

4 SEASONS-ORCHARD MESA DEVELOPMENT

SITUATED IN THE NE 1/4, NW 1/4, & THE NW 1/4, NE 1/4, OF SECTION 36, T. 1S, R. 1W, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of Lot 2 and Lot 3 of Section 36, Township 1 South, Range 1 West of the 10th Principal Meridian as shown on the accompanying plat and more particularly described as follows:

Commencing at the Northeast corner of the West one-half of Lot 2, Section 36 and considering the North line of the West one-half of said Lot 2 to bear N 90° 00' 00" E and the East line of the West one-half of said Lot 2 to bear S 00° 00' 00" E with all bearings herein relative thereto; thence S 00° 00' 00" E along said East line, 201.50 feet to the True Point of Beginning; thence S 00° 00' 00" E along said East line, 175.12 feet to the corner of the block skirting the North bank of the Gunnison River; thence N 67° 37' 36" W along said riverbank, 430.21 feet; thence S 81° 38' 28" W along said riverbank, 1029.21 feet to the West line of the East one-half of Lot 2 of Section 36; thence N 10° 33' 00" W along said West line, 403.67 feet; thence S 05° 16' 00" E, 167.02 feet; thence N 03° 24' 19" E, 77.62 feet to the southerly right-of-way line of Canal No. 1 of the Orchard Mesa Irrigation District; thence S 83° 32' 53" E, along said right-of-way line, 1157.17 feet to the True Point of Beginning, containing 10.98 acres.

That said owners have caused the said real property to be laid out and surveyed as 4 SEASONS-ORCHARD MESA DEVELOPMENT, a subdivision of a part of Mesa County, Colorado.

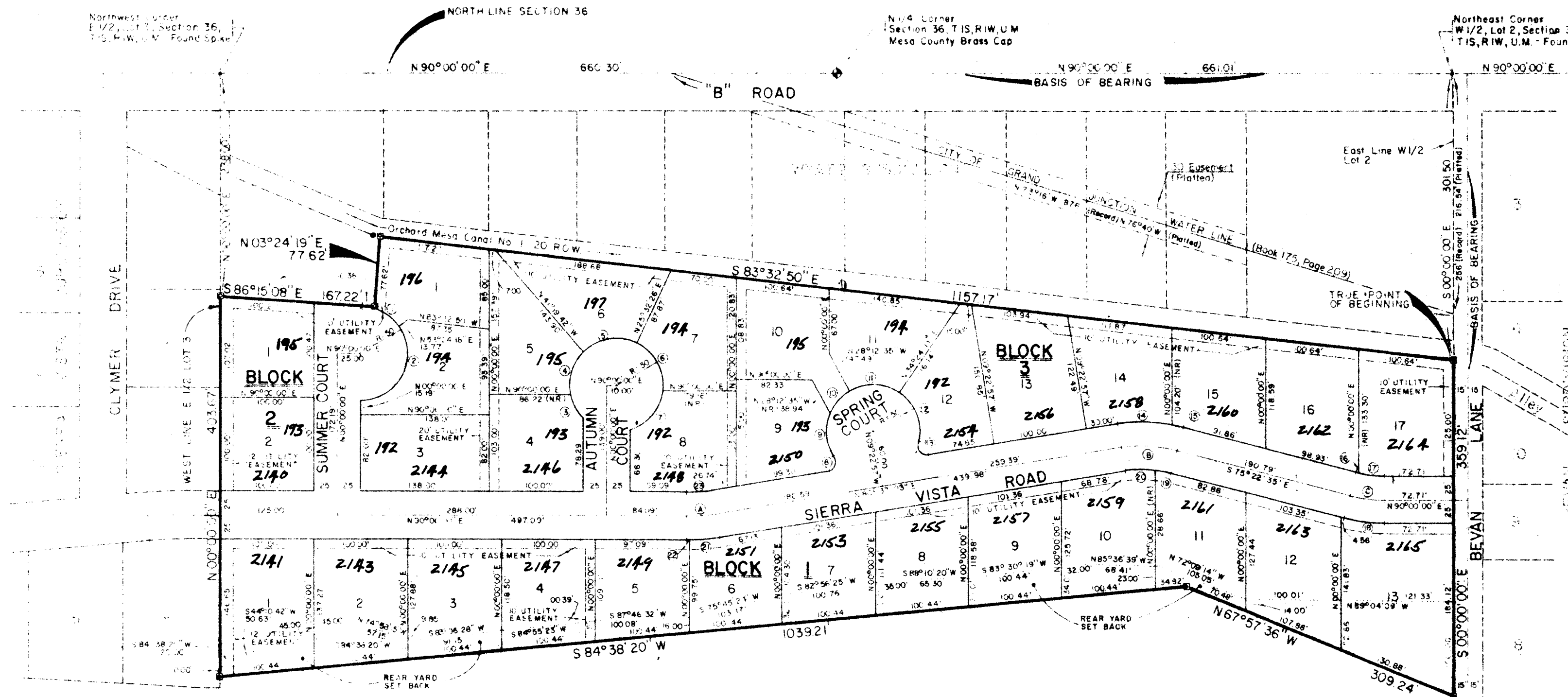
That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby grants those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utility companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and 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.

That all expenses for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness whereof said owners, 4 SEASONS COUNTRY REAL ESTATE CORPORATION, a Colorado Corporation, James K. Dyer, President and Joyce A. Aiken, Secretary/Treasurer have caused their names to be hereon subscribed this 8th day of May, A.D., 1979.

James K. Dyer
James K. Dyer, President

Joyce A. Aiken
Joyce A. Aiken, Secretary/Treasurer



CITY OF GRAND JUNCTION
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 8 day of May, A.D., 1979 by James K. Dyer, President and Joyce A. Aiken, Secretary/Treasurer of 4 Seasons Country Real Estate Corporation.

My Commission expires: 3-8-80

See Ann Ryan
Notary Public

COUNTY PLANNING COMMISSION FILED IN: 14 June 1979 County Planning Commissioners of the County of Mesa, State of Colorado.

By: *H. C. Gallant*

SEAL OF COUNTY PLANNING COMMISSION FILED IN: 14 June 1979 County Planning Commissioners of the County of Mesa, State of Colorado.

By: *M. J. Albers*

CITY AND RECORDERS FILED IN:

STATE OF COLORADO
COUNTY OF MESA F 1203371

I hereby certify that this instrument was filed in my office at 2:35 o'clock P.M. this 19th day of September, 1979 and is duly recorded in the Plat Book 12, Page 204, Recitation No. 1203371.

Carl Sawyer
Clerk and Recorder

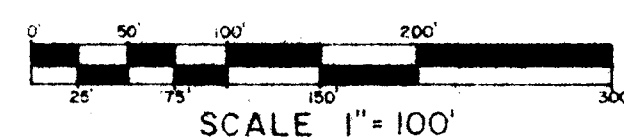
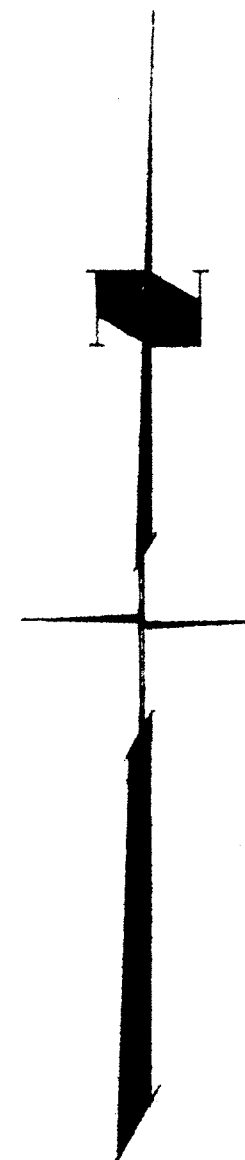
By *Hazel M. Huskey*
Deputy

Fees \$ 10.00

-CURVE DATA-			
CH	CH BEARING	CH	CH BEARING
1	03° 22' 57"	280.00	32.75
2	24° 00' 20"	54.00	62.95
3	4° 37' 25"	50.00	38.38
4	45° 54' 35"	51.00	40.07
5	45° 35' 42"	56.00	10.47
6	34° 01' 51"	55.00	23.88
7	61° 22' 57"	53.00	53.56
8	66° 52' 08"	57.00	58.25
9	69° 27' 32"	51.00	66.56
10	47° 46' 47"	52.00	59.00
11	14° 37' 28"	10.00	20.01
12	58° 55' 38"	50.00	5.42
13	34° 52' 42"	57.00	12.17
14	61° 35' 46"	53.00	54.56
15	71° 15' 19"	67.00	61.92
16	141° 57' 44"	17.00	20.01
17	21° 16' 31"	75.00	61.93
18	03° 43' 51"	75.00	1.42
19	12° 00' 57"	15.00	4.43
20	12° 16' 29"	125.00	27.51
21	149° 17' 25"	175.00	44.69
22	129° 15' 33"	126.50	30.13
23	14° 46' 49"	125.00	3.24
24	18° 18' 27"	215.00	11.93
25	17° 14' 30"	125.00	2.11

- LEGEND-
- ⊗ SET 5/8" REBAR & CAP - L.S. No 9331 - IN CONCRETE
 - FOUND 5/8" REBAR & CAP - L.S. No 9331 - IN CONCRETE
 - FOUND 5/8" REBAR & CAP - L.S. No 9331 -

Bill Berman 8-28-79



I, Douglas W. Hayes, do hereby certify that the accompanying plat of 4 SEASONS-ORCHARD MESA DEVELOPMENT, a subdivision of a part of Mesa County, Colorado, has been prepared and accurately represents a survey of the same.

Douglas W. Hayes
Douglas W. Hayes, Registered Land Surveyor No. 11380



PREPARED BY
COLORADO WEST SURVEYING CO.
835 Colorado Avenue, Grand Junction, Colorado

411 B

231700

4 SEASONS-ORCHARD MESA DEVELOPMENT