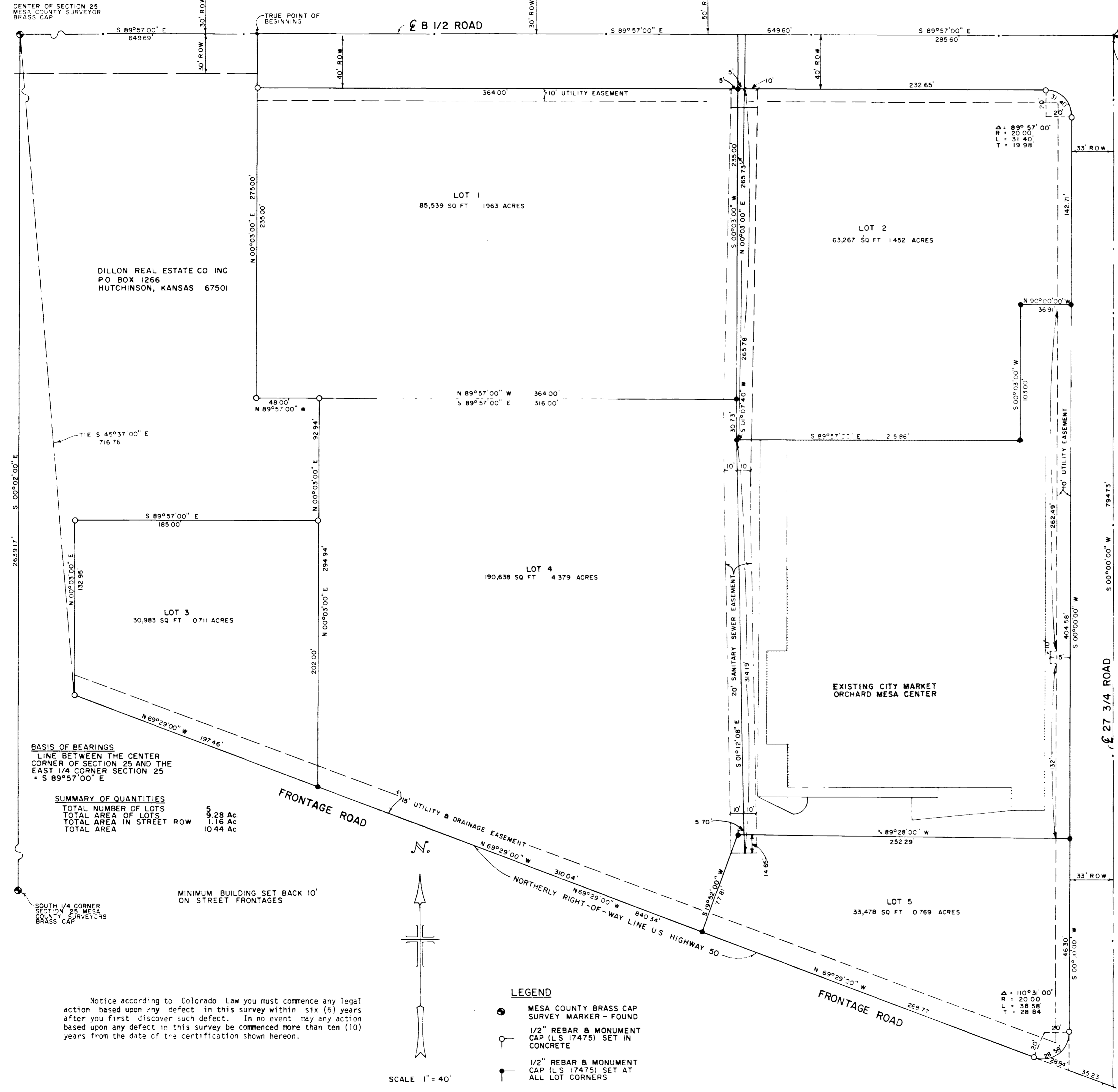
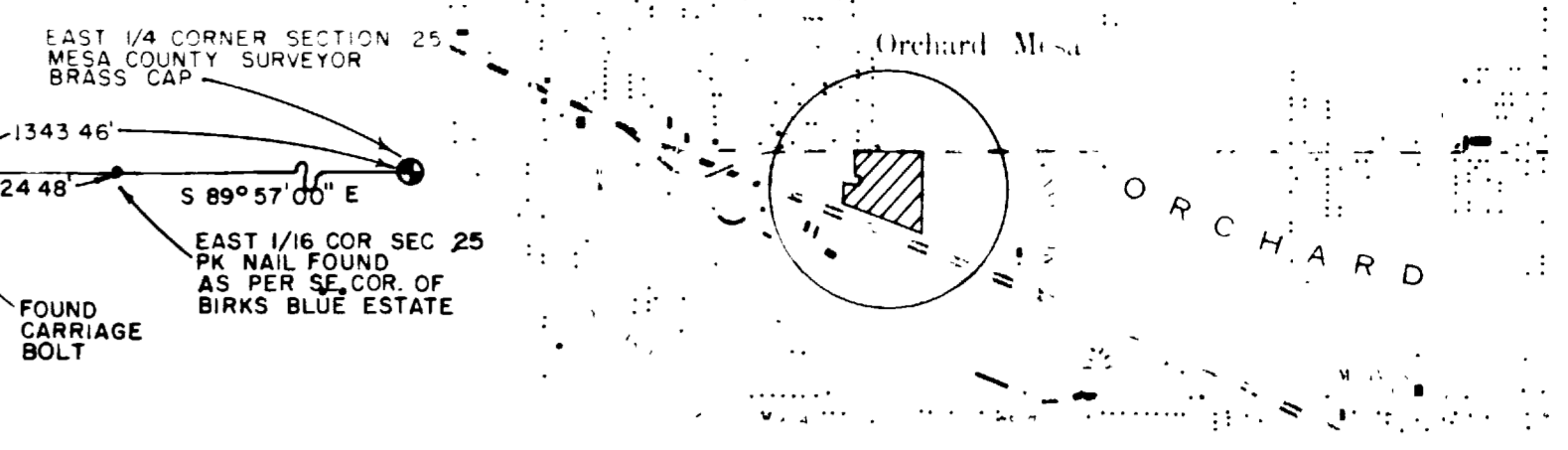
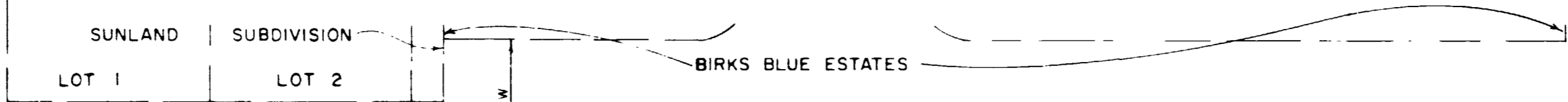
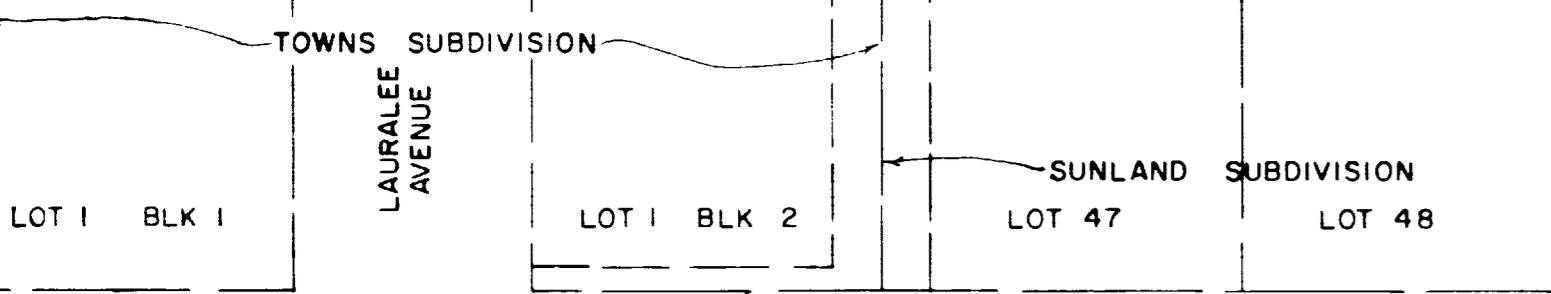


ORCHARD MESA CENTER SUBDIVISION

PART OF THE NW 1/4 OF THE SE 1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN MESA COUNTY, COLORADO

VICINITY MAP
SCALE 1" = 2000'



DEDICATION

WE, ALL MEN BY THESE PRESENTS:

That the undersigned Dillon Real Estate Company, Inc. is the owner of that real property situated in the NW 1/4 of the SE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 of the SE 1/4 of said Section 25, a Mesa County Surveyor brass cap found in place; thence S 89° 57' 00" E 649.69 feet along the northerly line of the NW 1/4 of the SE 1/4 of said Section 25, to the true point of beginning; thence continuing along the northerly line of the NW 1/4 of the SE 1/4 of said Section 25, S 89° 57' 00" E 649.60 feet, to the centerline of 27-3/4 Road S 00° 00' 00" W 734.72 feet to a point on the northerly right-of-way line of U. S. Highway 50; thence along said northerly right-of-way line, N 69° 29' 00" W 840.34 feet; thence leaving said northerly right-of-way line, N 00° 03' 00" E 102.95 feet; thence S 89° 57' 00" E 155.03 feet; thence N 00° 03' 00" E 92.94 feet; thence N 89° 57' 00" W 48.00 feet; thence N 00° 03' 00" E 275.00 feet to the true point of beginning. Containing 454,271.5 sq. ft. : 10.44 acres :

That said owner does hereby dedicate all streets as shown on the accompanying plat to the use of the public forever and 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, sewer and water 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, said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its names to be hereunto subscribed this 16th day of November A.D. 1982.

Dillon Real Estate Company, Inc.
 Owners: Leo T. Prinster (VICE PRESIDENT) Eugene F. Haggerty (SECRETARY)
 STATE OF COLORADO } SS
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 16th day of November A.D. 1982 by Leo T. Prinster & Eugene F. Haggerty
 Witness my hand and official seal. My commission expires: June 22, 1985
Sarah D. Logan
 Notary Public

CITY APPROVAL

This plat of Orchard Mesa Center Subdivision a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and adopted on this 17th day of November A.D. 1982.

James E. Waples (City Manager) James R. Beach (President of Council) John M. Johnson (Mayor)
Ron S. Sanner (Chairman, Grand Junction Planning Commission) Ronald P. Rich (Grand Junction City Engineer)

CLERK AND RECORDER CERTIFICATE

State of Colorado } SS
 County of Mesa }
 I hereby certify that this instrument was filed in my office at 08:51 A.M. this 15th day of December A.D. 1982, and is duly recorded in Plat Book 13 Page 105. Reception # 1316589 U-76
Earl Sawyer (Clerk and Recorder) Antonia J. Sinner (Deputy)

SURVEYOR'S CERTIFICATE

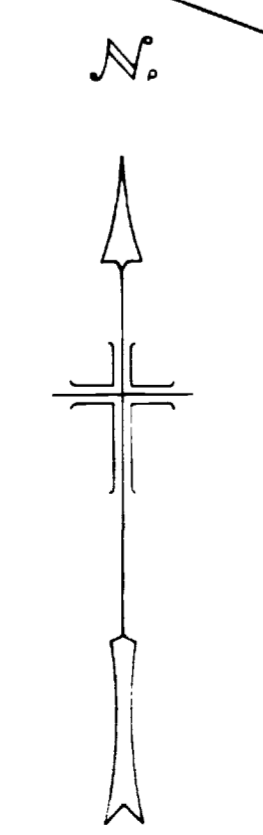
I, John A. Baxter, do hereby certify that the accompanying plat of Orchard Mesa Center Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.
John A. Baxter (Registered Land Surveyor L.S. 17475) Date Nov. 16, 1982

BASIS OF BEARINGS
 LINE BETWEEN THE CENTER CORNER OF SECTION 25 AND THE EAST 1/4 CORNER SECTION 25
 ± S 89° 57' 00" E

SUMMARY OF QUANTITIES
 TOTAL NUMBER OF LOTS 5
 TOTAL AREA OF LOTS 3.28 Ac
 TOTAL AREA IN STREET ROW 1.16 Ac
 TOTAL AREA 10.44 Ac

MINIMUM BUILDING SET BACK 10' ON STREET FRONTAGES

Notice according to Colorado Law you must commence any legal action based upon any defect in this survey within six (6) 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 (10) years from the date of the certification shown hereon.



- LEGEND**
- MESA COUNTY BRASS CAP SURVEY MARKER - FOUND
 - 1/2" REBAR & MONUMENT CAP (L.S. 17475) SET IN CONCRETE
 - 1/2" REBAR & MONUMENT CAP (L.S. 17475) SET AT ALL LOT CORNERS

SCALE 1" = 40'



ORCHARD MESA CENTER SUBDIVISION
 CITY MARKET, INC.
 GRAND JUNCTION, COLORADO

JOHN A. BAXTER
 REGISTERED LAND SURVEYOR

15 CHARDONNAY CT.
 GRAND JUNCTION, COLORADO 303-241-8276