

# ORCHARD VILLA ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Gary Springfield and Richard Scariano are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the SW 1/4 Section 30, Township 1 South, Range 1 East, Ute Meridian, as shown by the accompanying plat thereof; said tract being more specifically described by metes and bounds as follows:

Beginning at a point from whence the NE Corner SW 1/4 of Section 30, Township 1 South Range 1 East of the Ute Meridian bears N89°56'22" E 199.0 feet and N00°04' E 1315.21 feet, said point lying on the South line of the NE 1/4 SW 1/4 of Section 30, thence along said South line S89°56'22" W 240.0 feet, thence N0°04' E 140.0 feet, thence N89°54' W 200 feet, thence along the arc of a 500 foot radius curve to the right 261.8 feet (the chord of which bears N0°06' E 50.0 feet), thence N0°04' E 483.0 feet, thence along the arc of a 50.0 foot radius curve to the right 261.8 feet (the chord of arc of which bears N0°06' E 50.0 feet) thence N0°04' E 190.43 feet, thence S89°54' E 105.0 feet, thence along the arc of a 50.0 foot radius curve to the right 261.8 feet (the chord of which bears S89°54' E 50.0 feet), thence S89°54' E 105.0 feet, thence S0°04' W 912.77 feet to the point of beginning.

That said owners do hereby dedicate and set apart all of the streets, avenues, roads and walkways 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 easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, with further right of ingress and egress to and from the above described utility easements; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes, and conduits; and those portions of said real property which are labeled as drainage easements for installation and maintenance of drainage ditches, flumes, and conduits

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser-----not the County of Mesa.

IN WITNESS WHEREOF, said owners Gary Springfield and Richard Scariano have caused their names to be hereunto subscribed this 30<sup>th</sup> day of May, A.D., 1978

*Gary Springfield*  
Gary Springfield  
*Richard Scariano*  
Richard Scariano

STATE OF COLORADO )  
COUNTY OF MESA ) SS  
The foregoing instrument was acknowledged before me this 30 day of May A.D. 1978 by Gary Springfield and Richard Scariano  
My Commission expires 9-15-81  
Witness my hand and official seal

*Nicola M. Laughlin*  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS  
I hereby certify that this instrument was filed in my office at 10:20 o'clock A.M. July 20, 1978 A.D., 1978, and is duly recorded in Plat Book No. 12, Page 23 Rec # 1163570  
*Earl Sawyer*  
Clerk and Recorder

Fees \$ 10.00 By \_\_\_\_\_ Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25<sup>th</sup> day of FEB, A.D., 1977  
County Planning Commission of the County of Mesa, Colorado  
By *Howard P. Bond*  
Chairman

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 25<sup>th</sup> day of FEBRUARY, A.D., 1977  
Board of County Commissioners of the County of Mesa, Colorado  
By *Howard P. Bond*  
Chairman

## SURVEYOR'S CERTIFICATE

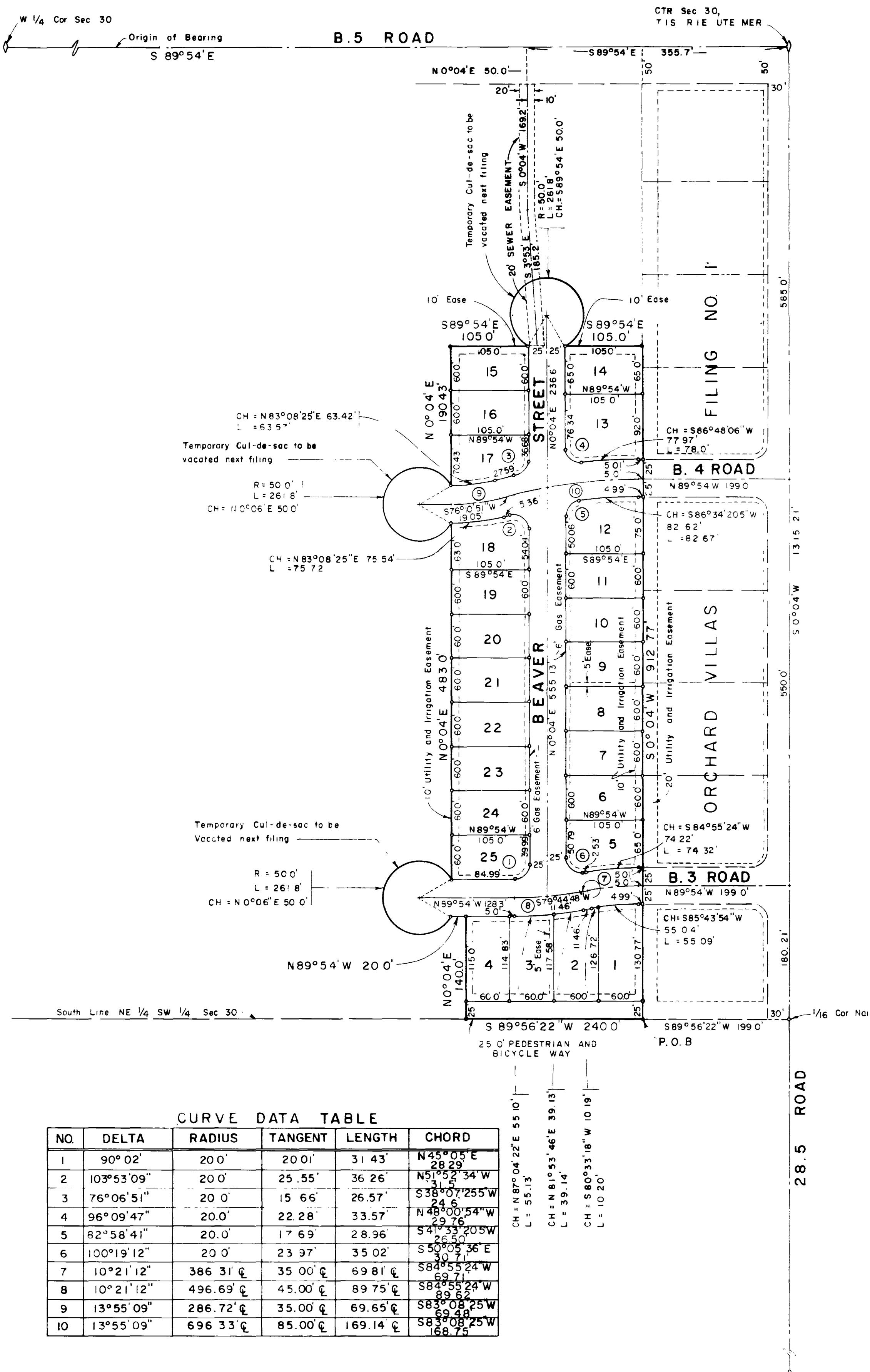
I, J. Boyd Peterson do hereby certify that the accompanying plat of Orchard Villa Estates, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

*J. Boyd Peterson*  
Registered Land Surveyor - Reg. No. 5837

## LEGEND

- ◊ Mesa County Survey Monument
- Set #5 Rebar W/ Cap
- Set Concrete Monument

*J. Boyd Peterson*  
Mesa County Road Dept Date 2-25-77



CURVE DATA TABLE

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	90° 02'	20.0'	20.01'	31.43'	N 45° 05' E 28.29'
2	103° 53' 09"	20.0'	25.55'	36.26'	N 51° 52' 34" W 31.52'
3	76° 06' 51"	20.0'	15.66'	26.57'	S 38° 07' 25" W 24.66'
4	96° 09' 47"	20.0'	22.28'	33.57'	N 49° 08' 54" W 29.76'
5	82° 58' 41"	20.0'	17.69'	28.96'	S 41° 33' 20" W 25.50'
6	100° 19' 12"	20.0'	23.37'	35.02'	S 50° 05' 36" E 30.71'
7	10° 21' 12"	386.31' C	35.00' C	69.81' C	S 84° 55' 24" W 69.71'
8	10° 21' 12"	496.69' C	45.00' C	89.75' C	S 84° 55' 24" W 89.65'
9	13° 55' 09"	286.72' C	35.00' C	69.65' C	S 83° 08' 25" W 69.48'
10	13° 55' 09"	696.33' C	85.00' C	169.14' C	S 83° 08' 25" W 168.75'

WESTERN ENGINEERS, INC  
PLAT OF  
ORCHARD VILLA  
ESTATES  
MESA COUNTY, COLORADO  
SURVEYED, D.B. DRAWN, G.L.S. CHECKED, J.B.  
REVISION 2/25/77  
GRAND JUNCTION, COLO. DWG. 1155-774-7