

LINCOLN ORCHARD MESA SUBDIVISION

CURVE DATA					
#	RADIUS	Δ	LENGTH	TANGENT	CHORD
1	20.00'	90°00'00"	31.42'	20.00'	N45°00'00"E 28.28'
2	95.21'	34°14'18"	56.90'	29.33'	N17°07'09"W 56.05'
3	70.21'	27°34'32"	33.79'	17.23'	N13°47'16"W 33.47'
4	70.21'	6°39'46"	8.17'	4.09'	N30°54'25"W 8.16'
5	120.21'	34°14'18"	71.84'	37.03'	N17°07'09"W 70.77'
6	120.21'	31°03'35"	65.17'	33.41'	N15°31'47"W 64.37'
7	120.21'	3°10'43"	6.67'	3.34'	N32°38'56"W 6.67'
8	70.21'	34°14'18"	41.96'	21.63'	N17°07'09"W 41.34'
9	50.00'	120°00'00"	104.72'	—	N00°00'00"E 86.60'

LEGEND:

- — Perimeter Monument: #5 rebar x 3' w/alloy cap, set in concrete
- — Block corner: #5 rebar x 3' w/alloy cap
- — Lot Corner: #5 rebar x 2' w/plastic cap
- ◇ — Found Mesa County Survey Monument

AREA SUMMARY

Area in lots:	3.36 ac.	80.6 %
Area in streets:	0.81 ac.	19.4 %
Total:	4.17 ac.	100.0 %

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John Giancanelli, Gene L. Forney and Marion E. Williams are the owners of that real property situated in the County of Mesa, State of Colorado, and lying within Lot 14 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located within the SW¹/₄NE⁴ of Sec. 30, T1S, R1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the Southeast corner of said SW¹/₄NE⁴; thence S90°00'00"W along the south line of said SW¹/₄NE⁴ 370.96 ft; thence N00°00'00"E 50.00 ft. to the TRUE POINT OF BEGINNING; thence N90°00'00"W 104.00 ft; thence S00°00'00"W 20.00 ft; thence N90°00'00"W 99.86 ft; thence N00°00'00"E 225.00 ft; thence N90°00'00"W 35.00 ft. to the west line of said Lot 14; thence N00°04'07"E along said west line 407.14 ft. to the northwest corner of said Lot 14; thence S89°58'45"E along the north line of said Lot 14 328.37 ft; thence S00°00'00"W 507.02 ft; thence N90°00'00"W 40.00 ft; thence S00°00'00"W 105.00 ft. to the POINT OF BEGINNING; and containing 4.17 acres, more or less, as shown by the accompanying plat thereof:

That the said owners have caused the said real property to be laid out and surveyed as LINCOLN ORCHARD MESA SUBDIVISION, a subdivision of a part of the County of Mesa:

That said owners do 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 dedicate 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES

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 John Giancanelli, Gene L. Forney and Marion E. Williams have caused their names to be hereunto subscribed this 4th day of April, A.D., 1978.

By John Giancanelli John Giancanelli By Gene L. Forney Gene L. Forney By Marion E. Williams Marion E. Williams

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 4th day of April, A.D., 1978, by owners John Giancanelli, Gene L. Forney and Marion E. Williams.

My Commission expires January 3, 1981 Witness my hand and official seal. James Murphy Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss. Reception No. 1160402
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:57 o'clock A. M., May 15, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 16.

Earl Sawyer Clerk & Recorder Fees \$ 10.00 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of April, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

By Mary A. Buss Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 20th day of April, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

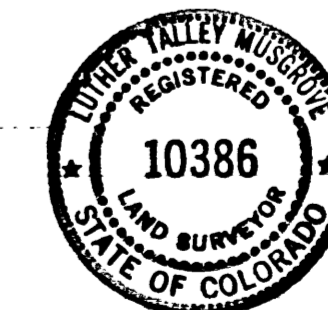
By Earl Sawyer Chairman

SURVEYOR'S CERTIFICATE

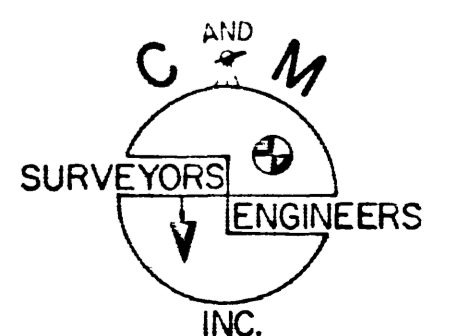
I, Luther T. Musgrove, do hereby certify that the accompanying plat of LINCOLN ORCHARD MESA SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By Luther T. Musgrove 3-30-78 Registered Land Surveyor, L.S. 10306

By Bill Benson Mesa County Road Dept. Date: 4-17-78



LINCOLN ORCHARD MESA SUBDIVISION



FILE: 77-02-03

DATE: 2/17/78