

HOLLY PARK WEST SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Sunflower Estates, LLC is the owner of a parcel of land

That tract of land described at Book 2140 Page 218 of the Mesa County Records more particularly described as follows:

That part of the SW1/4 of Section Nine, Township One North, Range Two West of the Ute Meridian described as follows:
Commencing at a Mesa County brass cap for the S.E. Corner of said SW1/4 Section Nine; thence on the south line of SW1/4 Section Nine on line with a Mesa County brass cap for the S.W. Corner of said Section Nine N89°55'31"W 988.67 feet; thence along said line N00°04'13"E on the west line of Holly Park Mobile Home Subdivision 30.00 feet to the Point of Beginning; thence N89°55'31"W 394.41 feet to the east line of the Hansen property; thence on said east line N00°06'41"E 463.75 feet; thence N89°55'28"W on the north line of the Hansen property 264.67 feet to the west line of the E1/4SW1/4SW1/4 of said Section Nine; thence N00°06'41"E on said line and on the east line of Sunflower Estates Subdivision 824.45 feet to the northeast corner of said Sunflower Estates Subdivision; thence S89°54'46"E 329.16 feet to the N.E. Corner of the SW1/4SW1/4 of said Section Nine; thence S89°54'46"E 329.01 feet to the N.W. Corner of said Holly Park Mobile Home Subdivision; thence S00°04'13"W 1288.06 feet to the beginning

That said owner has caused the said real property to be laid out and surveyed as HOLLY PARK WEST SUB, Mesa County, Colorado

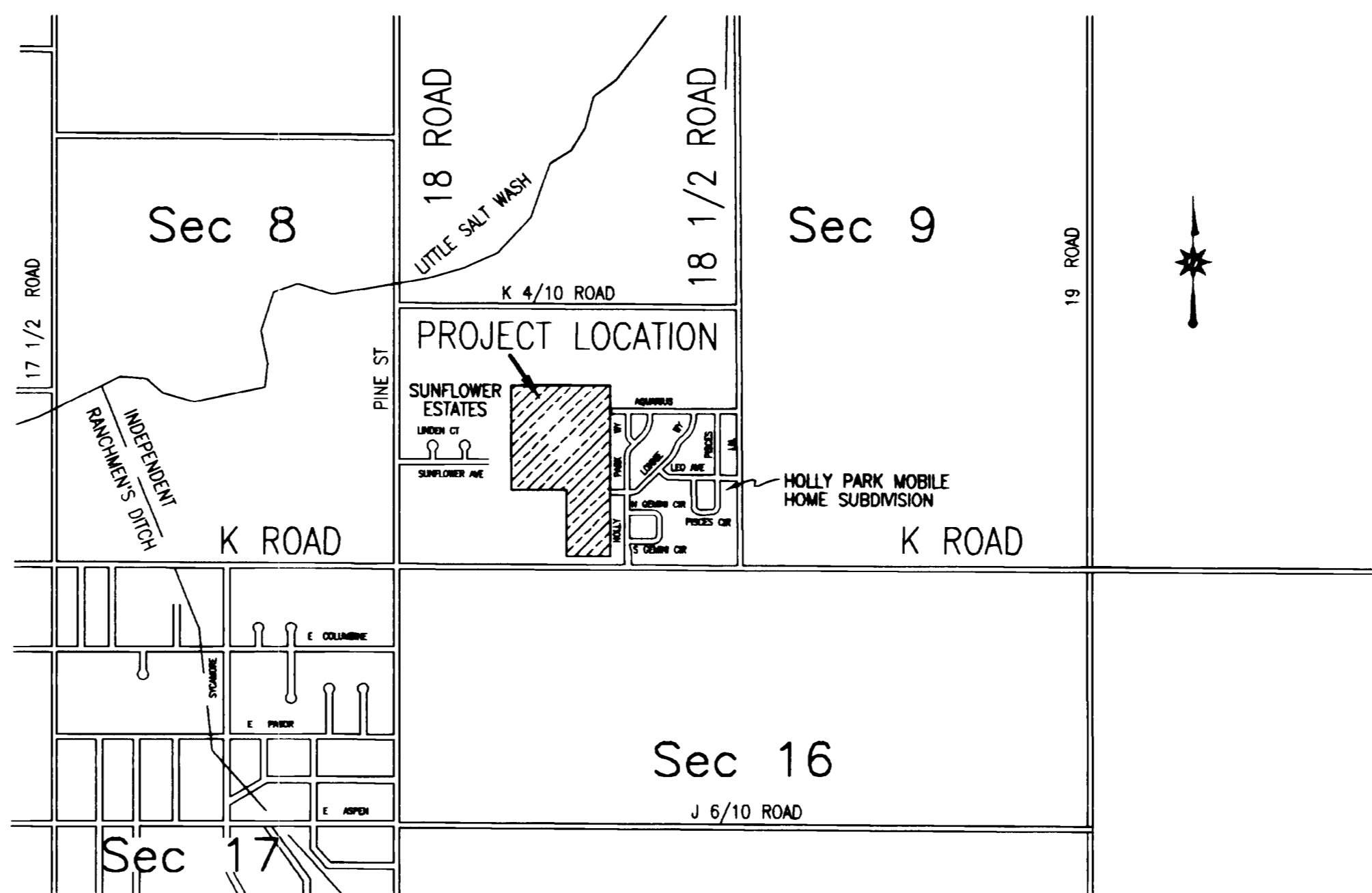
That said owner does hereby dedicate to the City of Fruita, on behalf of itself and of the public, all streets and right-of-ways as shown on the accompanying plat, for the use of the public forever; that said owner does hereby dedicate to the City of Fruita, on behalf of itself and of the public, all pedestrian easements as perpetual easements for ingress and egress by the general public pedestrian; that said owner does hereby dedicate to the City of Fruita, on behalf of itself and of all public utility easements as shown for the installation, operation, maintenance and repair of utilities, which shall include but not be limited to electric facilities, sanitary sewer facilities, telephone facilities and natural gas facilities, together with the right of ingress and egress on, along, over, under, through, and across said easements, and also together with the right to trim interfering trees and brush; provided, however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner; that said owner does hereby dedicate to the City of Fruita, on behalf of itself and of the public, that real property which is labeled as drainage easement on the accompanying plat for the conveyance of storm runoff, together with the right of ingress and egress on, along, over, under, through and across said easement, and also together with the right to dredge and to remove and/or trim interfering vegetation

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not Mesa County or the City of Fruita

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	78.35'	77.46'	N 15°02'01" E	29°35'35"	40.09'
C2	150.00'	78.35'	77.46'	N 15°02'01" E	29°35'35"	40.09'
C3	150.00'	95.25'	93.67'	S 71°44'10" E	36°23'15"	49.30'
C4	150.00'	95.25'	93.67'	S 71°44'10" E	36°23'15"	49.30'
C5	30.00'	50.16'	44.52'	N 42°01'47" W	95°47'27"	33.20'
C6	129.00'	20.37'	20.35'	N 10°23'22" E	09°02'53"	10.21'
C7	129.00'	33.86'	33.86'	N 28°27'19" E	15°05'00"	17.98'
C8	171.00'	20.88'	20.87'	S 26°29'54" W	06°59'50"	10.45'
C9	171.00'	51.79'	51.59'	S 14°19'26" W	17°21'05"	26.09'
C10	171.00'	16.65'	16.64'	S 02°51'33" W	05°34'40"	8.33'
C11	129.00'	12.64'	12.64'	S 02°52'39" W	05°36'51"	6.33'
C12	129.00'	54.74'	54.33'	S 17°50'27" W	24°18'44"	27.79'
C13	171.00'	36.43'	36.36'	N 23°53'37" E	12°12'24"	18.28'
C14	171.00'	44.37'	44.25'	N 10°21'24" E	14°52'01"	22.31'
C15	30.00'	45.63'	41.36'	S 46°29'57" W	87°09'06"	28.54'
C16	30.00'	47.12'	42.43'	N 45°04'13" E	90°00'00"	30.00'
C17	30.00'	47.12'	42.43'	N 44°55'47" W	90°00'00"	30.00'
C18	30.00'	47.12'	42.43'	S 45°04'13" W	90°00'00"	30.00'
C19	30.00'	47.12'	42.43'	S 44°55'47" E	90°00'00"	30.00'
C20	129.00'	47.40'	47.13'	S 79°24'13" E	21°03'08"	23.97'
C21	129.00'	34.53'	34.42'	S 61°12'35" E	15°20'05"	17.37'
C22	171.00'	64.72'	64.35'	S 64°23'05" E	21°41'05"	32.75'
C23	30.00'	39.43'	36.65'	N 37°34'42" W	75°17'51"	23.14'
C24	171.00'	52.14'	51.94'	S 81°11'38" E	17°28'17"	26.28'
C25	171.00'	10.59'	10.59'	S 70°41'00" E	03°32'58"	5.30'
C26	171.00'	45.86'	45.72'	S 61°13'32" E	15°22'00"	23.07'
C27	129.00'	11.46'	11.46'	S 56°05'14" E	05°05'23"	5.73'
C28	129.00'	56.44'	55.99'	S 71°09'54" E	25°03'58"	28.68'
C29	129.00'	14.02'	14.01'	S 86°48'40" E	06°13'35"	7.02'
C30	30.00'	47.13'	42.43'	S 45°04'23" W	90°00'19"	30.00'
C31	30.00'	47.13'	42.43'	N 45°04'44" W	90°01'01"	30.01'
C32	30.00'	23.85'	23.22'	S 67°08'29" E	45°32'34"	12.59'
C33	30.00'	1.56'	1.56'	N 42°52'50" W	02°58'44"	0.78'
C34	47.00'	53.73'	50.86'	S 74°08'38" E	65°30'20"	30.23'
C35	47.00'	24.40'	23.12'	N 58°14'01" E	29°44'23"	12.48'
C36	47.00'	23.47'	23.42'	N 28°56'18" E	28°51'01"	15.09'
C37	47.00'	23.67'	23.42'	N 00°05'10" E	28°51'16"	12.09'
C38	47.00'	23.67'	23.42'	N 28°46'10" W	28°51'23"	12.09'
C39	47.00'	24.42'	24.14'	S 58°04'48" E	29°45'53"	12.49'
C40	47.00'	53.71'	50.83'	N 74°18'06" E	65°28'19"	30.22'
C41	30.00'	1.58'	1.58'	S 43°04'44" E	03°01'36"	0.79'
C42	30.00'	23.82'	23.20'	N 67°20'23" E	45°29'42"	12.58'
C43	30.00'	47.12'	42.42'	S 44°55'16" E	89°58'59"	29.99'
C44	20.00'	31.41'	28.28'	N 44°55'16" W	89°58'59"	19.99'
C45	20.00'	31.42'	28.29'	S 45°04'44" W	90°01'01"	20.01'
C46	30.00'	47.12'	42.42'	S 44°55'16" E	89°58'59"	29.99'
C47	30.00'	47.13'	42.43'	N 45°04'44" E	90°01'01"	30.01'
C48	30.00'	47.12'	42.42'	S 44°55'16" E	89°58'59"	29.99'
C49	30.00'	47.13'	42.43'	N 45°04'44" E	90°01'01"	30.01'

GENERAL NOTES:

- Title information from Mesa County Records and First American Title Co. Policy No. 296115 Order No. 118198 effective date April 27, 1994
- Basis of bearing between Mesa County brass caps for the S.E. Corner SW1/4 Section Nine, T1N, R2W, UTM and the S.W. Corner of said Section Nine Bearing = N89°55'31"W as per 'Holly Park Mobile Home Subdivision'
- This property is not within areas mapped by FIRM for flood information
- Section breakdown shown on Holly Park Mobile Home Subdivision was field checked and all points found within 0.25' tolerance. Accepted record information
- Part of the concrete of the handicap ramps on all sidewalk radii may fall within the eight-foot multipurpose easements adjacent to the street right-of-way. This will be an acceptable use of these easements



AREA SUMMARY

AREA IN LOTS = 11.95 AC = 71.7%
 AREA IN ROW = 3.51 AC = 21.1%
 PRIVATE OPEN = 1.20 AC = 7.2%
 SPACE
 TOTAL AREA = 16.66 AC. = 100.0%
 TOTAL NUMBER OF LOTS = 80

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this

24th day of MAY A D 1995

Harry P. Mavrakis
 Sunflower Estates, LLC, Harry P. Mavrakis, Member

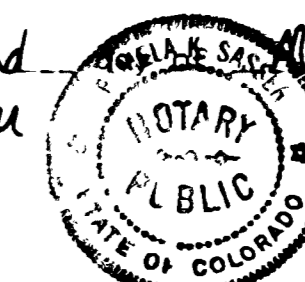
STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 2nd day of MAY 1995

My commission expires 11-15-98 *Dorena K. Sasser*

WITNESS MY HAND AND OFFICIAL SEAL



IN WITNESS WHEREOF said lienholder has caused its name to be hereunto subscribed this

24th day of APRIL A D 1995

Paul B. Wingblade
 Paul B. Wingblade

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 24th day of APRIL 1995

My commission expires 5/31/97 *Norma R. Wingblade*

WITNESS MY HAND AND OFFICIAL SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:13 o'clock A.M. this 23rd day of MAY A D 1995 and is duly recorded as Reception Number 171746 in Plat Book 17, Page 354 through 355 inclusive. DRAWER: 3828

Monika J. Sale
 Clerk and Recorder

Carol F. Jinks
 Deputy

City of FRUITA PLANNING COMMISSION

Approved this 2nd day of MAY A D 1995,

by the Planning Commission of the City of Fruita, County of Mesa, State of Colorado

Donna L. Wilber
 Chairperson

City BOARD OF TRUSTEES CERTIFICATE

Approved this 2nd day of MAY A D 1995,

by the City Board of Trustees of the City of Fruita

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the Holly Park West Subdivision, as laid out, plotted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 3rd day of MAY A D 1995

Richard A. Mason
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469

NOTICE: 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 the certification shown hereon.

	HOLLY PARK WEST SUBDIVISION FRUITA, COLORADO			
	SW1/4, SEC. 9, T1N, R2W, UTE MERIDIAN			
Designed TDR Drawn TAB	Checked RAM Date 10/31/94	FILE: HOLLY+4.DWG RV: 4/20/95	Sheet 1 Of 2	

10/31/94 10:30 AM 10/31/94 10:30 AM 10/31/94 10:30 AM 10/31/94 10:30 AM 10/31/94 10:30 AM

