

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

PLAT/CONDO BOOK 16 PAGE 80

DRAWER NO FF10

FEE \$ 10⁰⁰ / 1⁰⁰ sc.

NAME OF PLAT

Daugherty Subdivision No. 3

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Daugherty Kirk Lam LLC

Stanley E Picha

Irene K Picha

1829802 01/26/98 0401PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

C:\SCL\AMR\DAUGHERTY.DWG Fri Dec 05 13:45:1997 AM

DAUGHERTY SUBDIVISION NO. 3

A REPLAT OF LOTS 4, 5, & 6 DAUGHERTY SUBDIVISION NO. 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, DAUGHERTY KIRKHAM, LLC, STANLEY E PICHA and IRENE K PICHA, are the owners of that real property situated in the Town of Fruita, County of Mesa, and is described in Book 2302 at Page 735 and Book 2350 at Page 947 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 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 described as follows: LOTS 4, 5 & 6 DAUGHERTY SUBDIVISION NO. 2, as recorded in Plat Book 15, at Page 216, at Reception No 1781515, of the Mesa County, Clerk and Recorders Office

That said owners have caused the said real property to be laid out and surveyed as DAUGHERTY SUBDIVISION NO. 3, a replat of Lot 4, 5, & 6 Daugherty Subdivision No. 2, a subdivision of a part of the Town of Fruita, Mesa County, State of Colorado SUBJECT TO BOUNDARY LINE AGREEMENT DESCRIBED IN BOOK 2397 PAGE 247, RECEPTION NO 1829499 & PAGE 248, REC NO 1829500

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 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 5th and 16th day of December A.D. 1997.

John A. Daugherty, Stanley E. Picha, Irene K. Picha
DAUGHERTY KIRKHAM, LLC, BY JOHN A. DAUGHERTY, Manager; CAROL A. DAUGHERTY, Manager; ANALEE KIRKHAM, Manager

Stanley E. Picha, Irene K. Picha
STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 5 day of December A.D. 1997, by JOHN A. DAUGHERTY, CAROL A. DAUGHERTY, ANALEE KIRKHAM, STANLEY E. PICHA and IRENE K. PICHA, all as managers of DAUGHERTY KIRKHAM, LLC and by Max E. Morris Notary Public

Max E. Morris
Notary Public
744 Horvath Ct. 300 Grand Junction
Address

Max E. Morris
Clerk and Recorders Certificate

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 04:20 o'clock P M this 26th day of January A.D. 1998 and is duly recorded in Plat Book No 16, Page 80

Reception No 1829802 Drawer No FP10 Fee \$ 102 102 SC
Clerk and Recorder Monica J. Hill Deputy Carole J. Guba

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE
Approved this 15 day of Jan A.D. 1998 by the Planning Commission of the City of Fruita

David Coff (SR)
Chairman

CITY COUNCIL CERTIFICATE
Approved this 14th day of Jan A.D. 1998 by the City Council of Trustees of the Town of Fruita

John R. Ballinger
Mayor

SURVEYOR'S CERTIFICATE
I, Max E. Morris, certify that the accompanying plat of DAUGHERTY SUBDIVISION NO. 3 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. 16413
Date 12/1/97

Max E. Morris
Colorado Registered Professional Land Surveyor L.S. 16413

NE CORNER SE 1/4 NE 1/4 SECTION 17 T1N, R2W, U.M. M.C.S.M. = 1050
16413
12/1/97
STATE OF COLORADO

DAUGHERTY SUBDIVISION NO. 3

A REPLAT OF LOTS 4, 5 & 6 DAUGHERTY SUBDIVISION NO. 2

FINAL PLAT	
SITUATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN	
FOR DAUGHERTY	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568
SCALE 1"=30 FT DATE 12/5/97	SURVEYED BY SB EG DRAWN BY MEM ACAD ID DSJRFIN SHEET NO FILE 961231

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	47.00	36.95	36.00	N2°29'16"E	45°02'26"	19.49
C2	47.00	14.74	14.68	N53°59'36"E	17°58'15"	7.43
C3	47.00	29.93	29.42	N81°13'14"E	36°29'00"	15.49

AREA SUMMARY

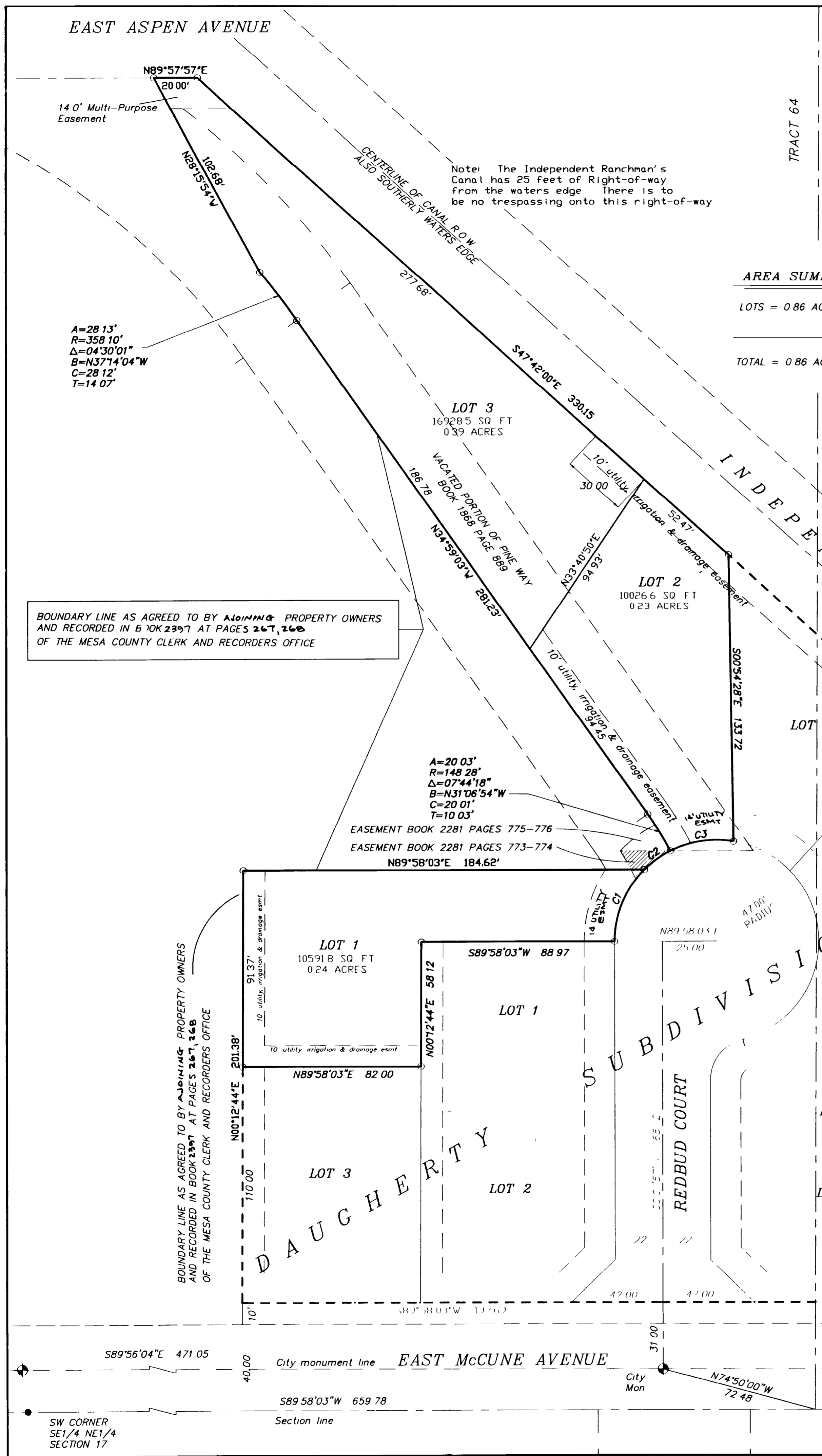
LOTS = 0.86 ACRES = 100%
TOTAL = 0.86 ACRES = 100%

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ⊥ NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ 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 FROM CITY OF FRUITA DATUM

BASIS OF BEARINGS STATEMENT
BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 NE 1/4 SECTION 17, TOWNSHIP 1N, RANGE 2W, UTE MERIDIAN WHICH BEARS N 0°00'00"E



BOUNDARY LINE AS AGREED TO BY ADJOINING PROPERTY OWNERS AND RECORDED IN BOOK 2397 AT PAGES 247, 248 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE

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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=28.13'
R=358.10'
Δ=04°30'01"
B=N37°14'04"W
C=28.12'
T=14.07'

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

EASEMENT BOOK 2281 PAGES 775-776
EASEMENT BOOK 2281 PAGES 773-774
N89°58'03"E 184.62'

SW CORNER SE 1/4 NE 1/4 SECTION 17

SW CORNER SE 1/4 NE 1/4 SECTION 17

SW CORNER SE 1/4 NE 1/4 SECTION 17

SE CORNER SE 1/4 NE 1/4 SECTION 17 T1N, R2W, U.M.