

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1853670 07/02/98 0143PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK

16

PAGE

214

DRAWER NO

FF112

FEE \$

10.⁰⁰ 1.⁰⁰

NAME OF PLAT

Holly Park Townhomes

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Jones Robert W
Jones Phyllis L.

HOLLY PARK TOWNHOMES

A REPLAT OF

LOT 34 HOLLY PARK MOBILE HOME SUBDIVISION

A PART OF THE SW 1/4 SEC. 9, T1N, R2W U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT W. JONES AND PHYLLIS L. JONES ARE THE OWNERS OF RECORD OF LOT 34, BLOCK 3 HOLLY PARK MOBILE HOME SUBDIVISION AS DESCRIBED AND OF RECORD AT THE MESA COUNTY CLERK AND RECORDERS OFFICE IN BOOK 1851, PAGE 888 TOGETHER WITH THE NORTHERLY TEN FEET OF THE "K" ROAD RIGHT-OF-WAY TO BE VACATED BY THE CITY OF FRUITA AND BECOME A PART OF SAID LOT 34, BLOCK 3 HOLLY PARK MOBILE HOME SUBDIVISION. SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND PLATTED UNDER THE NAME AND STYLE OF HOLLY PARK TOWNHOMES, A REPLAT OF LOT 34, BLOCK 3, HOLLY PARK MOBILE HOME SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON AND WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SW 1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTE MERIDIAN, WHENCE THE EAST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 9 BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 44 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 56.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 243.16 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 36 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOTS 7 THROUGH 13 OF THE HOLLY PARK MOBILE HOME SUBDIVISION, A DISTANCE OF 445.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS EAST ALONG THE EASTERLY LINE OF LOTS 33, 35, 36 AND 37 OF THE HOLLY PARK MOBILE HOME SUBDIVISION, A DISTANCE OF 242.24 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS EAST ALONG THE NEW NORTHERLY RIGHT-OF-WAY OF "K" ROAD, A DISTANCE OF 444.82 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 2.47 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HOLLY PARK TOWNHOMES, A REPLAT OF LOT 34, BLOCK 3 HOLLY PARK MOBILE HOME SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF FRUITA, MESA COUNTY, COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THAT SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES, STORM AND SANITARY SEWER MAINS, GAS PIPELINES. ALL IRRIGATION EASEMENTS EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USERS RIGHT TO INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE. ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT AS DEDICATED TO THE PUBLIC AND THE USE OF LOT OWNERS SPECIFICALLY IDENTIFIED ON THE PLAT FOR INGRESS AND EGRESS PURPOSES FOR THE USE BY SAID LOT OWNERS, THEIR GUESTS, AND INVITEES AND ALSO FOR THE USE BY PUBLIC SERVICES, INCLUDING BUT NOT LIMITED TO, POSTAL SERVICES, TRASH COLLECTION, FIRE POLICE EMERGENCY VEHICLES. 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/RETENTION 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 HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

IN WITNESS WHEREOF SAID OWNERS, ROBERT W. JONES AND PHYLLIS L. JONES HAVE CAUSED THEIR NAME TO BE SUBSCRIBED THIS 22nd DAY OF June A.D. 1998
 BY Robert W. Jones ROBERT W. JONES BY Phyllis L. Jones PHYLLIS L. JONES

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO }
 COUNTY OF MESA } 35

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT W. JONES AND PHYLLIS L. JONES THIS 22nd DAY OF June A.D. 1998



WITNESS MY HAND AND OFFICIAL SEAL Sander L. Spangler
 MY COMMISSION EXPIRES 6-23-99
 CITY OF FRUITA PLANNING COMMISSION
 APPROVED THIS 22 DAY OF June A.D. 1998 BY THE PLANNING COMMISSION OF THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

FRUITA CITY COUNCIL
 APPROVED THIS 22 DAY OF June A.D. 1998 BY THE FRUITA CITY COUNCIL, COUNTY OF MESA, STATE OF COLORADO

MESA COUNTY CLERK AND RECORDERS CERTIFICATION
 STATE OF COLORADO }
 COUNTY OF MESA } 35

I HEREBY CERTIFY THAT THIS PLAT OF HOLLY PARK TOWNHOMES, REPLAT OF LOT 34, BLOCK 3 HOLLY PARK MOBILE HOME SUBDIVISION WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT 1:43 P.M. ON THE July 2nd DAY OF A.D. 1998. IN PLAT BOOK 16
 PAGE 214 RECEPTION NUMBER 1853670 DRAWER FF 112 FEE \$ 10.00
Monika Todd MESA COUNTY CLERK AND RECORDER James K. Finney DEPUTY

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN BOOK 2455 PAGE 803 AT THE MESA COUNTY CLERK AND RECORDERS OFFICE.

LIENHOLDERS RATIFICATION PLAT
 THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF HOLLY PARK TOWNHOMES, A REPLAT OF LOT 34, BLOCK 3, HOLLY PARK MOBILE HOMES SUBDIVISION

SIGNED THIS _____ DAY OF _____ 1998 BY _____

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO }
 COUNTY OF MESA } 35

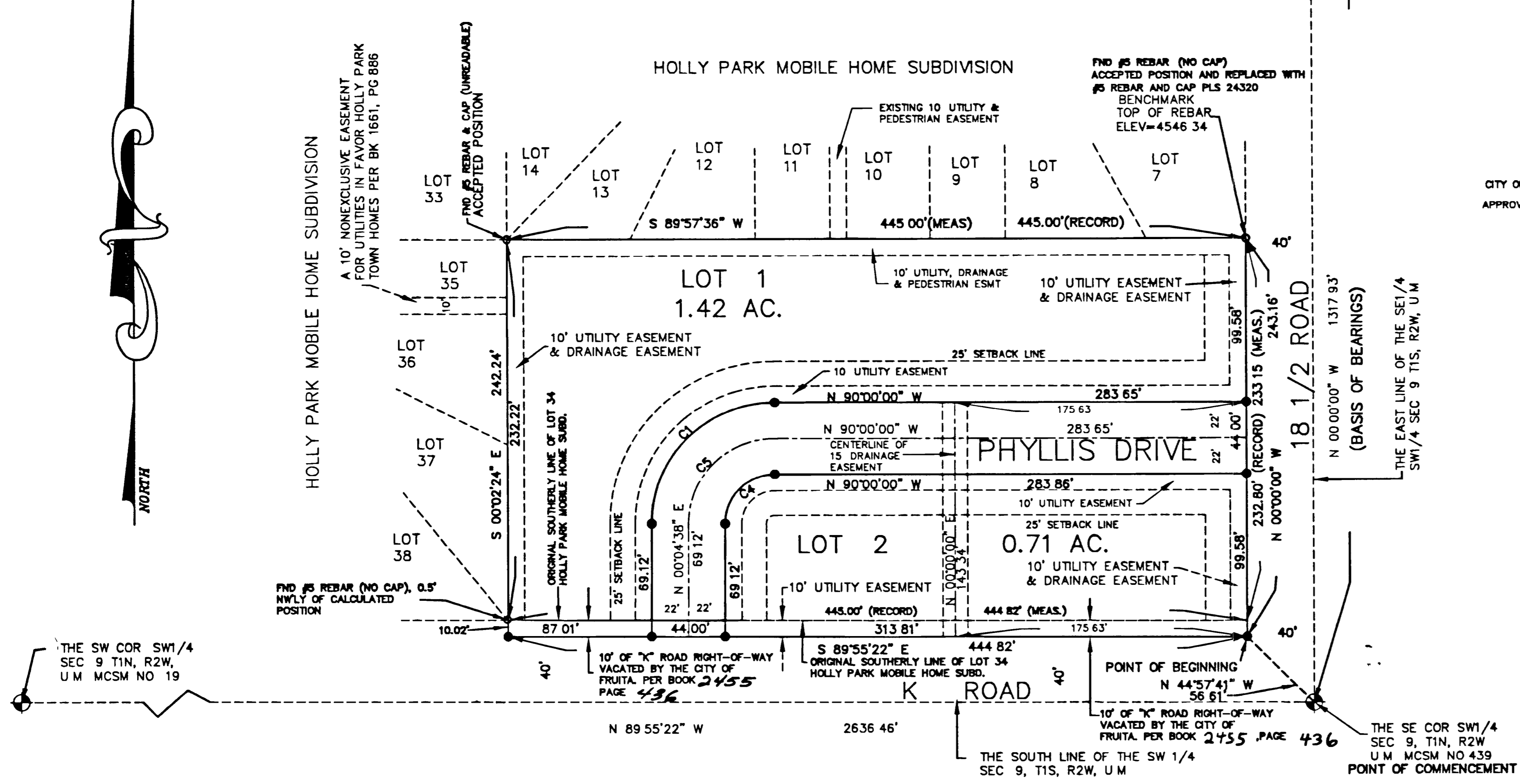
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____ A.D. 1998

MY COMMISSION EXPIRES _____

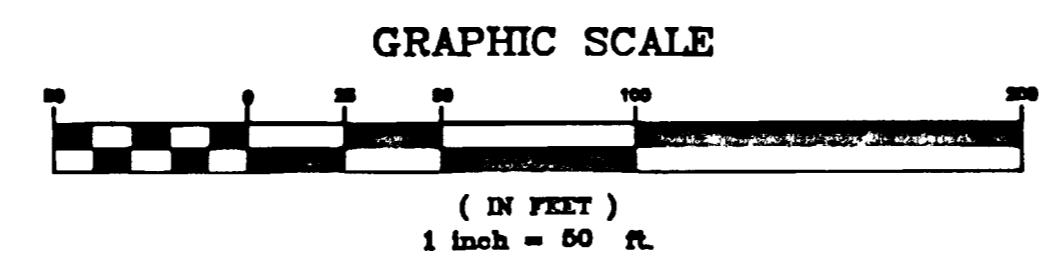
LOT SUMMARY

LOT 1 = 1.42 AC 57.49%
 LOT 2 = 0.71 AC 28.75%
 PHYLLIS DR = 0.34 AC 13.76%
 TOTAL = 2.47 ACRES 100%

PREPARED FOR ROBERT W. JONES & PHYLLIS L. JONES



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CENTERLINE	C5	52.07'	81.72'	52.00'	73.59'	N 45°02'19" E	89°55'22"
	C1	74.07'	116.25'	73.97'	104.68'	N 45°02'19" E	89°55'22"
	C4	30.07'	47.19'	30.03'	42.50'	N 45°02'19" E	89°55'22"

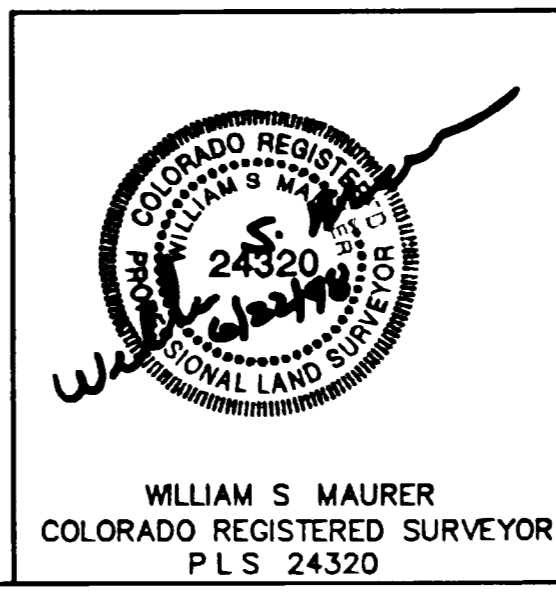


- LEGEND**
- FOUND MESA COUNTY SURVEY MONUMENT
 - FOUND REBAR
 - COMPUTED POSITION (NOT SET)
 - 5/8" X 30" REBAR W/ALUM CAP MARKED AES 24320 SET IN CONCRETE.

BASIS OF BEARINGS ASSUME THE EAST LINE OF THE SE 1/4 SW 1/4 TO BEAR N 00° 00' 00" W
 ELEVATIONS AS SHOWN ARE RELATED TO THE U.S.G.S. QUAD SHEET

NOTE AS PER THE CITY OF FRUITA, THE NORTHERLY 10 FEET OF "K" ROAD IS TO BE VACATED AND CONVEYED TO HOLLY PARK TOWNHOMES REDUCING THE "K" ROAD RIGHT-OF-WAY FROM 50 FEET TO 40 FEET ON THE NORTHERLY SIDE OF THE SECTION LINE

I, WILLIAM S. MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT REPRESENTS A FIELD SURVEY AND HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION DURING JANUARY 1998 THAT THIS SURVEY AND PLAT WERE MADE ACCORDING TO THE LAWS OF THE STATE OF COLORADO TO THE BEST OF MY KNOWLEDGE
 CERTIFIED THIS 22nd DAY OF JUNE 1998



HOLLY PARK TOWNHOMES

A REPLAT OF

LOT 34, BLOCK 3 HOLLY PARK MOBILE HOME SUBD.
 A PART OF THE SE 1/4 SW 1/4 SEC. 9, T1N, R2W
 U.M., CITY OF FRUITA, COUNTY OF MESA COLORADO

PREPARED BY: APPLIED EARTH SCIENCES, INC
 737 HORIZON DRIVE #204
 GRAND JUNCTION, CO 81506
 970-248-3559

SURV BY SKW/MSM DATE JAN 1998 IN 89008 DWG 89008 DWG SCALE 1"=60' SHEET 1 OF 1

REVISIONS: