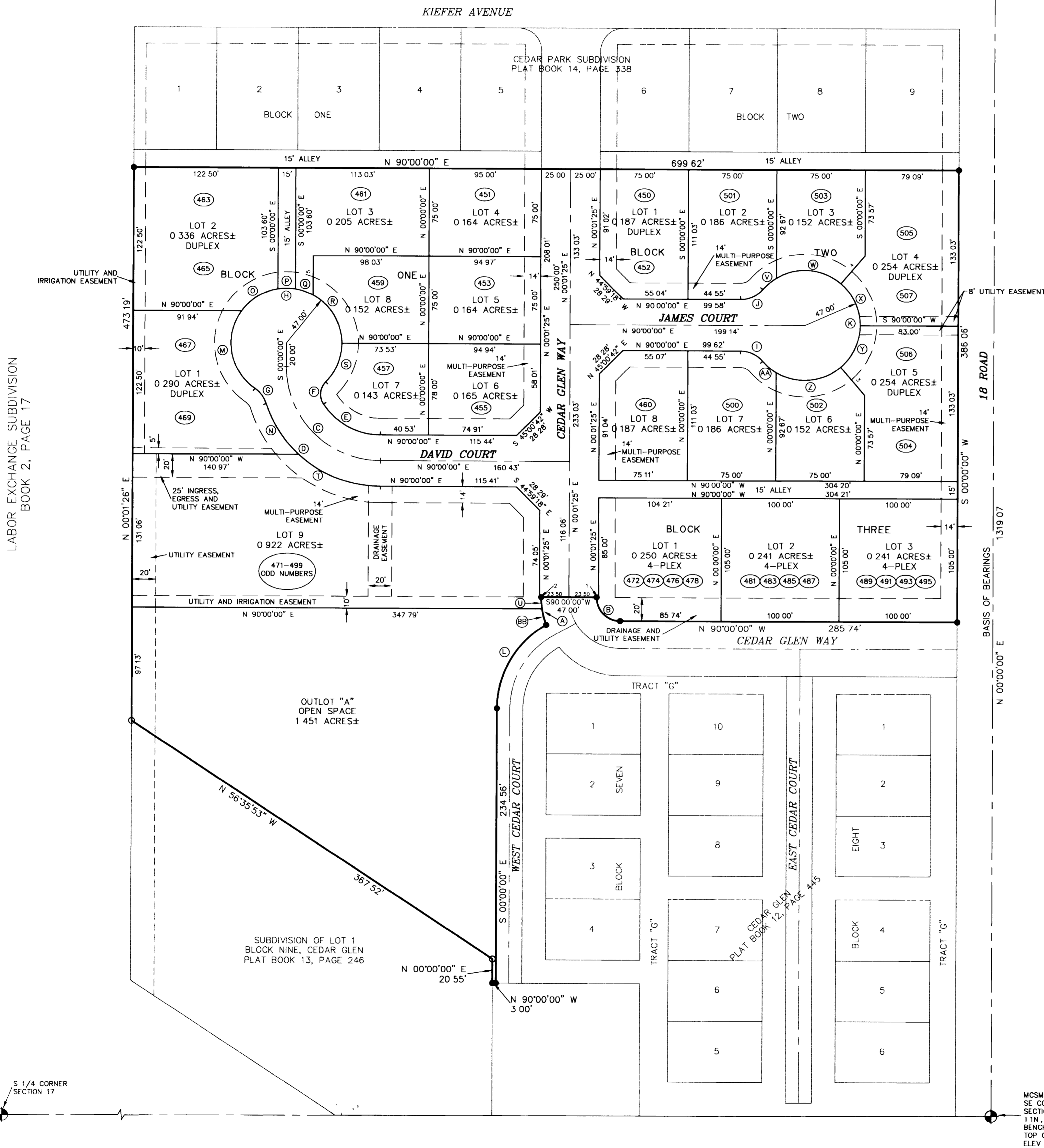
SECTION 17, T.1N, R.2W., U.M.
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 100'	8352-03	6-23-98	1 of 2

PLAT OF CEDAR PARK FILING NO. 2

A REPLAT OF TRACTS "C", "D" AND "E", BLOCKS THREE THROUGH SIX INCLUSIVE, A PART OF TRACTS "A" AND "B", AND ALL STREETS THEREIN, OF CEDAR GLEN SUBDIVISION
SECTION 17, T.1N, R.2W, U.M, MESA COUNTY, COLORADO



LEGEND

- FOUND IN PLACE YELLOW PLASTIC CAP HAAG L S 27266
- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONC L S 19597
- ⊕ FOUND THIS SURVEY, MCSM BRASS CAP
- ④ 495 STREET ADDRESS

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	67.00'	24.04'	12.15'	23.91'	S 10°18'40" E	20°33'19"
B	20.00'	31.42'	20.00'	28.28'	N 45°00'00" W	90°00'00"
C	80.00'	125.66'	80.00'	113.14'	N 45°00'00" W	90°00'00"
D	102.00'	128.08'	74.03'	119.83'	S 54°01'39" E	71°56'42"
E	58.00'	57.39'	31.28'	55.07'	S 61°39'20" E	56°41'19"
F	15.00'	20.42'	12.15'	18.88'	N 05°41'50" E	78°01'03"
G	25.00'	16.35'	8.48'	16.06'	S 36°47'39" E	37°28'43"
H	47.00'	229.88'	39.27'	60.27'	N 84°35'10" E	280°14'23"
I	25.00'	21.48'	11.46'	20.83'	N 65°22'32" W	49°14'55"
J	25.00'	21.49'	11.46'	20.83'	S 65°22'32" W	49°14'55"
K	47.00'	228.45'	40.50'	61.36'	N 00°00'00" E	278°29'50"
L	83.04'	86.97'	47.95'	83.05'	S 30°00'00" W	60°00'19"
M	47.00'	74.93'	48.12'	67.24'	S 09°51'42" E	91°20'39"
N	102.00'	52.12'	26.64'	51.55'	S 32°41'37" E	29°16'38"
O	47.00'	36.92'	19.47'	35.98'	S 58°18'51" W	45°00'26"
P	47.00'	15.06'	7.60'	15.00'	N 90°00'00" W	18°21'52"
Q	47.00'	15.93'	8.04'	15.85'	N 71°06'28" W	19°25'12"
R	47.00'	50.37'	27.91'	47.99'	N 30°41'56" W	61°23'53"
S	47.00'	36.67'	19.33'	35.75'	N 22°21'11" E	44°42'22"
T	102.00'	75.96'	39.84'	74.22'	S 68°39'58" E	42°40'05"
U	87.00'	10.04'	5.03'	10.03'	S 04°17'31" E	08°35'01"
V	47.00'	15.11'	7.62'	15.04'	S 49°57'31" W	18°24'53"
W	47.00'	58.77'	33.77'	54.85'	N 85°07'58" W	71°24'10"
X	47.00'	40.55'	21.63'	39.30'	N 24°42'57" W	49°25'53"
Y	47.00'	40.55'	21.63'	39.30'	N 24°42'57" E	49°25'53"
Z	47.00'	58.57'	33.77'	54.85'	N 85°07'58" E	71°24'10"
AA	47.00'	15.11'	7.62'	15.04'	S 49°57'31" E	18°24'53"
BB	67.00'	14.00'	7.03'	13.97'	S 14°34'10" E	11°58'18"

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	N 90°00'00" W	1.50'
2	N 90°00'00" E	1.50'
3	N 40°34'07" W	31.28'
4	S 40°34'07" W	31.28'
5	S 00°00'00" E	33.74'

AREA TABLE

LOTS	4 831	64.0%
ROADS/ALLEYS	1 267	16.8%
OUTLOT A	1 451	19.2%
TOTAL	7 549	100%



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MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 100'	8352-03	6-23-98	2 of 2

c:\dca\p1832\p1832.dwg Tue Jun 23 10 51 23 1998 Banner Associates, Inc -RLC

MCSM NO 264
SE CORNER
SECTION 17
T.1N, R.2W, U.M
BENCH MARK
TOP OF BRASS CAP
ELEV = 4512.38