

ORCHARD MESA PROPERTIES - PHASE I

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in the NE 1/4 SE 1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, and being more specifically described as follows:

Commencing at the NW Corner of the NE 1/4 SE 1/4 of said Section 32 and considering the North line of the NE 1/4 SE 1/4 of said Section 32 to bear N 89° 52' 00" E with all other bearings contained herein relative thereto; thence S 00° 01' 00" E 235.58 feet to the TRUE POINT OF BEGINNING, thence N 89° 59' 00" E 497.09 feet, thence S 00° 01' 00" E 524.33 feet to a point on the Northeastly R.O.W. of U.S. Highway No. 50, thence along said Northeastly R.O.W. of U.S. Highway No. 50 by the following two (2) courses and distances: (1) N 71° 00' 00" W 468.09 feet, (2) along the arc of a curve to the right whose radius is 11,335.00 feet and whose long chord bears N 62° 41' 30" W 61.40 feet; thence N 00° 01' 00" W 343.62 feet to the TRUE POINT OF BEGINNING, containing 5.00 acres, more or less.

That the said owners have caused the said real property to be laid out and surveyed as Orchard Mesa Properties-Phase One, a subdivision of a part of the County of Mesa, State of Colorado.

That said owners do 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 dedicate 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 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 installation, maintenance and replacement of such lines. Said easements rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the public utilities.

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, Gene L. Forney, and Marion E. Williams have caused their names to be

hereunto subscribed this 16 day of July, A.D., 1981.

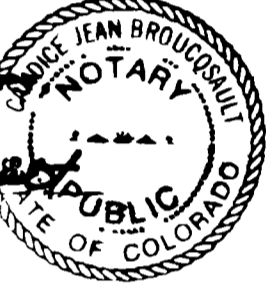
Gene L. Forney
Gene L. Forney

Marion E. Williams
Marion E. Williams

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 16 day of July, A.D., 1981 by Gene L. Forney and Marion E. Williams

My commission expires: October 6, 1982 Witness my hand and official seal Annice Jean Broussard
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M., this 30 day of JULY, A.D., 1981 and is duly recorded in Plat Book 12, Page 402.

Earl Sawyer Fee 10.00 By Mary Baker
Clerk and Recorder Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of July, A.D., 1981 County Planning Commission of the County of Mesa, State of Colorado.

By Fred Whinnery
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 21st day of July, A.D., 1981 Board of County Commissioner's of the County of Mesa, State of Colorado.

By Margaret Allard
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat was prepared from a plat of survey on this property by Western Engineers dated May 29, 1962, and from notes taken in the field by me and that this subdivision plat was prepared in May, 1981.

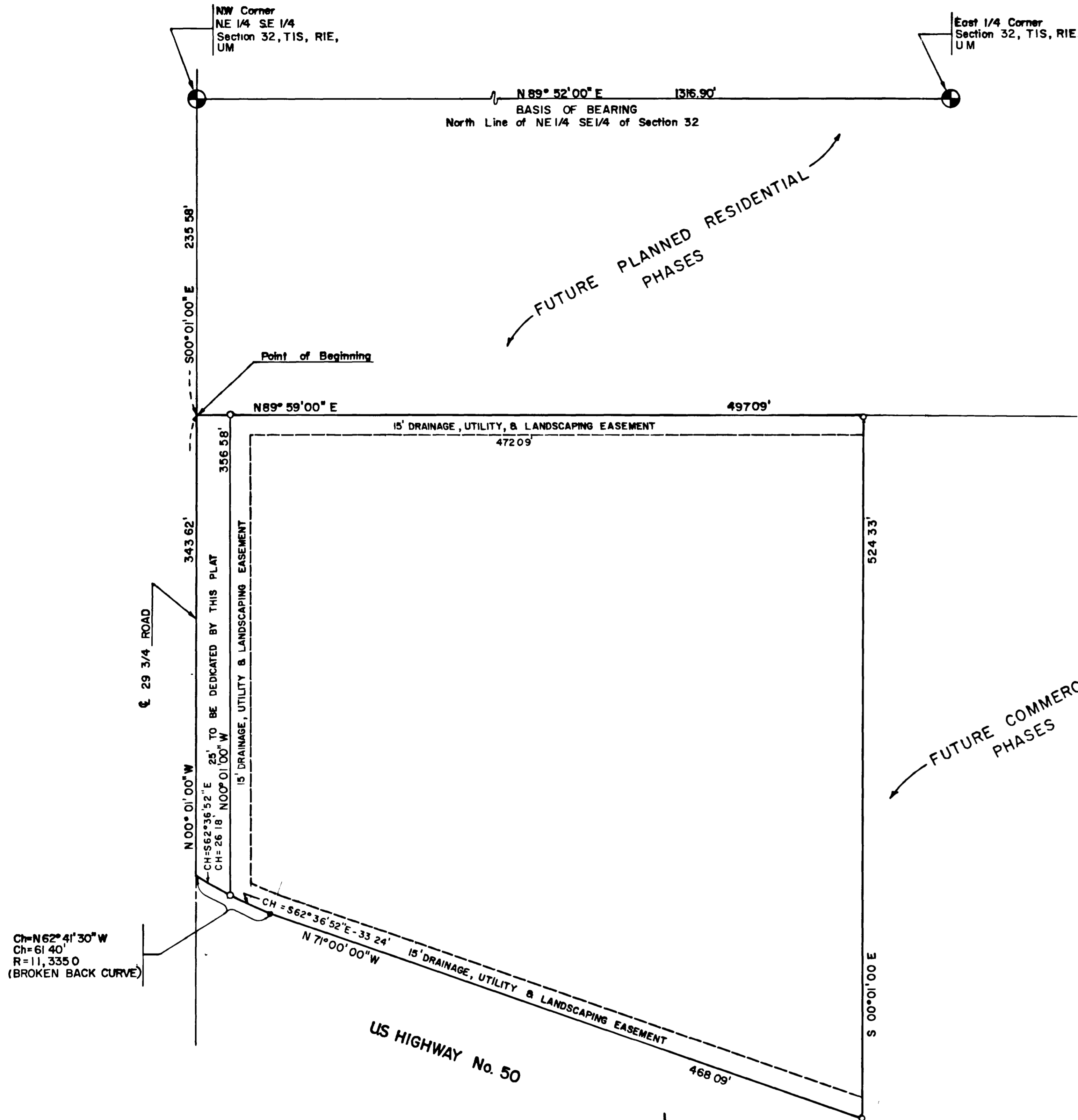


By Wayne H. Lizer
Wayne H. Lizer, P.E., L.S. #14113

By Thomas L. Lockwood Jr. Date 15, July 1981
Utilities Coordinating Committee Chairman

**ORCHARD MESA PROPERTIES
PHASE I**

**W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT ONE 241-1129
GRAND JUNCTION, COLORADO**



Ch=N 62° 41' 30" W
Ch=61.40'
R=11,335.0
(BROKEN BACK CURVE)

LEGEND

- MESA COUNTY BRASS CAP
- 5/8 REBAR WITH CAP - SET IN CONCRETE - No. M113

