

SUNFLOWER ESTATES

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Malcolm R. Lister and Margaret Lister his wife are the owners of that real property in the County of Mesa, State of Colorado and being a part of the SW 1/4 SW 1/4 of Section 9, T1N R2W of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a Mesa County Brass Cap Monument marking the NW Corner of the SW 1/4 SW 1/4 of Section 9, T1N R2W, Ute Meridian; thence along the north line of said SW 1/4 SW 1/4 Section 9, N 89° 54' 18" E, 987.06 feet to a point which is 5 8/9° 54' 18" W, 2.00 feet from a 5/8" pin with cap marked Paragon LS9960, thence S 0° 04' 15" E 659.22 feet to a 5/8" pin with cap marked EFC 12319; thence S 89° 53' 56" W, 987.88 feet to a PK nail on the west line of said Section 9; thence North along said section line, 659.36 feet to the Point of Beginning.

That said owner has caused the said Lots to be surveyed as Sunflower Estates Subdivision, a part of Mesa County, Colorado.

That said owner does 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 dedicated to the Public Utilities those portions of said real property which are labeled as utility and drainage 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 12th day of July A.D., 1983.

Malcolm R. Lister *Margaret Lister*
Malcolm R. Lister Margaret Lister

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 12th day of July A.D., 1983, by Malcolm R. Lister and Margaret Lister.

My commission expires February 1, 1987 Witness my hand and official seal.
Notary Public 1994 Paterson Rd-Suite B
Grand Jct, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS Reception # 1334486
COUNTY OF MESA } Filed X-34

I hereby certify that this instrument was filed in my office at 3:10 o'clock P.M. this 26th day of July A.D., 1983, and is duly recorded in Plat Book No. 013 Page 197.

Earl Sawyer *Stanley D. Brown*
County Clerk Deputy County Clerk
Fees \$ 10.00

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 6th day of May A.D., 1983.
County Planning Commission of the County of Mesa, Colorado.

Edwin P. Downer
Chairman

CITY OF FRUITA, CITY COUNCIL

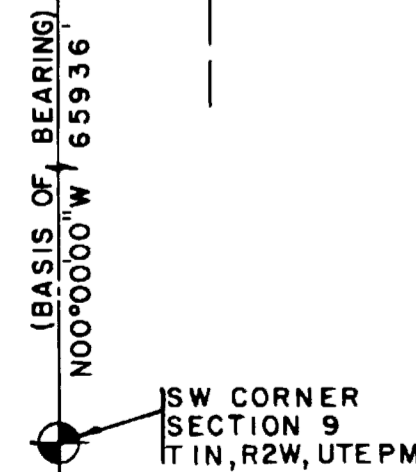
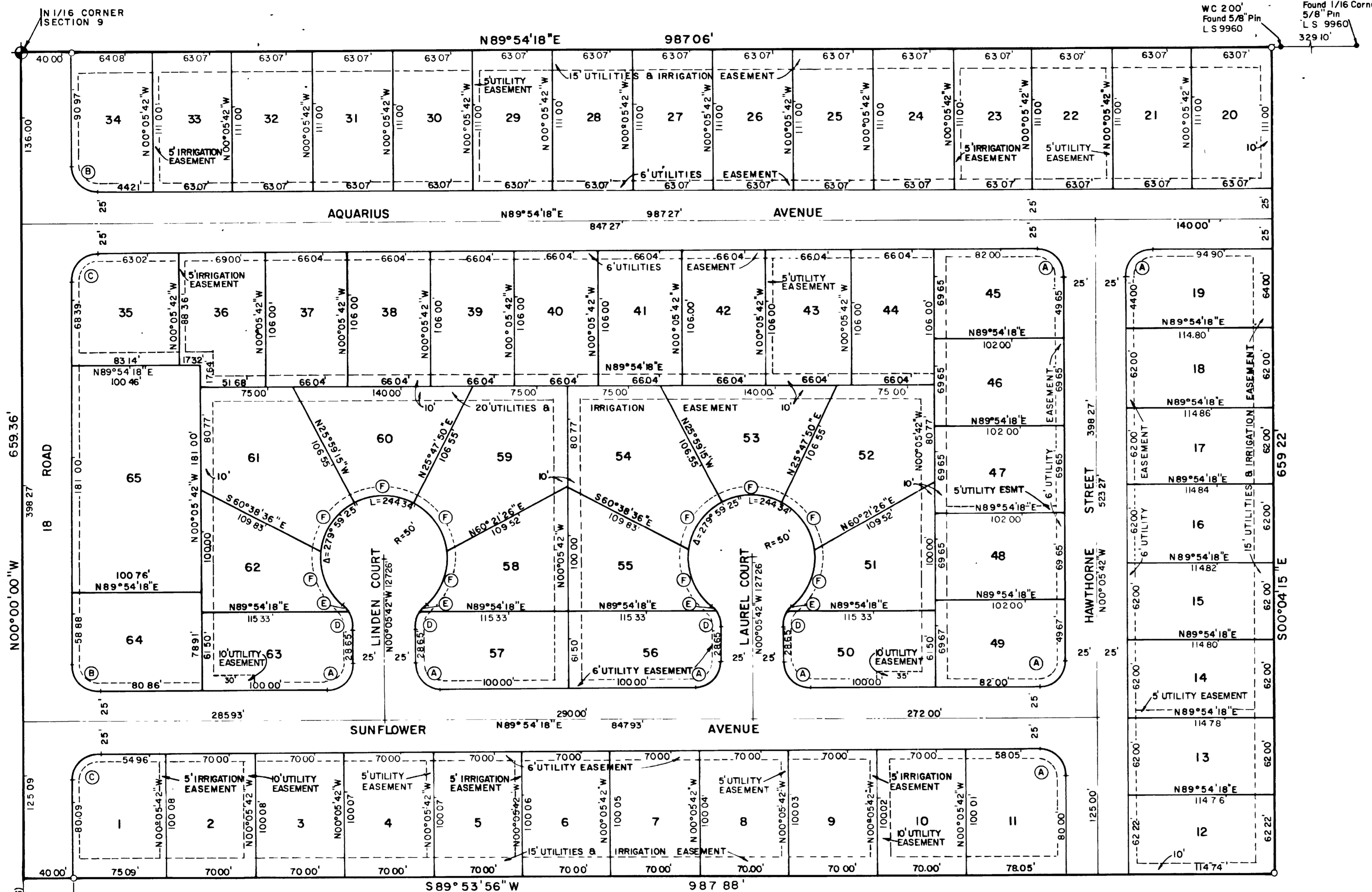
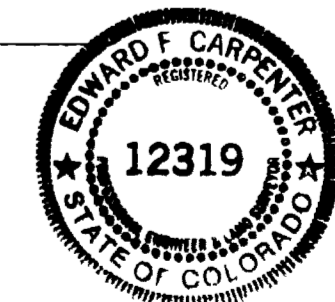
Approved this 17th day of May A.D., 1983.
City Council of the City of Fruita, Colorado.

Wallace G. Downer
Wallace G. Downer, Mayor

SURVEYORS CERTIFICATE

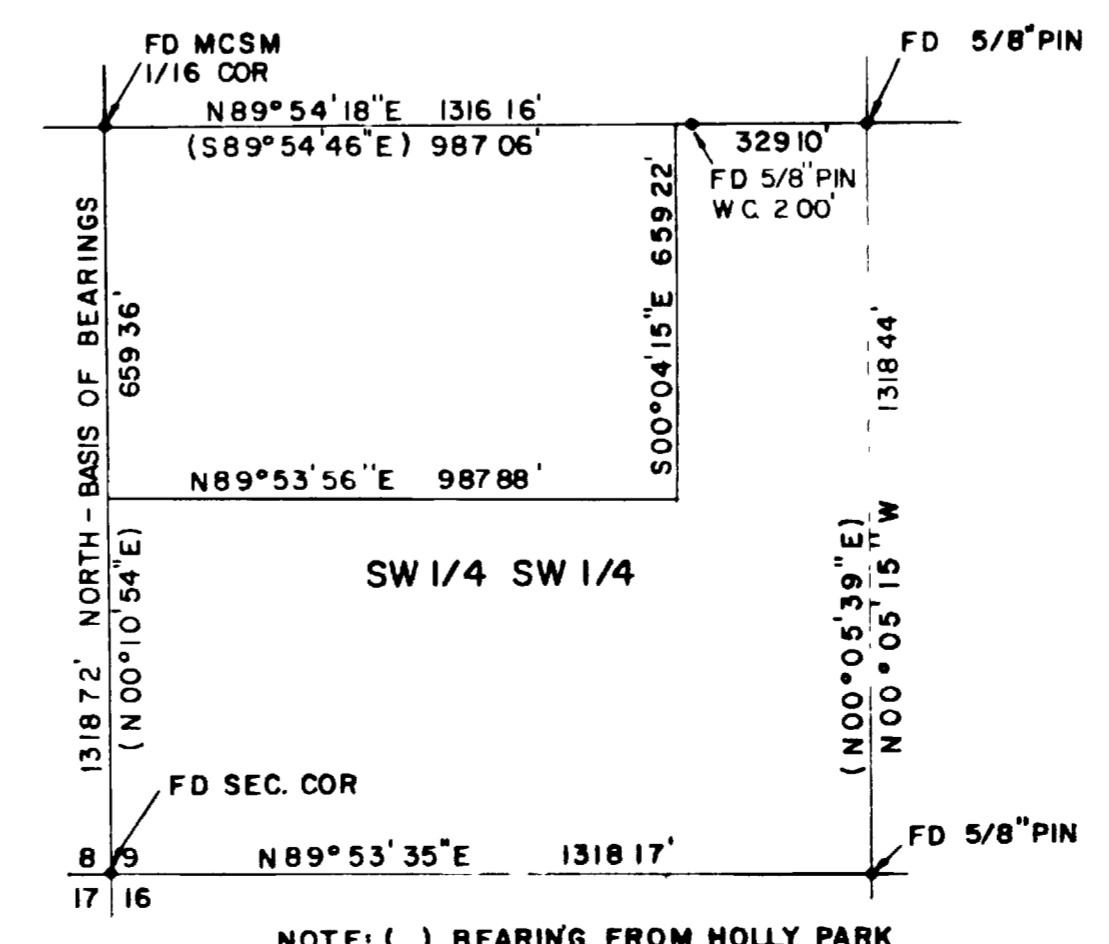
I, Edward F. Carpenter, do hereby certify that the accompanying plat of Sunflower Estates Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Edward F. Carpenter
Edward F. Carpenter
Colorado Registration No 12319
Professional Engineer & Land Surveyor



- LEGEND**
- Mesa County Brass Cap
 - Set Pin and Cap in Concrete
 - ⊥ Set Pin and Cap (No 5 Rebar and Cap L.S. No 12319)

CURVE DATA					
No	Delta	Radius	Length	Tangent	Chord
A	90°00'00"	20.00'	31.42'	20.00'	28.28'
B	90°05'42"	20.00'	31.45'	20.03'	28.28'
C	89°54'18"	20.00'	31.38'	19.97'	28.26'
D	39°58'25"	20.00'	13.95'	7.28'	13.67'
E	10°01'16"	20.00'	3.50'	1.75'	3.49'
F	55°54'53"	50.00'	48.86'	26.54'	46.95'



SUNFLOWER ESTATES		
SCALE 1" = 50'	APPROVED BY EFC	DRAWN BY L.J.S.
DATE APRIL, 1983	REVISED	
SAGUARO, INC ENGINEERS 518 28 ROAD, B-100 GRAND JUNCTION, COLORADO, 81501		
DRAWING NUMBER		8-82-1