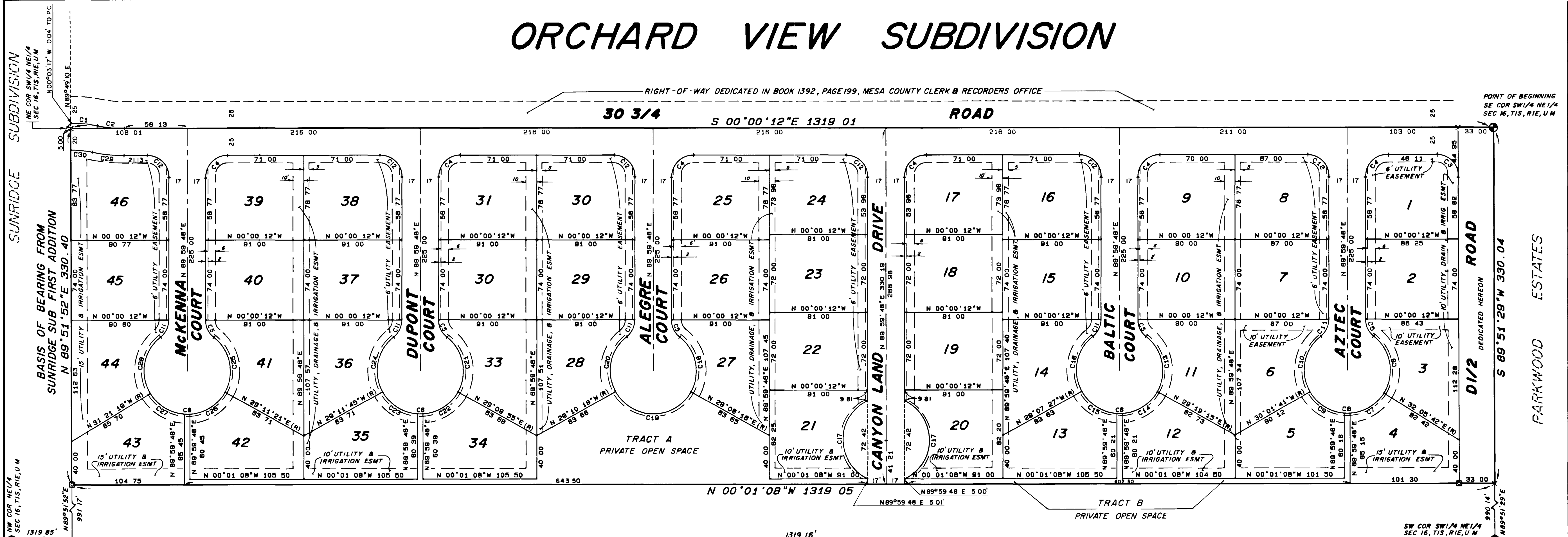


# ORCHARD VIEW SUBDIVISION

RIGHT-OF-WAY DEDICATED IN BOOK 1392, PAGE 199, MESA COUNTY CLERK & RECORDERS OFFICE



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned COLORADO RURAL HOUSING DEVELOPMENT CORPORATION a Colorado Corporation is the owner of that real property being described as follows  
 A tract or parcel of land situated in the Southwest quarter of the Northeast quarter of Section 18 Township 1 South Range 1 East of the Ute Meridian County of Mesa State of Colorado, as described in Book 1342 at Page 427 of the records of the Mesa County Clerk and Recorder's Office said tract or parcel being more particularly described as follows

Beginning at the Southeast corner of said Southwest quarter Northeast quarter and considering the North line of said Southwest quarter Northeast quarter bears North 89°51'52" East and all bearings contained herein relative thereto thence South 89°51'29" West along the South line of said Southwest quarter Northeast quarter 330.04 feet to the Southwest corner of the East quarter of said Southwest quarter Northeast quarter thence North 00°01'08" West along the West line of said East quarter 1319.05 feet to the Northwest corner of said East quarter thence North 89°51'52" East along the North line of said Southwest quarter Northeast quarter 330.04 feet to the Northeast corner of said Southwest quarter Northeast quarter thence South 00°00'12" East along the East line of said Southwest quarter Northeast quarter 1319.01 feet to the point of beginning Said tract or parcel contains 10.00 acres more or less

That said owner has caused the said real property to be laid out and surveyed as ORCHARD VIEW SUBDIVISION a Planned Development 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 forever and hereby dedicates to the Public Utilities 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 irrigation 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 the installation and subsequent maintenance of such lines Said easements and rights shall be utilized in a reasonable and prudent manner

That said owner in recording this plat of ORCHARD VIEW SUBDIVISION has designated certain tracts of land as "TRACT A" and "TRACT B" in which the intent of said "TRACT A" and "TRACT B" is for the use of the homeowners of ORCHARD VIEW SUBDIVISION as an easement for utilities such as water lines sewer lines gas lines electric lines telephone lines and cable television lines Said areas of land are not dedicated for use by the general public but are dedicated to the common use of the homeowners in ORCHARD VIEW SUBDIVISION as more fully provided for in the Declarations of Covenants Conditions and Restrictions applicable to ORCHARD VIEW SUBDIVISION recorded at the Mesa County Clerk and Recorder's Office in Book \_\_\_\_\_ at Pages \_\_\_\_\_ through \_\_\_\_\_ inclusive Said Declarations of Covenants Conditions and Restrictions is hereby incorporated and made a part of this plat  
 That all expense for street paving or improvements shall be furnished by the seller or purchaser not by the County of Mesa

IN WITNESS WHEREOF said owner COLORADO RURAL HOUSING DEVELOPMENT CORPORATION a Colorado Corporation Joyce Quintero Vice-Chairperson and Rose Weaver Assistant Secretary have caused their names to be hereunto subscribed this 1st day of October A D 19 82

Joyce Quintero Vice-Chairperson  
Rose M. Weaver Assistant Secretary

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 1st day of October A D 19 82 by COLORADO RURAL HOUSING DEVELOPMENT CORPORATION a Colorado Corporation Joyce Quintero Vice-Chairperson Rose Weaver Assistant Secretary

My commission expires Oct. 1, 1983  
 Witness my hand and official seal  
Edith Serra

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss 1305750

I hereby certify that this instrument was filed in my office at 10 o'clock P.M. this 21 day of Oct A D 19 82 and is duly recorded as Reception Number 1305750 in Plat Book 13 at Pages 91 through 91 inclusive  
4-67

Paul Sawyer Clerk and Recorder  
Genay French Deputy Fees 20.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of October A D 19 82  
 County Planning Commission of the County of Mesa State of Colorado

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th day of October A D 19 82  
 Board of County Commissioners of the County of Mesa State of Colorado

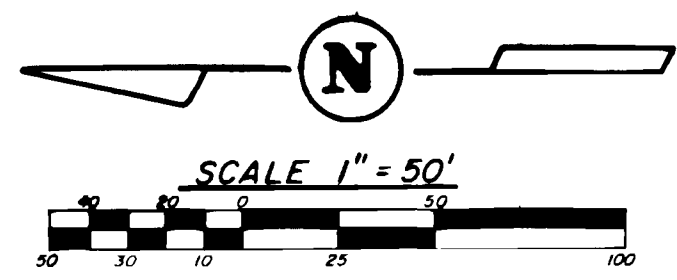
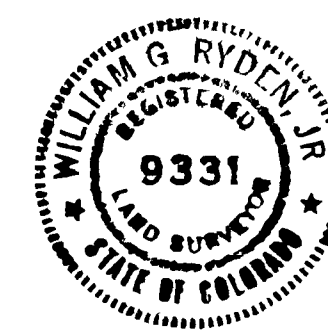
## UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this 13 day of Oct A D 19 82  
 Utilities Coordinating Committee of the County of Mesa, State of Colorado

## SURVEYORS CERTIFICATE

I William G. Ryden do hereby certify that the accompanying plat of ORCHARD VIEW SUBDIVISION a planned development of a part of Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of same

William G. Ryden  
 William G. Ryden  
 Registered Land Surveyor LS 9331



- MCSM BRASS CAP
- ☒ SET 5/8" REBAR W/CAP L.S. 9331 IN CONCRETE
- x SET "PK" NAIL IN ASPHALT
- SET 5/8" REBAR W/CAP L.S. 9331

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	11°31'47"	125.00	25.15	12.62	25.11	N 05°42'38"E
2	11°28'42"	125.00	25.04	12.58	25.00	N 05°44'08"E
3	89°51'40"	20.00	31.37	18.95	28.25	N 44°55'38"E
4	90°00'00"	20.00	31.42	20.00	28.28	N 45°00'12"W
5	51°55'37"	20.00	18.13	8.74	17.51	N 84°02'00"E
6	84°01'30"	40.00	58.88	36.03	53.54	N 80°04'57"E
7	54°18'08"	40.00	37.82	20.52	38.52	N 30°44'45"W
8	7°10'00"	40.00	5.00	2.50	5.00	N 00°00'12"W
9	58°23'30"	40.00	39.37	21.44	37.80	N 31°46'33"E
10	81°57'07"	40.00	57.21	34.74	52.48	N 78°03'08"W
11	51°55'37"	20.00	18.13	8.74	17.51	N 84°02'23"W
12	90°00'00"	20.00	31.42	20.00	28.28	N 44°58'48"E
13	81°15'04"	40.00	58.72	34.32	52.08	N 78°41'43"E
14	57°05'33"	40.00	39.88	21.78	38.23	N 32°07'58"W
15	57°17'45"	40.00	40.00	21.85	38.35	N 32°13'41"E
16	81°02'52"	40.00	58.58	34.19	51.98	N 78°38'01"W
17	128°41'55"	40.00	80.55	85.19	72.42	N 89°59'48"E
18	81°04'04"	40.00	58.80	34.20	51.98	N 78°38'14"E
19	121°41'25"	40.00	84.98	71.70	88.88	N 00°01'01"W
20	81°05'44"	40.00	58.82	34.22	52.01	N 78°37'27"W
21	81°05'44"	40.00	58.82	34.22	52.01	N 78°37'03"E
22	57°14'53"	40.00	39.97	21.83	38.32	N 32°12'38"W
23	57°13'27"	40.00	39.95	21.82	38.31	N 32°11'32"E
24	81°07'10"	40.00	58.83	34.24	52.02	N 78°38'10"W
25	81°07'10"	40.00	58.83	34.24	52.02	N 78°37'46"E
26	57°13'27"	40.00	39.95	21.82	38.31	N 32°11'55"W
27	55°03'53"	40.00	38.44	20.85	38.88	N 31°08'45"E
28	83°18'44"	40.00	58.14	35.58	53.18	N 78°42'57"W
29	11°28'42"	150.00	30.05	15.08	30.00	N 05°44'08"E
30	11°31'47"	100.00	20.12	10.10	20.08	N 05°42'37"E

- NOTE
- 1 PRIVATE OPEN SPACE TO BE UTILIZED AS UTILITY EASEMENT AS NEEDED
  - 2 AN EXCLUSIVE 2' CLIFTON WATER & ROAD MAINTENANCE EASEMENT SHALL BE GRANTED ALONG MCKENNA CT, DUPONT CT, ALEGRE CT, CANYON LAND DRIVE, BALTIC CT, AND AZTEC CT AS SHOWN ON PI AT

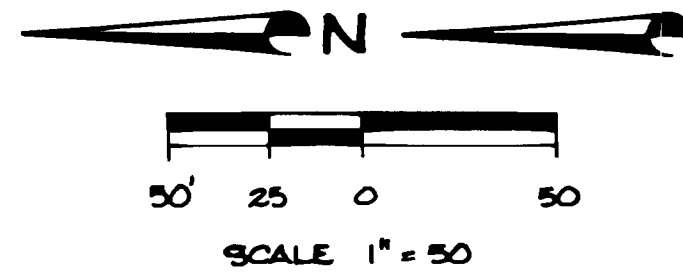
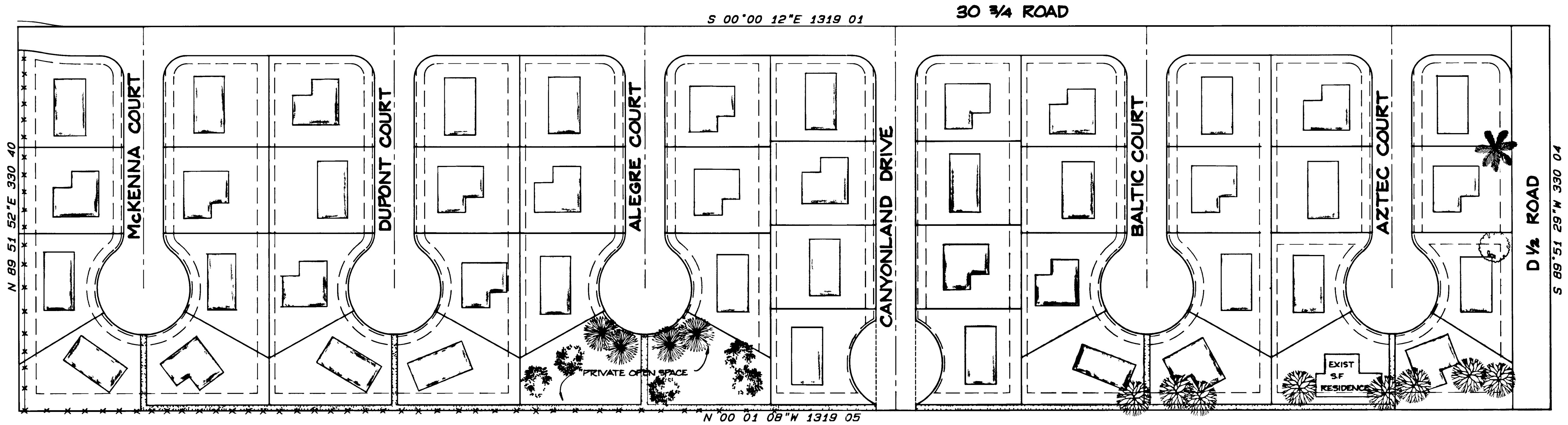
NO	DATE	REVISION	BY
<b>ORCHARD VIEW SUBDIVISION</b>			
LOCATED IN THE SW1/4 NE1/4 SEC 16, T1S, R1E, UTE MERIDIAN, MESA COUNTY STATE OF COLORADO			
DES	CK	DATE 9/82	SHEET OF

**COLORADO WEST SURVEYING COMPANY**  
 COMPREHENSIVE LAND PLANNING  
 COMPLETE SURVEYING SERVICE

835 Colorado Avenue  
 Grand Junction Colorado 81501  
 303 245-2787

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown herein.

# ORCHARD VIEW SUBDIVISION








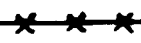

**NOTES**

- EXISTING TREES SHALL REMAIN
- OPEN SPACE SHALL BE PLANTED WITH GRASS
- OPEN SPACE AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION
- NO DRIVEWAY ACCESS PERMITTED ON 30 3/4 ROAD
- LOTS SHALL BE LANDSCAPED BY INDIVIDUAL OWNERS

**MINIMUM SETBACKS**

- FRONT - 20'
- SIDE - 5'
- REAR - 10'

**LEGEND**

-  EXISTING COTTONWOOD TREES
-  EXISTING POPLAR TREE
-  EXISTING RUSSIAN OLIVE TREE
-  PROPOSED ARBORVITAE SHRUBS
-  PROPOSED GLOBE WILLOW TREES
-  PROPOSED 6' CEDAR WOOD FENCE
-  5' GRAVEL WALKWAY

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO } ss  
 COUNTY OF MESA }  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D, 19\_\_\_\_, AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_

\_\_\_\_\_  
 CLERK AND RECORDER BY \_\_\_\_\_ DEPUTY

FEES \_\_\_\_\_

DESIGNED BY	DATE	STATION STA _____ TO STA _____	<b>ORCHARD VIEW SUBDIVISION</b>
DRAWN BY T.M.	DATE 9-82	SCALE VERT _____ HORIZ 1" = 50'	
COLORADO <b>WEST CONSULTING CIVIL ENGINEERS</b> <small>835 COLORADO AVE. GRAND JUNCTION COLO 81501 (303) 245 5112</small>			<b>FINAL PLAN</b>
CLIENT COLO RURAL HOUSING		JOB NO 540 3	SHEET 1 of 1