

DAUGHERTY SUBDIVISION NO. 2
A REPLAT OF DAUGHERTY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, JOHN A DAUGHERTY, CAROL A DAUGHERTY, AND ANALEE KIRKMAN are the owners of that real property situated in the Town of Fruita, County of Mesa, State of Colorado, and is described in Plat Book 13 at Page 7, and that portion of vacated Pine Way in Book 1868 at Page 889 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 Section 17, Township 1 North, Range 1 West, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

A parcel of land situated in the NE1/4 Section 17, T1N, R2W, U1M and being a part of Lots 63 & 64 of Orchard Subdivision being described as follows

Beginning at a point on the North right-of-way line for East McCune Avenue as platted in Plat Book No 13 at Page 7 of the Mesa County Clerk and Recorder's Office, and considering the East line of the SE1/4 NE1/4 Section 17, T1N, R2W, U1M to bear N00°00'00"E and all bearings contained herein to be relative thereto, thence S89°58'03"W 193.69 feet along the North line of E McCune Avenue to the SW corner of Lot 2, Daugherty Subdivision, thence N00°12'44"E 210.00 feet to the NW corner of Lot 3 Daugherty Subdivision, thence N89°58'03"E 161.54 feet along the North line of Lot 3, Daugherty Sub to the intersection with the West line of that parcel of land as described in Book 1868 at Page 889, thence 20.03 feet along the arc of a curve to the left with a radius of 148.28 feet and whose chord bears N31°06'54"W 20.01 feet, thence N34°59'03"W 281.23 feet, thence 172.99 feet along the arc of a curve to the left with a radius of 358.10 feet and whose chord bears N48°49'23"W 171.31 feet to the South right-of-way line for East Aspen Avenue, thence N89°57'57"E 83.30 feet to the Westery right-of-way line for the Independent Ranchmans Canal, thence S47°42'00"E 532.81 feet along the Westery right-of-way line for the Independent Ranchmans Canal, thence S44°31'30"E 238.97 feet along the canal, thence S41°56'30"E 98.00 feet, thence S89°58'03"W 185.46 feet, thence 178.52 feet along the arc of a curve to the left with a radius of 50.00 feet and whose chord bears N62°17'24"W 98.12 feet, thence 25.62 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S53°16'06"W 23.90 feet, thence S89°58'03"W 122.00 feet to the Point of Beginning, containing 3.24 Acres as described

That said owners have caused the said real property to be laid out and surveyed as DAUGHERTY SUBDIVISION NO. 2, a replat of Daugherty Subdivision, a subdivision of a part of the Town of Fruita, Mesa County, State of Colorado

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines Such easements and rights shall be utilized in a reasonable and prudent manner

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8th day of NOVEMBER A.D., 1999

JOHN A DAUGHERTY *John A Daugherty*
CAROL A DAUGHERTY *Carol A Daugherty*
ANALEE KIRKHAM *Analee Kirkham*

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 8th day of NOVEMBER A.D., 1999 by JOHN A DAUGHERTY, CAROL A DAUGHERTY and ANALEE KIRKHAM

My commission expires 11/16/1999
Notary Public
1018 COLO AVE GRAND JUNCTION CO 81501
Address

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) S.S.

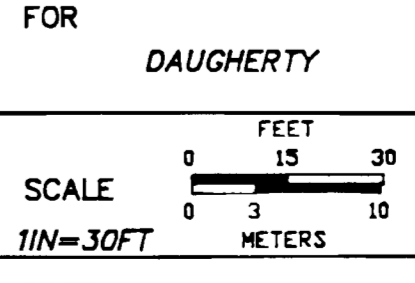
I hereby certify that this instrument was filed in my office at 2:54 o'clock P M this 12th day of December A.D., 1999 and is duly recorded in Plat Book No 15, Page 216 Drawer CC114
Reception No 1781515 ESSE # 10⁰⁰ 1⁰⁰
Mona Todd *Mona Todd* Deputy Clerk
Hesa County Clerk & Recorder *Alene Himmick* Deputy Clerk

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE
Approved this 8th day of NOVEMBER A.D., 1999 by the Planning Commission of the City of Fruita.
John A. Ballwin
Chairman

CITY COUNCIL CERTIFICATE
Approved this _____ day of _____ A.D., 199____ by the City Council of Trustees of the Town of Fruita.
John A. Ballwin
Mayor

DAUGHERTY SUBDIVISION NO. 2
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FINAL PLAT

SITUATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN		
FOR DAUGHERTY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY SB EG DRAWN BY MEM ACAD ID DS2RFIN SHEET NO FILE 961231
SCALE 1"=30FT DATE 10/17/96		

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	47.00	51.69	49.12	N31°28'23"E	63°00'41"	28.81
C2	47.00	29.93	29.42	N81°13'14"E	36°29'00"	15.49
C3	47.00	29.93	29.42	S62°17'47"E	36°29'00"	15.49
C4	47.00	39.59	38.43	S19°55'23"E	48°15'49"	21.06
C5	47.00	58.29	54.63	S39°44'20"W	71°03'37"	33.56
C6	20.00	26.29	24.43	N37°37'06"E	75°18'06"	15.43
C7	20.00	26.29	24.43	S53°16'06"W	73°23'54"	14.91
C8	50.00	103.77	86.12	N76°01'19"E	118°54'21"	84.72
C9	50.00	38.83	37.86	S22°16'44"E	44°29'33"	20.45
C10	50.00	33.93	33.28	S19°24'33"W	38°53'00"	17.65

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of DAUGHERTY SUBDIVISION NO. 2, a subdivision of 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

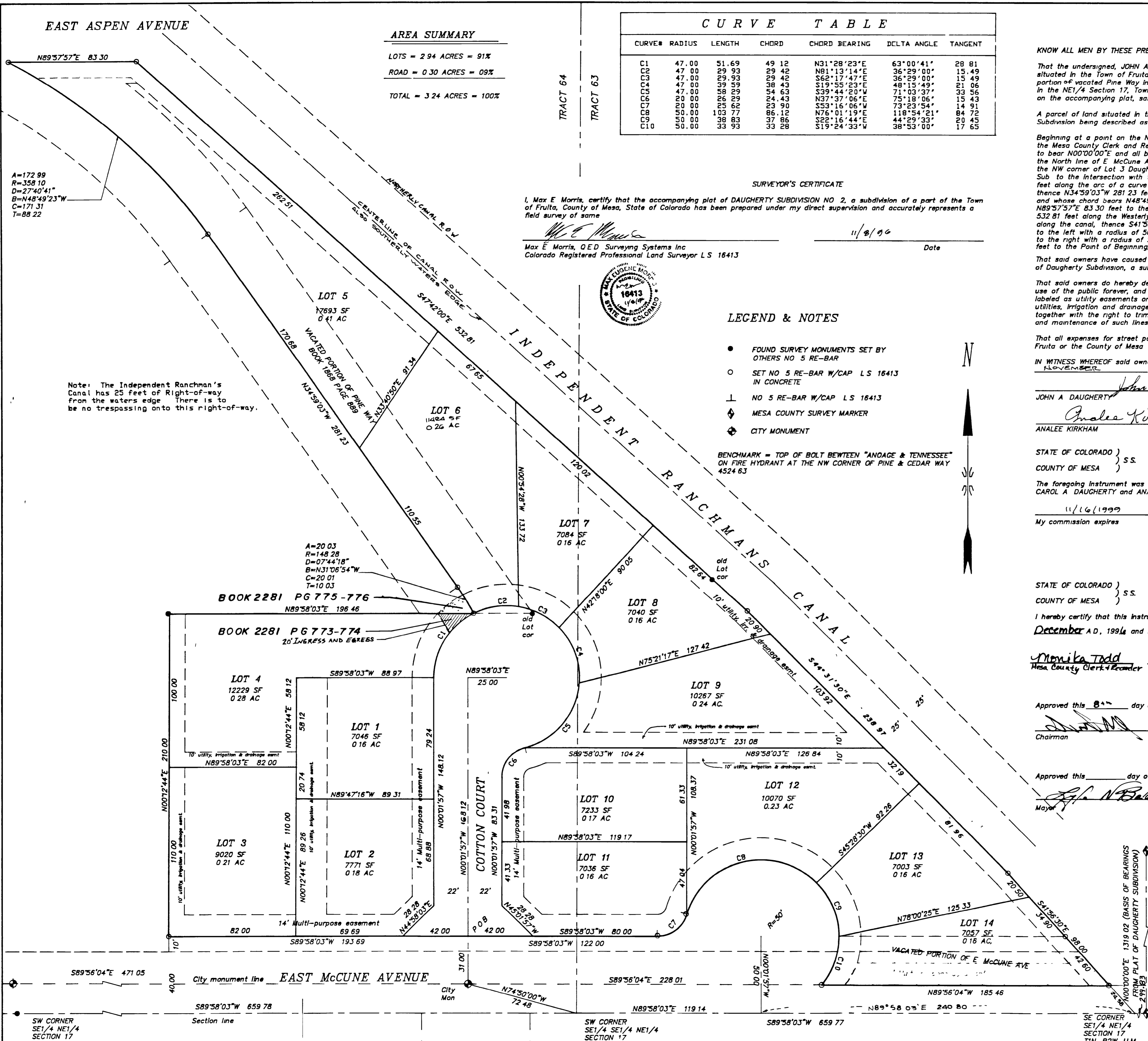
Max E. Morris
Max E. Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 18413
Date 11/8/96



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
- SET NO 5 RE-BAR W/CAP L.S. 18413 IN CONCRETE
- ⊥ NO 5 RE-BAR W/CAP L.S. 18413
- ◆ MESA COUNTY SURVEY MARKER
- ⊕ CITY MONUMENT

BENCHMARK = TOP OF BOLT BETWEEN "ANOAGE & TENNESSEE" ON FIRE HYDRANT AT THE NW CORNER OF PINE & CEDAR WAY 4524.63



AREA SUMMARY

LOTS = 2.94 ACRES = 91%
ROAD = 0.30 ACRES = 09%
TOTAL = 3.24 ACRES = 100%

A=172.99
R=358.10
D=27°40'41"
B=N48°49'23"W
C=171.31
T=88.22

Note: The Independent Ranchman's Canal has 25 feet of Right-of-way from the waters edge. There is to be no trespassing onto this right-of-way.

A=20.03
R=148.28
D=07°44'18"
B=N31°06'54"W
C=20.01
T=10.03

NE CORNER
SE1/4 NE1/4
SECTION 17,
T1N, R2W, U1M

SW CORNER
SE1/4 NE1/4
SECTION 17

SW CORNER
SE1/4 SE1/4 NE1/4
SECTION 17

SE CORNER
SE1/4 NE1/4
SECTION 17,
T1N, R2W, U1M