

PLS 12085 2" al. cap
S. 2 S. 1
S. 11 S. 12
N 00°00'00" E 5312.75'
BASIS OF BEARINGS
rebar 1 1/2" al. cap - illegible per Monument Record
S. 11 S. 12
S. 14 S. 13
Fd. PLS 14621 2" al. cap on #6 rebar, 52.4' RM

- 1. Outdoor lighting shall be hooded or shielded so that light is directed downward so as not to glare onto the adjacent properties or dilute the night sky.
- 2. All development in Delta County is subject to the Delta County Right to Farm and Ranch Policy as adopted as Resolution 96-R-33 by the Board of County Commissioners on December 23, 1996.
- 3. Each lot owner shall be personally responsible to control undesirable noxious weeds within the boundaries of that lot, to prevent the spreading of such weeds to other lands and to comply with the recommendations of the Delta County Weed Management Advisory Commission concerning the control of such weeds.
- 4. Lots within this subdivision have been approved for one single family dwelling including mobile homes, unless otherwise restricted and any further development on any lot will require the purchase of additional water taps and septic systems. Utilities must be constructed on each lot. This restriction can only be removed by formal action of the Board of County Commissioners.
- 5. All new utilities must be placed underground.
- 6. Building setbacks are 25' from front, side and rear lot lines and no less than 25' from right-of-way of any public road.
- 7. This site has been identified by the Colorado Department of Natural Resources, Division of Wildlife as being in a wildlife habitat area. Property owners may suffer damage to landscaping, trees, fences, etc. from wildlife and such damage should be anticipated. New fencing must comply with the Division recommendations.
- 8. The homeowner's agreement covering the irrigation water and division or usage thereof is recorded in the Delta County Records under Reception No.
- 9. Certain Covenants and Restrictions on the property in this subdivision are being recorded in the office of the Delta Clerk and Recorder.
- 10. Part of the oil, gas and other mineral rights have been severed. The mineral holder has the right to access, mine and remove mineral from the property.
- 11. Lot 3, (Phase II) as shown on this plat can not be transferred, nor developed until Phase II of Sunrise View Minor Subdivision has been given final approval by the Board of County Commissioners of Delta County.
- 12. The existing structures are located within the required 25' setback and/or road right-of-way areas. If the structures are more than 50% destroyed, they may not be reconstructed within the setback and/or in the road right-of-way areas. Any new structures shall otherwise comply with the required 25' setbacks and/or rights-of-way.
- 13. No home, or structure, on any of the Lots may exceed 24 feet in height.
- 14. No further subdivision of Lot 1 or Lot 2 will be allowed.

DESCRIPTION OF AREA TO BE DEEDED FOR COUNTY ROAD ROW
A parcel of land within the SE1/4 SE1/4 of Section 11, Township 14 South, Range 94 West of the 6th Principal Meridian having bearings based upon a bearing of N.00°08'08"E. between the Southeast corner of said Section 11 and the Northeast corner of said Section 11 with all bearings being relative thereto, said parcel being more particularly bounded and described as follows:

Beginning at the Southeast corner of said Section 11 and running thence N.49°22'47"W. 45.71 feet to a point on the North right-of-way line of Delta County North Road; thence along said North right-of-way S.89°36'31"W. 81.50 feet to the TRUE POINT OF BEGINNING; parcel boundary runs thence S.53°58'50"W. 212.70 feet along the arc of a curve to the right, said curve having a radius of 400.00 feet and whose chord bears N.66°28'25"W. 324.34 feet; thence N.42°33'21"W. 40.84 feet; thence 511.11 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet and whose chord bears S.68°38'12"W. 451.50 feet; thence 214.88 feet along the arc of a reverse curve to the right, said curve having a radius of 495.00 feet and whose chord bears S.53°58'50"W. 212.70 feet; thence S.00°06'38"W. 30.21 feet to a point on the North right-of-way of Delta County North Road; thence along said North right-of-way N.89°36'31"E. 77.22 feet; thence leaving said North right-of-way 183.61 feet along the arc of a non-tangent curve left, said curve having a radius of 495.00 feet and whose chord bears N.50°28'02"E. 182.76 feet; thence 406.89 feet along the arc of a reverse curve right, said curve having a radius of 240.00 feet and whose chord bears N.88°38'12"E. 361.20 feet; thence S.42°33'21"E. 40.84 feet; thence 146.47 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet and whose chord bears S.51°40'39"E. 145.85 feet; thence N.89°36'31"E. 227.16 feet to the point of beginning. Parcel as described contains 1.27 acres.

I, Stephen E. Harper, being the owner of the land described as follows:
A parcel of land within the SE1/4 SE1/4 of Section 11, Township 14 South, Range 94 West of the 6th Principal Meridian having bearings based upon a bearing of N.00°08'08"E. between the Southeast corner of said Section 11 and the Northeast corner of said Section 11 with all bearings being relative thereto, said parcel being more particularly bounded and described as follows:
Beginning at the Southeast corner of said Section 11 and running thence N.49°22'47"W. 45.71 feet to a point on the North right-of-way line of Delta County North Road; thence along said North right-of-way S.89°36'31"W. 81.50 feet to the TRUE POINT OF BEGINNING; parcel boundary runs thence along said North right-of-way S.89°36'31"W. 227.16 feet; thence leaving said right-of-way 146.47 feet along the arc of a non-tangent curve right, said curve having a radius of 490.00 feet and whose chord bears N.51°40'39"W. 145.85 feet; thence N.42°33'21"W. 40.84 feet; thence 408.89 feet along the arc of a curve to the left, said curve having a radius of 240.00 feet and whose chord bears S.68°38'12"W. 361.20 feet; thence 183.61 feet along the arc of a reverse curve right, said curve having a radius of 495.00 feet and whose chord bears S.50°28'02"W. 182.76 feet; thence S.89°36'31"W. 77.22 feet; thence N.00°06'38"E. 1034.78 feet (previously called 1033.45 feet); thence N.89°37'26"E. 653.27 feet (previously called 684.23 feet); thence S.11°11'22"W. 472.91 feet (previously called 478.37 feet); thence S.00°00'00"E. 380.87 feet; thence 41.36 feet along the arc of a non-tangent curve to the right, said curve having a radius of 300.00 feet and whose chord bears S.46°30'20"E. 41.33 feet; thence S.42°33'21"E. 40.84 feet; thence 333.95 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet and whose chord bears S.68°28'25"E. 324.34 feet to the point of beginning. Parcel as described contains 13.26 acres.

In Delta County, Colorado, under the name of SUNRISE VIEW MINOR SUBDIVISION-PHASE I-MS 06-056, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In Witness whereof Stephen E. Harper has subscribed his name this 28th day of Feb AD 2008.
Stephen E. Harper
BY: STEPHEN E. HARPER
Notarial
State of Colorado, Iowa ss.
County of Delta, Johnson
The foregoing instrument was acknowledged before me this 28th day of Feb AD 2008, by Stephen E. Harper.
My Commission expires 7-9-2010
My address is Fairfield, IA 52559
Witness my hand and official seal, Bonnie Sue Howard
Notary Public

Mortgagees Approval
In witness whereof Mortgagee has subscribed its name this 28th day of April AD 2008.
KYLE TRAFLET, VICE PRESIDENT
Mortgagee, COUNTRYWIDE HOME LOANS, INC.
Notarial
State of Colorado, Texas ss.
County of Delta, Dallas
The foregoing instrument was acknowledged before me this 28th day of April AD 2008, by KYLE TRAFLET
My Commission expires FEBRUARY 13th, 2012
My address is DALLAS COUNTY, TEXAS
Witness my hand and official seal, VIVIE CORIA
Notary Public

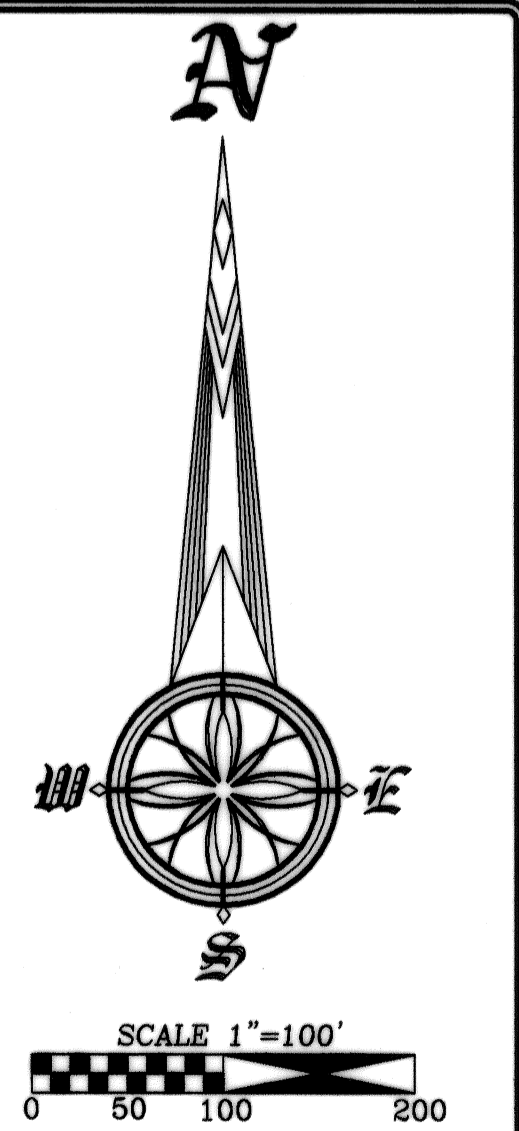
Board of County Commissioners Approval
The within plat of SUNRISE VIEW MINOR SUBDIVISION-PHASE I MS 06-056 is approved this 12th day of May AD 2008, and the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes.

Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, regulations or regulations in effect at that time.
Hayne E. Wolf
Chairman

Attest
Ann B. Eddins
County Clerk

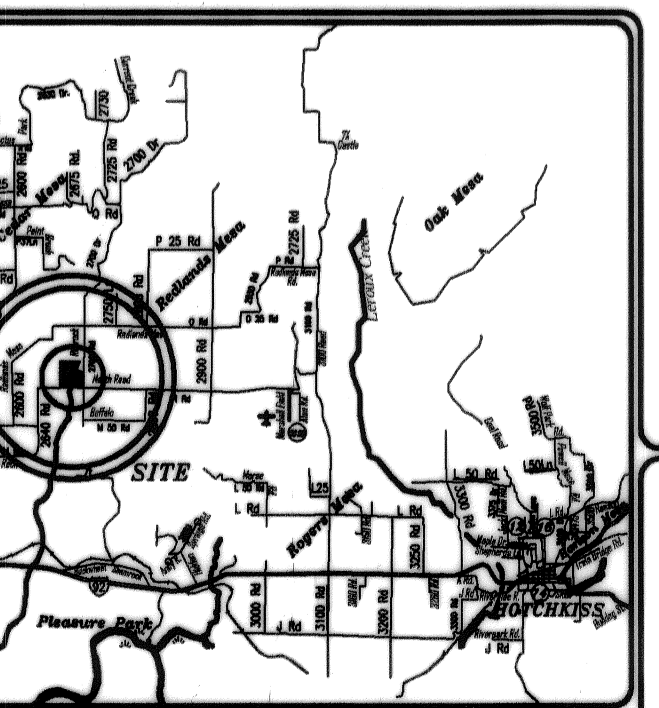
Delta County Planning Department Approval
This plat of the above subdivision has been checked for compliance on this 12th day of May AD 2008.
Ann B. Eddins
(Planning Department)

Certificate of Taxes Paid
I, the undersigned do hereby certify that the entire amount of taxes and assessments due and payable as shown on this plat are paid in full.
Dated this 24th day of May AD 2008.
Treasurer of Delta County, Colorado



Control from found pins as shown above

BASIS OF BEARINGS:
N.00°08'08"E. FROM
SE SEC. COR. TO
NE SEC. COR. OF SEC. 11
ASSUMED
All distances US Survey Feet
Ground elevation



TYPICAL LEGEND

•	G.T.S. (gear top spike)	—	fencelines
●	Set 5/8"rbr./2"al. cap PLS 37768	—	Electric (overhead)
○	Set 5/8"rbr./2"al. cap W.C. or linepin PLS 37768	—	Gas line
⊙	3/4"rod./3 1/4"al. cap PLS 37768	—	Water line
⊚	upgraded fd. monument to 2"pipe/3 1/4"al. cap PLS 37768	---	Easement
◆	GLO/BLM/BuRec/USFS	---	Setbacks
○	fd. #5rbr./1 1/2" al. cap RLS1456 or as noted	—	Edge stream/river
■	Guy wire anchor	---	irrigation ditch
⊘	Power pole	▨	new Quit Claim to Delta County
		▭	Previous R.O.W. to Delta County

COUNTY SURVEYOR CERTIFICATE
Approved for content and form only, not the accuracy of survey, calculations, or drafting. This plat conforms to Sections 38-51-106, Colorado Revised Statutes.
Dated: _____ County Surveyor, Delta County, CO

SURVEYOR'S CERTIFICATION
I, Zane E. Wright, do hereby certify that the above described parcel has been surveyed by me, or under my supervision and that such survey is accurately represented hereon.
Date: 2/24/2008 Signed: Zane E. Wright
COLORADO PROFESSIONAL LAND SURVEYOR #37768



Desc. Z.E.W.
Dwg. Z.E.W.
Field Z.E.W.
SUNRISE VIEW MINOR SUBDIVISION-PHASE I-MS 06-026
WITHIN THE SE1/4 SE1/4 SEC.11 T.14S., R.94W., 6TH P.M. DELTA COUNTY, COLORADO
MVS07057 26 FEBRUARY 2008

RECEPTION#: 625668, 05/12/2008 at 03:43:19 PM, 1 OF 1, R \$11.00 ANN EDDINS, DELTA COUNTY, CO CLERK AND RECORDER

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within the time specified in this notice. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.