

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

Book 2397 Page 267

1829499 01/22/98 0409PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

Boundary Line Agreement Plan

~~PLAT/CONDO BOOK~~

PAGE

DRAWER NO

N/A

FEE \$

10.00 1.00

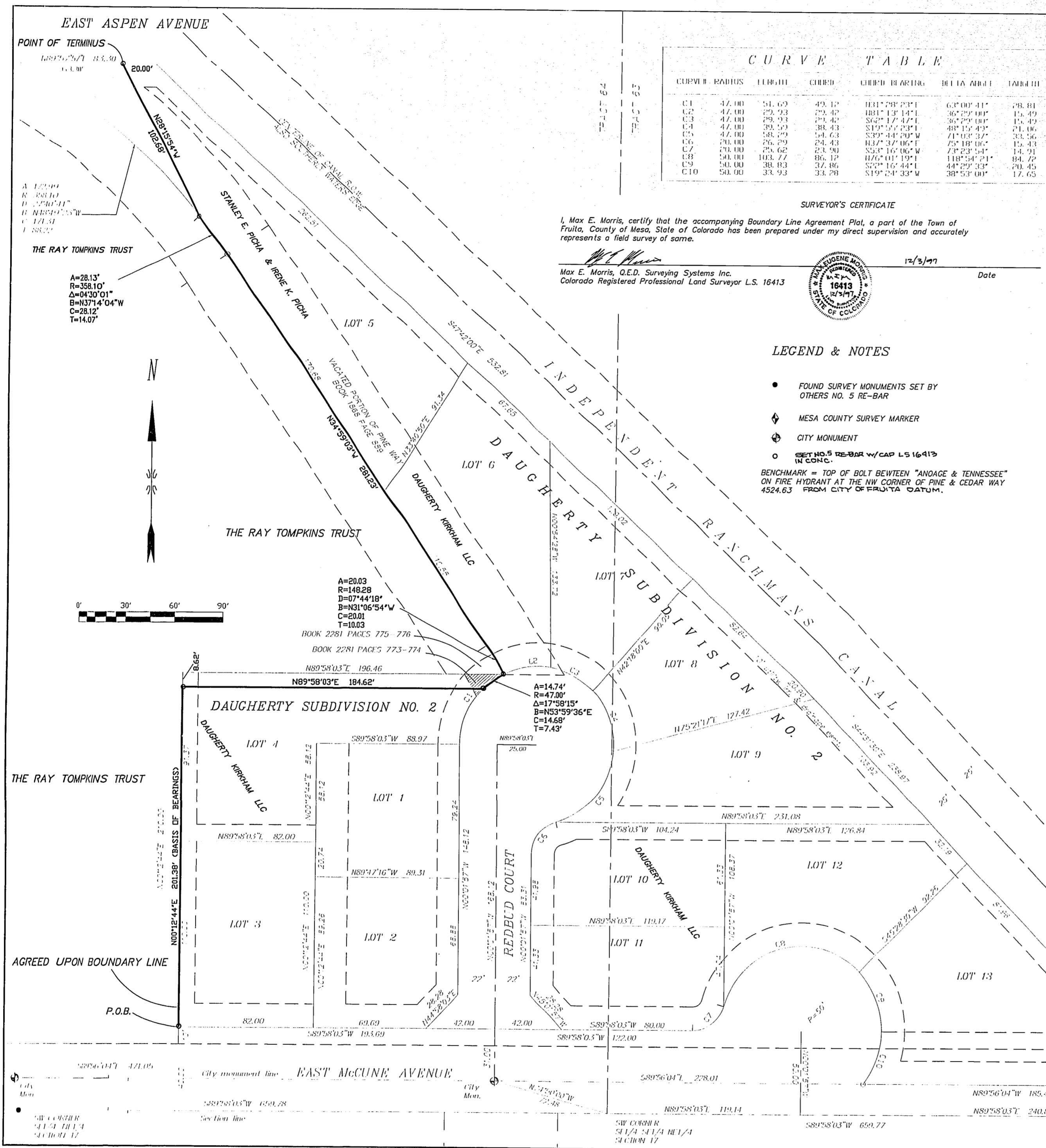
NAME OF PLAT

Daugherty Boundary Line Agreement

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Roy Tompkins Trust
Daugherty Kirkham LLC
Picha, Stanley E.
Picha, Irene K.

Wason, Elaine Trustee
Daugherty Sub #2



CURVE TABLE						
CURVE NO.	CURVE RADIUS	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT	
C1	47.00	51.69	49.12	181°29'23" E	63.00 41'	20.01
C2	47.00	29.93	29.40	181°13'14" E	36°29'00"	15.49
C3	47.00	29.93	29.40	362°17'47" E	36°29'00"	15.49
C4	47.00	29.93	29.40	319°24'34" E	40°15'49"	21.06
C5	47.00	58.29	54.63	339°44'20" W	71°03'37"	33.56
C6	20.03	26.29	24.43	112°37'06" E	75°18'06"	15.43
C7	20.03	26.29	24.43	333°16'06" W	75°18'06"	15.43
C8	50.00	103.77	86.12	116°10'19" E	118°54'21"	84.72
C9	50.00	38.83	37.86	372°16'44" E	44°29'33"	20.45
C10	50.00	38.83	37.86	319°24'33" W	38°53'00"	17.65

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying Boundary Line Agreement Plat, a part of the Town of Fruita, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

Date: 12/3/97

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - ◆ MESA COUNTY SURVEY MARKER
 - ⊕ CITY MONUMENT
 - SET NO. 5 RE-BAR W/ CAP L.S. 16413 IN CONC.
- BENCHMARK = TOP OF BOLT BETWEEN "ANOGA & TENNESSEE" ON FIRE HYDRANT AT THE NW CORNER OF PINE & CEDAR WAY 4524.63 FROM CITY OF FRUITA DATUM.

BOUNDARY LINE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

To clear up the ambiguity of the descriptions for the adjoining parcels the undersigned, who are the owners of record of said parcels, hereby agree to the following described line as the Boundary line dividing their respective parcels:

Beginning at the Southwest corner of Lot 3, Daugherty Subdivision No. 2, and considering the West line of Lots 3 and 4 Daugherty Subdivision No. 2 to bear N00°12'44"E and all bearings contained herein to be relative thereto; thence N00°12'44"E 201.38 feet along the West line of Lots 3 and 4 Daugherty Subdivision No. 2; thence N89°58'03"E 184.62 feet; thence along a curve turning to the right with an arc length of 14.74 feet, with a radius of 47.00 feet, and whose chord bears N53°59'36"E 14.68 feet; thence along a curve turning to the left with an arc length of 20.03 feet, with a radius of 148.28 feet, and whose chord bears N31°08'54"W 20.01 feet; thence N34°59'03"W 281.23 feet; thence along a curve turning to the left with an arc length of 28.13 feet, with a radius of 358.10 feet, and whose chord bears N37°14'04"W 28.12 feet; thence N28°15'54"W 102.68 feet to the point of terminus, said point of terminus being S89°57'57"W 20.00 feet from the Northeast corner of Lot 5, Daugherty Subdivision No. 2.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5th day of December, 1997.

Subscribed and sworn to before me by Stanley E. Picha and Irene K. Picha, the 16th day of December, 1997.

By: John A. Daugherty, manager; Carol A. Daugherty, manager; and Analee Kirkham, manager.

By: Irene K. Picha, Irene K. Picha, Stanley E. Picha, Irene K. Picha, Stanley E. Picha, Irene K. Picha.

The foregoing instrument was acknowledged before me this 5th day of December, A.D., 1997, by JOHN A. DAUGHERTY as Managers of the DAUGHERTY KIRKHAM LLC, and STANLEY E. PICHA and IRENE K. PICHA as owners of the RAY TOMPKINS TRUST.

Witness my hand and the seal of my office this 20th day of December, 1997.

Notary Public: Lily R. Wise

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 4:09 o'clock P.M. this 22nd day of January, A.D., 1998, and is duly recorded in Plat Book No. 2397, Page 267.
Reception No. 1829499, Drawer No. N/A, Fee \$ 10.00 + 1.00
Clerk and Recorder: Mouta Toled, Deputy: Kathy West

NE CORNER
S1/4 NE1/4
SECTION 17
T1N, R2W, U1M
MCSM # 1059

BOUNDARY LINE AGREEMENT PLAT			
SITUATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN			
FOR:	DAUGHERTY	Q.E.D. SURVEYING SYSTEMS Inc.	SURVEYED BY: SB EG
SCALE:	0 15 30 FEET 0 5 10 METERS	1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	DRAWN BY: MEM
DATE:	12/3/97	SHEET NO.	ACAD ID: DSJAGREE
		FILE:	96123.1