

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1910435 07/08/99 1103AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

PLAT/CONDO BOOK 17 PAGE 112

DRAWER NO GG-181

FEE \$ 10⁰⁰

NAME OF PLAT

Holly Park Townhomes ONE

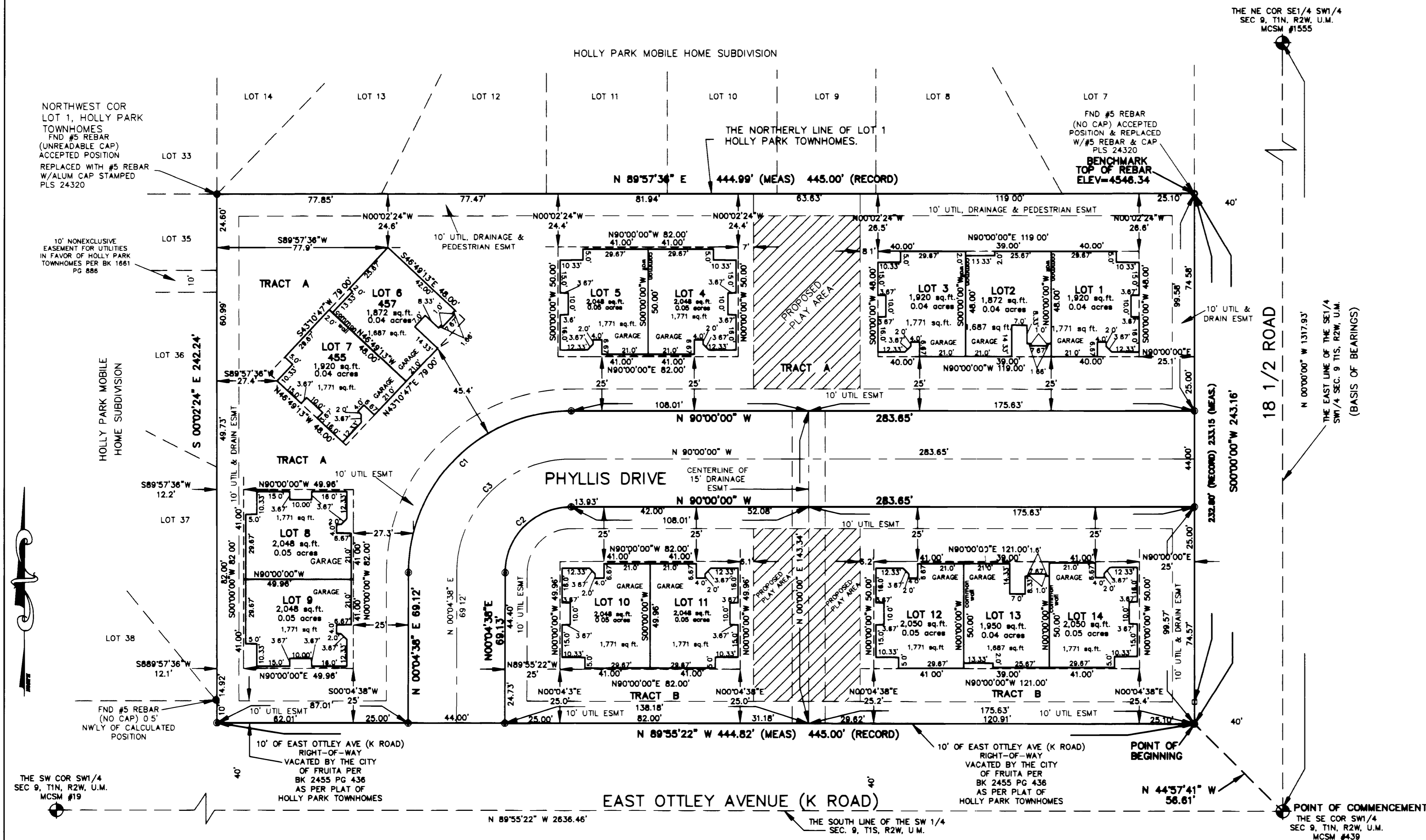
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Jones Robert W.
Jones Phyllis W.

HOLLY PARK TOWNHOMES ONE

A REPLAT OF HOLLY PARK TOWNHOMES

A PART OF THE SE1/4 SW1/4 SEC 9, T1N, R2W, U.M., MESA COUNTY, COLORADO



DEDICATION
KNOW ALL MEN BY THESE PRESENTS
THAT ROBERT W. JONES AND PHYLLIS L. JONES ARE THE OWNERS OF HOLLY PARK TOWNHOMES AS RECORDED IN PLAT BOOK 16, PAGE 214, RECEPTION NUMBER 1853670 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO. SAID HOLLY PARK TOWNHOMES BEING A PART OF THE SE 1/4 SW 1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY COLORADO. SAID HOLLY PARK TOWNHOMES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SW1/4 SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTE MERIDIAN, WHENCE THE EAST LINE OF THE SE1/4 SW1/4 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 NORTHERLY LINE OF LOT 1 OF SAID HOLLY PARK TOWNHOMES, A DISTANCE OF 444.99 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 OF SAID HOLLY PARK TOWNHOMES, A DISTANCE 242.24 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY OF "K" ROAD, AS PLATTED IN SAID HOLLY PARK TOWNHOMES, A DISTANCE OF 444.82 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.48 ACRES AS DESCRIBED.

THAT SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HOLLY PARK TOWNHOMES ONE, A SUBDIVISION OF THE CITY OF FRUITA, MESA COUNTY, STATE OF COLORADO.

IN WITNESS WHEREOF SAID OWNERS ROBERT W. JONES AND PHYLLIS L. JONES HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 7th DAY OF July, A.D., 1999.

BY: Robert W. Jones ROBERT W. JONES BY: Phyllis L. Jones PHYLLIS L. JONES

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT W. JONES AND PHYLLIS L. JONES THIS 7th DAY OF July, A.D., 1999

WITNESS MY HAND AND OFFICIAL SEAL [Signature]
MY COMMISSION EXPIRES Sept 23, 1999

CITY OF FRUITA PLANNING COMMISSION:
APPROVED THIS 7th DAY OF July, A.D., 1999 BY THE PLANNING COMMISSION OF THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.

[Signature] CHAIRPERSON

CITY OF FRUITA CERTIFICATE OF APPROVAL
THIS PLAT OF HOLLY PARK TOWNHOMES, A SUBDIVISION OF THE CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO, WAS APPROVED THIS 6th DAY OF July, 1999.

[Signature] CITY CLERK

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT 11:03 A.M. ON THE 8th DAY OF July, A.D., 1999

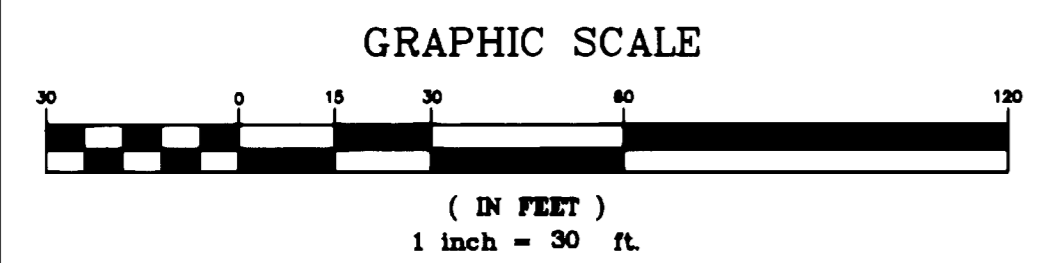
IN BOOK 17 AT PAGE 112, RECEPTION NUMBER 191D135, DRAWER GG-181, FEE 10⁰⁰

[Signature] MESA COUNTY CLERK AND RECORDER [Signature] DEPUTY

THIS PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN BOOK 2586, PAGE 83

LIEN HOLDERS RATIFICATION:
THE UNDERSIGNED, HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE PLAT OF HOLLY PARK TOWNHOMES ONE.
SIGNED THIS 7th DAY OF July, A.D., 1999 BY: [Signature] Bank of Grand Junction

NOTE: ALL UTILITY, DRAINAGE & MAINTENANCE EASEMENTS SHOWN ARE AS PLATTED IN HOLLY PARK TOWNHOMES.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	74.07'	116.25'	73.97'	104.68'	N 45°02'19" E	89°55'22"
C2	30.07'	47.19'	30.03'	42.50'	N 45°02'19" E	89°55'22"
C3	52.07'	81.72'	52.00'	73.59'	N 45°02'19" E	89°55'22"

BASIS OF BEARINGS: THE EAST LINE OF THE SE1/4 SW 1/4 SEC. 9, T1S, R1W., U.M. BEARS N 00°00'00" E ALL BEARINGS ARE RELATED TO THIS BEARING.

ELEVATIONS AS SHOWN ARE RELATED TO THE U.S.G.S. QUAD. SHEET.

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 CERTIFICATION SHOWN HEREON.

- LEGEND**
- ⊕ DENOTES FOUND MCSM AS NOTED
 - DENOTES FOUND REBAR AS NOTED
 - DENOTES CALCULATED POSITION (NOTHING SET)
 - ⊙ DENOTES SET #5 REBAR W/ALUM CAP STAMPED AES PLS 24320 SET IN CONCRETE
 - DENOTES LOT FROM BUILDING

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT _____, M., ON THE _____ DAY OF _____, A.D., 19____

IN BOOK _____ AT PAGE _____ RECEPTION NUMBER _____ DRAWER _____ FEE _____
MESA COUNTY CLERK AND RECORDER DEPUTY

LOT SUMMARY
TRACT A = 57,878 sq. ft. 62.46% (Includes Phyllis Drive)
TRACT B = 30,980 sq. ft. 37.54% (Includes Phyllis Drive)
TOTAL = 107,976 sq. ft. 100%

OPEN SPACE
TOTAL = 107,976 sq. ft.
14 UNITS = -27,845 sq. ft.
TOTAL OPEN SPACE = 80,131 sq. ft.

SURVEYOR'S CERTIFICATE
I, WILLIAM S. MAURER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECT SUPERVISION AND RESPONSIBILITY. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT WAS DONE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES FOR MINIMUM STANDARDS FOR LAND SURVEYS AND PLATS.
CERTIFIED THIS 6th DAY OF July, 1999

HOLLY PARK TOWNHOMES ONE

A REPLAT OF HOLLY PARK TOWNHOMES
A PART OF THE SE1/4 SW1/4
SEC. 9, T1N, R2W U.M., MESA COUNTY, COLORADO

WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

734 Main Street
Grand Junction, CO 81501
Ph: (970) 248-3559
Fax: (970) 248-9089

DATE: 3/99	SURVEYED BY: JW, EG	CHECKED BY: WSM
REVISION:	JOB NO.: 99020	SCALE: 1"=30' SHEET 1 OF 1