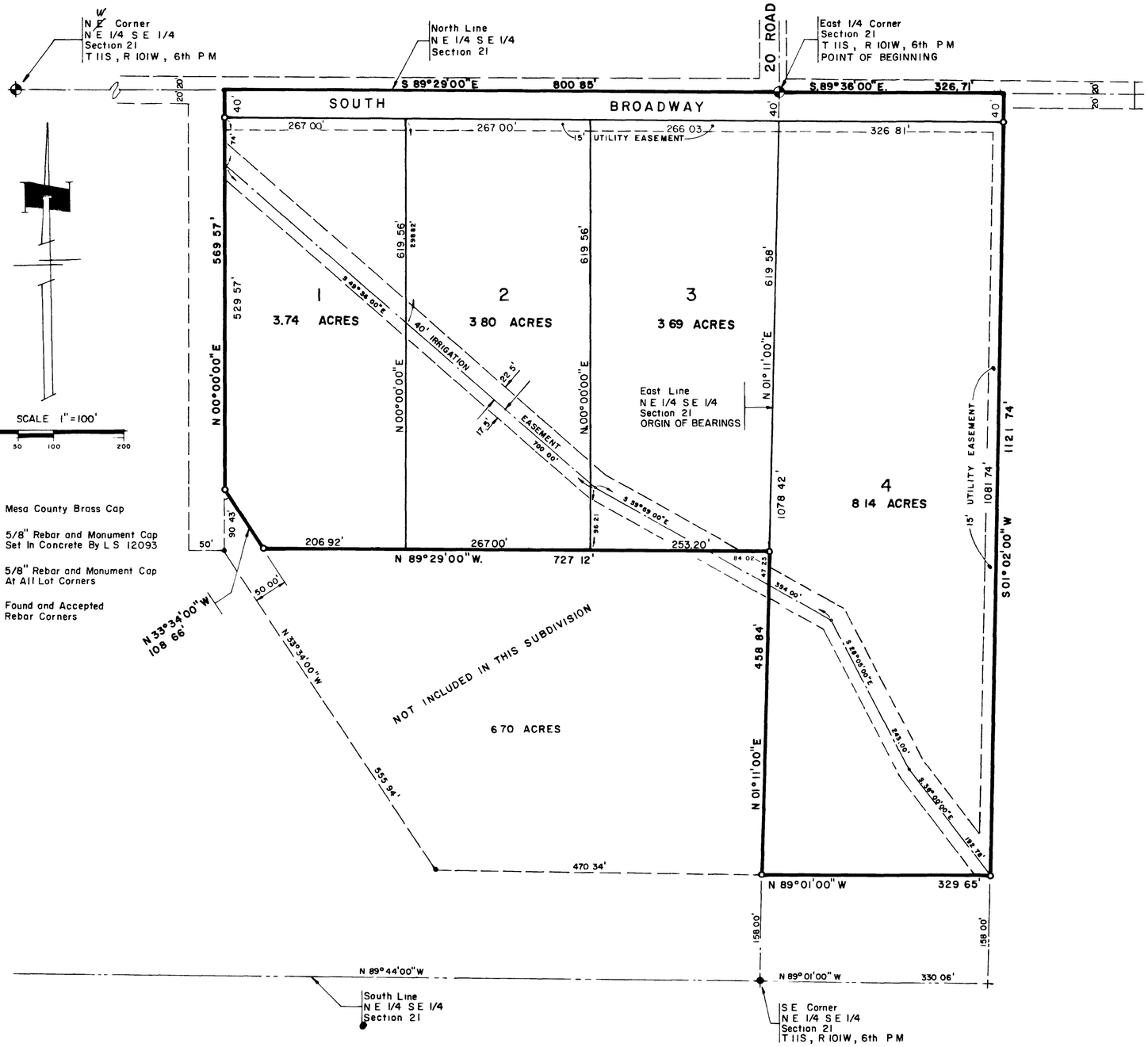
ORCHARD ACRES



NOTE Sideyard building setback for that line common to Lots 3 & 4 shown hereon shall be 80 feet minimum

50 FT see AFFIDAVIT B.1031 P. 870

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the West one-half of the West one-half of the Northwest Quarter of the Southwest Quarter, Section 22, Township 11 South, Range 101 West Sixth Principle Meridian and the Northeast Quarter of the Southeast Quarter of Section 21, Township 11 South, Range 101 West Sixth Principle Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the East Quarter Corner of Section 21, Township 11 South, Range 101 West, Thence South 89° 36'00" East 326.71 feet; Thence South 01°02'00" West 1121.74 feet; Thence North 89°01'00" West 329.65 feet to the East Line of the Northeast Quarter of the Southeast Quarter of said Section 21; Thence North 01°11'00" East along said East Line 458.84 feet; Thence North 55°05'00" West 727.12 feet; Thence North 33°34'00" West 108.66 feet; Thence North 00°00'00" East 569.57 feet to the North Line of the Northeast Quarter of the Southeast Quarter of said Section 21; Thence South 89°29'00" East along said North line a distance of 800.85 feet to the point of beginning. The above described tract of land contains 20.40 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Orchard Acres Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public and utilities forever, and hereby dedicate 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 and electric cables, gas pipelines, and irrigation easements.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 28th Day of August A.D., 1975

Robert J. McFarland — Lois A. McFarland

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of August, A.D., 1975 by Robert J. and Lois A. McFarland.

My Commission Expires: May 28, 1978
Witness my hand and official seal.

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss 1093726
COUNTY OF MESA)

Sept 23, 1975

I hereby certify that this instrument was filed in my office at 9:28 o'clock A., A.D., 1975 and duly recorded in Plat Book No. 11, Page 166.

Earl Sawyer
Clerk and Recorder — Deputy

Fees $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of August, A.D., 1975.
County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15th day of Sept., A.D., 1975.
Board of County Commissioners of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Terry D. Nichols, do hereby certify that the accompanying plat of Orchard Acres 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.

Terry D. Nichols
Terry D. Nichols
Registered Land Surveyor
Colorado Registration No. 1203

Approved for Content and Form only and not the accuracy of Surveys, Calculations, or Drafting. Pursuant to C.R.S. 1962, 136-2-2 as Amended.

By: Roger C. Peart — Date: 9-16-1975
Mesa County Surveyor

Jack D. Bowman — Date: 9-15-75
Mesa County Road Dept.

K H Colvin — Date: 9-15-75
Utilities Coordination Committee

555 A ORCHARD ACRES
ROBERT P GERLOFS
Engineering Consultants 552 MAIN ST GRAND JCT COLO 81501 PH 243-8366
521100 AUGUST 1975

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