

ORCHARD VILLAS SUBDIVISION FILING NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Gene Arnold Real Estate And Investment, Inc. (Eugene E. Arnold, President and Mary Kay Arnold, Secretary) a Colorado Corporation 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 the Center Quarter of Section 30, Township 1 South, Range 1 East of the Ute Meridian, thence South 00° 04' West 1315.21 feet to the South Line of the Northeast Quarter of the Southwest Quarter of said Section 30, thence along said South Line South 89° 56' 22" West 199.0 feet, thence North 00° 04' East 1315.77 feet to the North Line of said Northeast Quarter Southwest Quarter, thence along said North Line South 89° 54' East 199.0 feet to the point of beginning.

That said owner does 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 those portions of said real property which are labeled as streets, avenues, roads, and 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 of Gene Arnold Real Estate And Investment, Inc. (Eugene E. Arnold, President and Mary Kay Arnold, Secretary) have caused their names to be hereunto subscribed this 14 day of June, A.D., 1976.

Eugene E. Arnold
Eugene E. Arnold (President)
Mary Kay Arnold
Mary Kay Arnold (Secretary)

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of June, A.D., 1976 by Eugene E. Arnold and Mary Kay Arnold

My Commission expires My Commission expires Feb. 6, 1979
Witness my hand and official seal.

Earl Sawyer
Earl Sawyer
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss 1110958
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:37 o'clock P.M., June 21, A.D., 1976, and is duly recorded in Plat Book No. 11, Page 209.

Earl Sawyer
Earl Sawyer
Clerk and Recorder
By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of May, A.D., 1976.
County Planning Commission of the County of Mesa, Colorado.

W. M. ...
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of June, A.D., 1976.
Board of County Commissioners of the County of Mesa, Colorado.

Margie Allen
Chairman

SURVEYOR'S CERTIFICATE

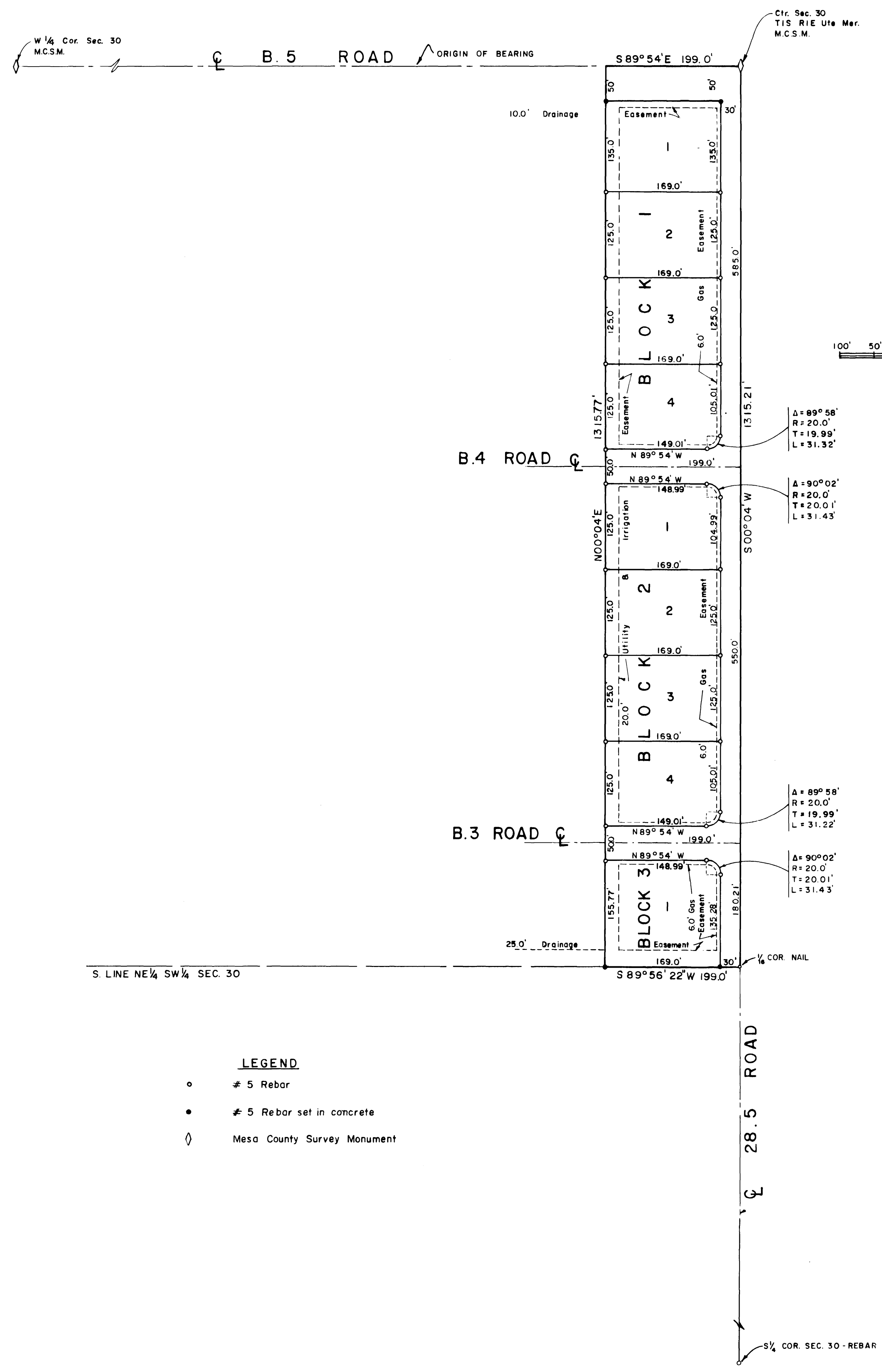
I, Clarence J. Bielak do hereby certify that the accompanying plat of Orchard Villas Subdivision Filing NO. 1 a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

Registered Land Surveyor - Reg. No. 2729

Approved for content and form only and not to the accuracy of surveys, calculations and drafting.
Pursuant to C.R.S. 1963, 136-2-2 as amended.

Al ... Date 6-14-76
Mesa County Road Dept.
Tom ... Date 6-14-76
Utilities Coordinating Committee

Robert ... 6-17-76
Mesa County Surveyor



- LEGEND**
- # 5 Rebar
 - # 5 Rebar set in concrete
 - ◇ Mesa County Survey Monument

WESTERN ENGINEERS, INC.
PLAT OF
**ORCHARD VILLAS
SUBDIVISION**
FILING NO. 1
MESA COUNTY, COLORADO

REVISIONS:
REVISED: 5/18/76
REVISED: 5/28/76

SURVEYED: C.J.B. DRAWN: G.L.A. CHECKED: C.J.B.
GRAND JUNCTION, COLORADO DWG. 827-774-2 5/18/76