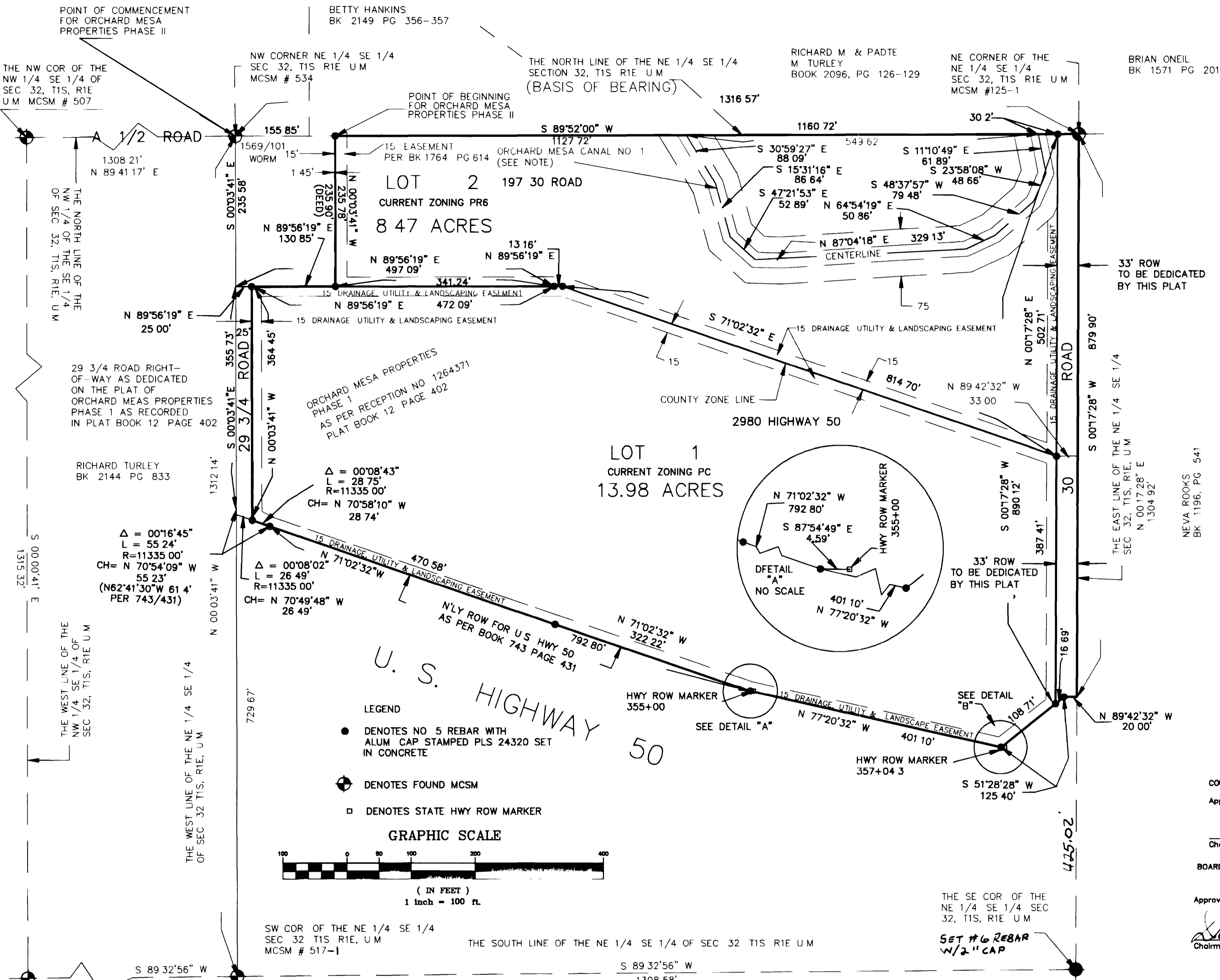


ORCHARD MESA PROPERTIES PHASE II



NOTE PER THE ORCHARD MESA CANAL COMPANY THE COMPANY MAINTAINS A 75 FOOT EASEMENT FOR MAINTENANCE

NOTE EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25' OF THE CALCULATED POSITION WERE ACCEPTED AS BEING IN POSITION

NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

BASIS OF BEARINGS THE NORTH LINE OF THE NE 1/4 SE 1/4 OF SECTION 32 T1S, R1E, U.M. IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST AS DESCRIBED IN BOOK 1569 PAGE 101

NOTE AS PER THE COUNTY OF MESA PLANNING DEPARTMENT ZONE "PC" RUNS FROM THE NORTHEASTERLY CORNER OF ORCHARD MESA PROPERTIES PHASE I THENCE IN A SOUTHERLY DIRECTION APPROXIMATELY 500 FEET NORTHERLY OF U.S. HIGHWAY 50 RIGHT-OF-WAY

LOT SUMMARY

LOT 1 = 13.98 ACRES	60.467%
LOT 2 = 8.47 ACRES	36.635%
DEDICATED 30 ROAD	0.67 ACRES
	2.898%
TOTAL = 23.12 ACRES	100%

DETAIL "B" NO SCALE

DETAIL "A" NO SCALE

I WILLIAM S MAURER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ORCHARD MESA PROPERTIES PHASE II HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAME THAT THE SURVEYING PLAT WERE MADE ACCORDING TO THE LAWS OF THE STATE OF COLORADO TO THE BEST OF MY KNOWLEDGE

William S Maurer
WILLIAM S MAURER PLS 24320

SEPT. 11, 1997
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Gavin H. Honnen, Sonja S. Honnen and Harry McCarthy are the owners of record of that part of the NE 1/4 of the SE 1/4 of Section 32, Township 1 South, Range 1 East, Ute Meridian lying northerly of U.S. Highway 50, Mesa County, Colorado as described by Deed in Book 2286, Pages 403-405 and in Book 1764, pages 612-614, of the records of the Mesa County Clerk and Recorder, and have caused said real property to be laid out and platted under the name and style of ORCHARD MESA PROPERTIES PHASE II, in accordance with the plat shown hereon and which is more fully described as follows:

That part of the NE 1/4 of the SE 1/4 of Section 32, Township 1 South, Range 1 East, Ute Meridian lying northerly of U.S. Highway 50. Said parcel being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 32, Township 1 South, Range 1 East, Ute Meridian, whence the Northeast corner of the NE 1/4 SE 1/4 of said Section 32 bears North 89 degrees 52 minutes 00 seconds East (N89°52'00"E) for a BASIS OF BEARING, thence North 89 degrees 52 minutes 00 seconds East, along the North line of the NE 1/4 SE 1/4 of said Section 32, a distance of 155.85 feet to the POINT OF BEGINNING of the parcel to be described

Thence North 89 degrees 52 minutes 00 seconds East, along the North line of said NE 1/4 SE 1/4 of Section 32, a distance of 1160.72 feet to the NE CORNER NE 1/4 SE 1/4 of said Section 32, a distance of 1160.72 feet to the NE CORNER NE 1/4 SE 1/4 of said Section 32, a distance of 1160.72 feet to the NE CORNER NE 1/4 SE 1/4 of said Section 32, a distance of 1160.72 feet, Thence South 00 degrees 17 minutes 28 seconds West, along East line of the NE 1/4 SE 1/4 of said Section 32, a distance of 879.90 feet, Thence North 89 degrees 42 minutes 32 seconds West, a distance of 20.00 feet, Thence southwesterly and northwesterly along the northerly right-of-way line of U.S. Highway 50 the following 4 courses and distances:

- 1 South 51 degrees 28 minutes 28 seconds West, 125.40 feet,
- 2 North 77 degrees 20 minutes 32 seconds West, 401.10 feet,
- 3 North 71 degrees 02 minutes 32 seconds West, 792.80 feet,
- 4 Thence along the arc of a curve to the right, a distance of 28.75 feet. Said curve having a radius of 11,335.00 feet, a central angle of 00 degrees 08 minutes 43 seconds, a chord bearing of North 70 degrees 58 minutes 10 seconds West and a chord distance of 28.74 feet,

Thence North 00 degrees 03 minutes 41 seconds West, a distance of 364.45 feet, Thence North 89 degrees 56 minutes 19 seconds East, a distance of 130.85 feet, Thence North 00 degrees 03 minutes 41 seconds West, a distance of 235.78 feet to the POINT OF BEGINNING

Said Parcel containing 23.12 acres as described

That said owners have caused the said real property to be laid out and surveyed as Orchard Mesa Properties Phase II, a replat of Orchard Mesa Properties Phase I and that part of the NE 1/4 SE 1/4 of Section 32, Township 1 South, Range 1 East, U.M. lying north of U.S. Highway 50 Mesa County, Colorado. That said owners do hereby dedicate and set apart all roads 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 and electric lines, poles and cables; storm and sanitary sewer mains, gas pipelines, and also those portions of said real property which are labeled as irrigation and drainage easements, with further right of ingress and egress to and from the above described utility easements

IN WITNESS WHEREOF said owners Gavin H. Honnen and Sonja S. Honnen, have caused their names to be hereunto subscribed this 17th day of Sept AD 1997

Gavin H Honnen
by Gavin H Honnen

Sonja S Honnen
by Sonja S Honnen

IN WITNESS WHEREOF said owner Harry McCarthy, has caused his name to be hereunto subscribed this 16th day of Sept AD 1997

Harry McCarthy
by Harry McCarthy

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Gavin H Honnen and Sonja S Honnen

this 17th day of September AD 1997

Witness my hand and official seal

My commission expires 2/21/2001

Aim C. Gerstenberger

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Harry McCarthy

this 16th day of September AD 1997

Witness my hand and official seal

My commission expires 2/21/2001

Aim C. Gerstenberger

SAID OWNERS OF HEREIN DESCRIBED REAL PROPERTY DECLARE THERE ARE NO LIENHOLDERS AT THE TIME THIS PLAT WAS RECORDED

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of September AD, 1997, by the County Planning Commission of the County of Mesa, State of Colorado

Chad Neff
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of September AD, 1997 by the Board of County Commissioners of the County of Mesa State of Colorado

William B. Genova
Chairman

MESA COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this plat of Orchard Mesa Properties Phase II was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:00 P.M. on the 19th day of September AD 1997

In Plat Book 15 Page 399 Reception Number 1813744 Drawer DD Fee 122
Fee \$10.00 + 1/25 SC

Clerk and Recorder *Monika Todd*

Deputy *Shirley Howard*

ORCHARD MESA PROPERTIES PHASE II

PREPARED BY
APPLIED EARTH SCIENCES
737 HORIZON DRIVE
GRAND JUNCTION, CO
81506
970-248-3559

A REPLAT OF ORCHARD MESA PROPERTIES PHASE I AND THAT PART OF THE NE 1/4 SE 1/4 OF SECTION 32, T1S, R1E, U.M. LYING NORTHERLY OF U.S. HIGHWAY 50 MESA COUNTY, COLORADO

JOB NO 97002

DATE June, 1997 SUR BY WSM SHEET 1 OF 1