

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1804560 0125PM 07/03/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 340

DRAWER NO DD 73

FEE \$

NAME OF PLAT Sunflower Estates II

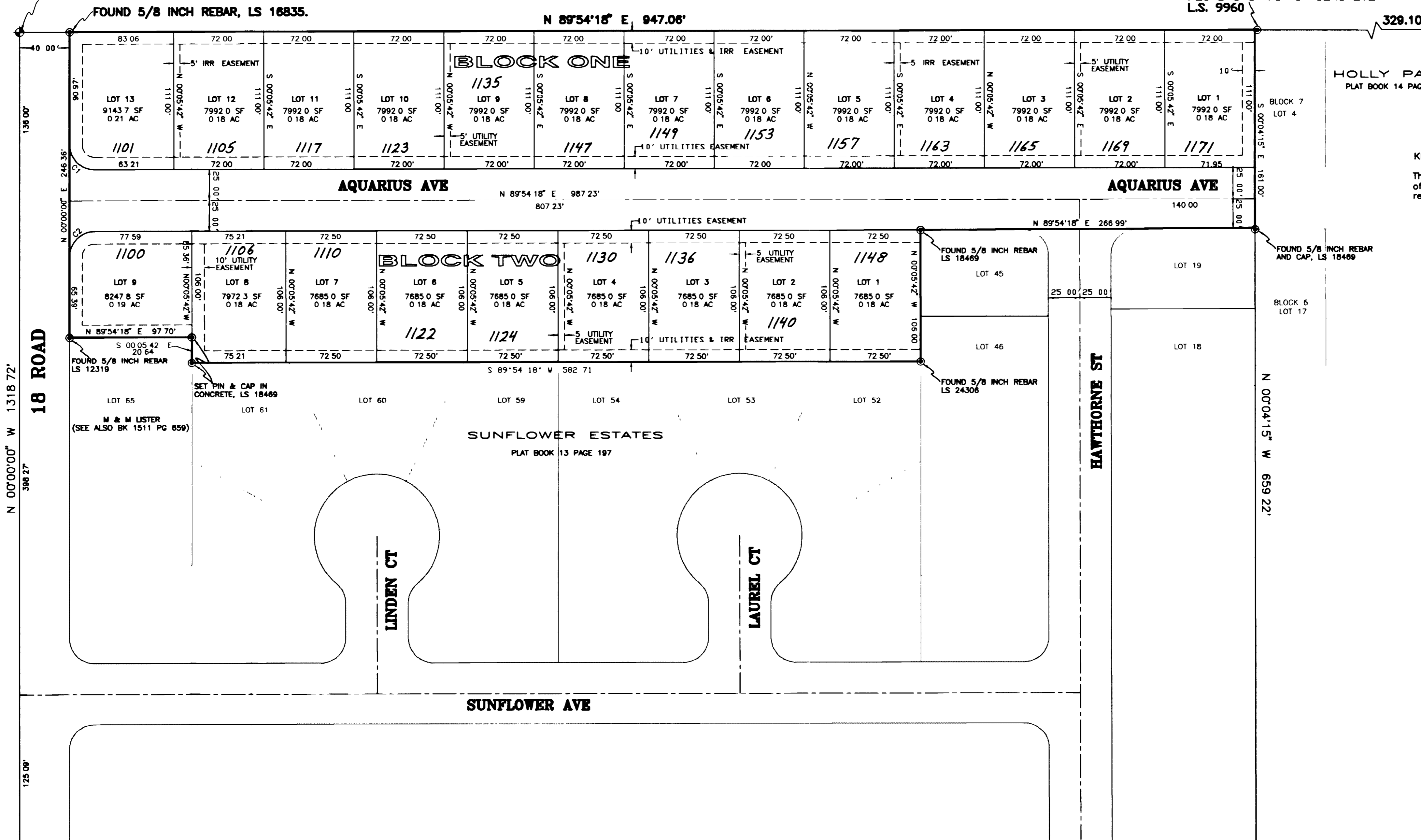
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

SUNFLOWER ESTATES II

A REPLAT OF LOTS 20 THROUGH 44 SUNFLOWER ESTATES

PROJECT BENCHMARK
NW CORNER
SECTION 9, T1N, R2W, U.M.
MCSM #1052
ELEVATION = 4534.90

NE CORNER
SW1/4 SW1/4, SECTION 9, T1N, R2W U.M.
FOUND 3/4" REBAR & ALUM. CAP
L.S. 18469



HOLLY PARK WEST
PLAT BOOK 14 PAGE 354-355

SUNFLOWER ESTATES II

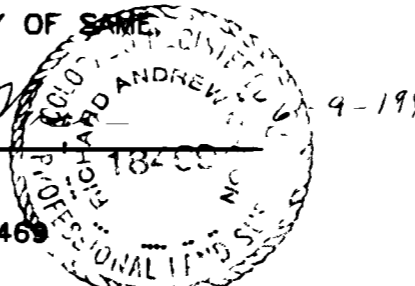
KNOW ALL MEN BY THESE PRESENTS
That the undersigned, Sunflower Estates, LLC, is the owner of that certain parcel of land which is part of a tract described in Book 2066, Page 294, Mesa County real property records, said parcel recorded also as
Lots 20 through 44, both inclusive and Aquarius Avenue, Sunflower Estates, Mesa County Colorado, the perimeter of which is described as follows
Commencing at a Mesa County Survey Marker for the SW Corner of Section 9, Township One North, Range Two West of the Ute Meridian, thence N00°00'00"W 1318.72 feet to the NW Corner of the SW1/4SW1/4 of said Section 9, thence N89°54'18"E on the north line of the SW1/4SW1/4 of said Section 9 40.00 feet to the point of beginning, thence N89°54'18"E 987.06 feet to the NE Corner of Sunflower Estates, thence S00°04'15"E on the east line of Sunflower Estates 161.00 feet to the NE Corner of Lot 19 of Sunflower Estates, thence S89°54'18"W 268.99 feet to the NW Corner of Lot 45 of Sunflower Estates, thence S00°05'42"E 106.00 feet to the NE Corner of Lot 52 of Sunflower Estates, thence S89°54'18"W 582.71 feet to the west line of that certain tract described in Book 1511 at Page 658, Mesa County records, thence N00°05'42"W 20.64 feet to the north line of that certain tract described in Book 1511 at Page 659, Mesa County records, thence S89°54'18"W 97.59 feet to the east right-of-way line of 18 Road, thence N00°00'00"W 246.36 feet to the beginning

THAT SAID OWNER HAS CAUSED SAID PARCEL TO BE LAID OUT AND SURVEYED AS SUNFLOWER ESTATES II
That said owner does hereby dedicate to the City of Fruita, on behalf of itself and of the public, all streets and right-of-ways as shown on the accompanying plat, for the use of the public forever; that said owner does hereby dedicate to the City of Fruita, on behalf of itself and of the public, all pedestrian easements as perpetual easements for ingress and egress by the general public pedestrian, that said owner does hereby dedicate to the City of Fruita, on behalf of itself and of all public utility easements as shown for the installation, operation, maintenance and repair of utilities, which shall include but not limited to electric facilities, sanitary sewer facilities, telephone facilities and natural gas facilities, together with the right of ingress and egress on, along, over, under, through, and across said easements, and also together with the right to trim interfering trees and brush, provided, however that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner; that said owner does hereby dedicate to the owners of all lots and the Homeowners Association, on behalf of itself and the Homeowners Association, all irrigation easements for the installation, operation, maintenance of irrigation lines, together with the right of ingress and egress on, along, over, under, through, and across said easements, and also together with the right to dredge and to remove and/or trim interfering vegetation
That all expenses for street paving or improvements shall be borne by the seller or purchaser, not Mesa County or the City of Fruita

THAT THERE ARE NO LIENHOLDERS OF RECORD
IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this
3rd day of June A.D. 1997
Sunflower Estates, LLC, Harry P. Mavrouk, Manager
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 3rd day of June A.D. 1997
My commission expires 4/28/2000

WITNESS MY HAND AND OFFICIAL SEAL
Mary Ann Callahan
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 1:25 o'clock P.M., this 3rd day of July A.D. 1997 and is duly recorded as Reception
Number 1804560 in Plat Book 15, Page 340 through Diagram 0073
Inclusive
Monika Todd Clerk and Recorder
Shirley Howard Deputy
Fees \$10.00 \$1.00

CITY COUNCIL OF CITY OF FRUITA CERTIFICATE
Approved this 3 day of June A.D. 1997,
by the City Council of City of Fruita, Colorado
Elyse A. Bellwin Mayor



CURVE DATA

CURVE	TANGENT	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	20.03	20.00	31.45	90°05'42"	S 45°02'51" E	28.31
C2	19.97	20.00	31.38	89°54'18"	N 44°57'09" E	28.26

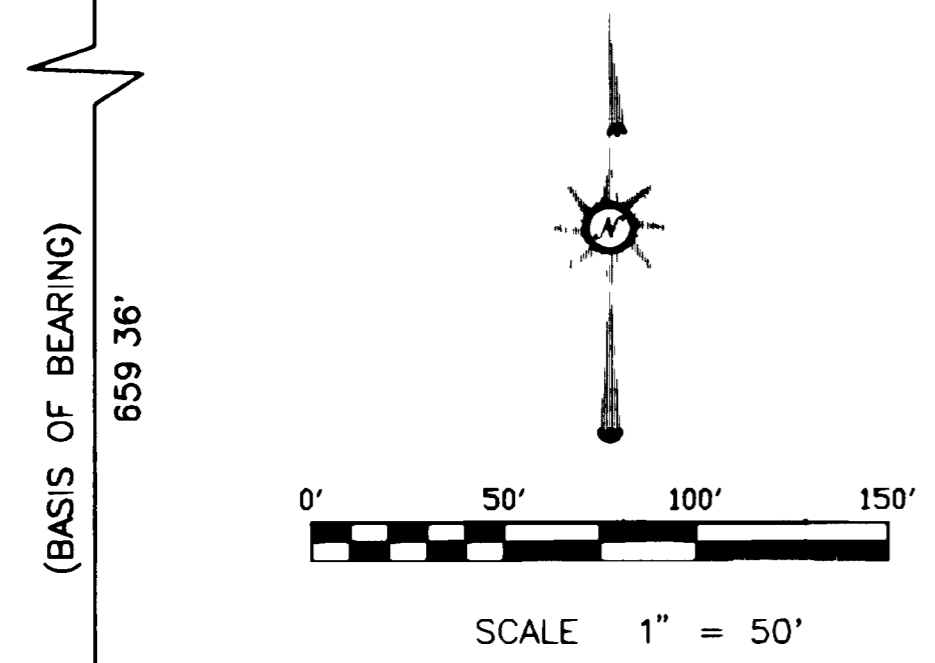
- LEGEND**
- ◆ MESA COUNTY BRASS CAP
 - FOUND OR SET PIN AND CAP IN CONCRETE

- GENERAL NOTES**
- TITLE INFORMATION FROM MESA COUNTY REAL PROPERTY RECORDS
 - BASIS OF BEARING IS BETWEEN MESA COUNTY SURVEY MARKERS (MCSM) FOR THE SW CORNER OF SECTION 9 AND THE NW CORNER OF THE SW1/4 SW1/4 OF SECTION 9 BEARING EQUALS N00°00'00"W ACCORDING TO THE PLAT OF SUNFLOWER ESTATES, PLAT BOOK 13, PAGE 197
 - NO INTERIOR LOT CORNERS HAVE BEEN MONUMENTED
 - THIS REPLAT REVISES THE PREVIOUS PLAT BY REDUCING LOT COUNT BY THREE LOTS. EASEMENTS HAVE BEEN PRESERVED ALONG LOT LINES AS PER INTENT OF PREVIOUS PLAT

SURVEYOR'S CERTIFICATE
I, RICHARD A. MASON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF SUNFLOWER ESTATES II, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.
Richard A. Mason
RICHARD A. MASON
COLORADO REGISTRATION NO. 18469
PROFESSIONAL LAND SURVEYOR

AREA SUMMARY

LOTS AREA	ROW AREA	TOTAL AREA
4.02 AC	1.09 AC	5.11 AC
79%	21%	100%



SW CORNER
SECTION 9
T1N, R2W, U.M.
MCSM #19
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 the certification shown hereon.

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

C:\WORK\SUNFLOWER\SFREPLAT.DWG

SUNFLOWER ESTATES II
A REPLAT OF LOTS 20 THROUGH 44
SUNFLOWER ESTATES IN THE SW1/4 SW1/4
OF SECTION 9, TOWNSHIP ONE NORTH
RANGE TWO WEST OF THE UTE MERIDIAN
MESA COUNTY, COLORADO

Designed	Checked	RAM	Sheet
Drawn	WL	Date 3/28/97	rv 6/2/97
			DF 1

C:\MESA\AS\ENGINEERING\... 2:11:24 PM 1997 ROLLAND ENGINEERING