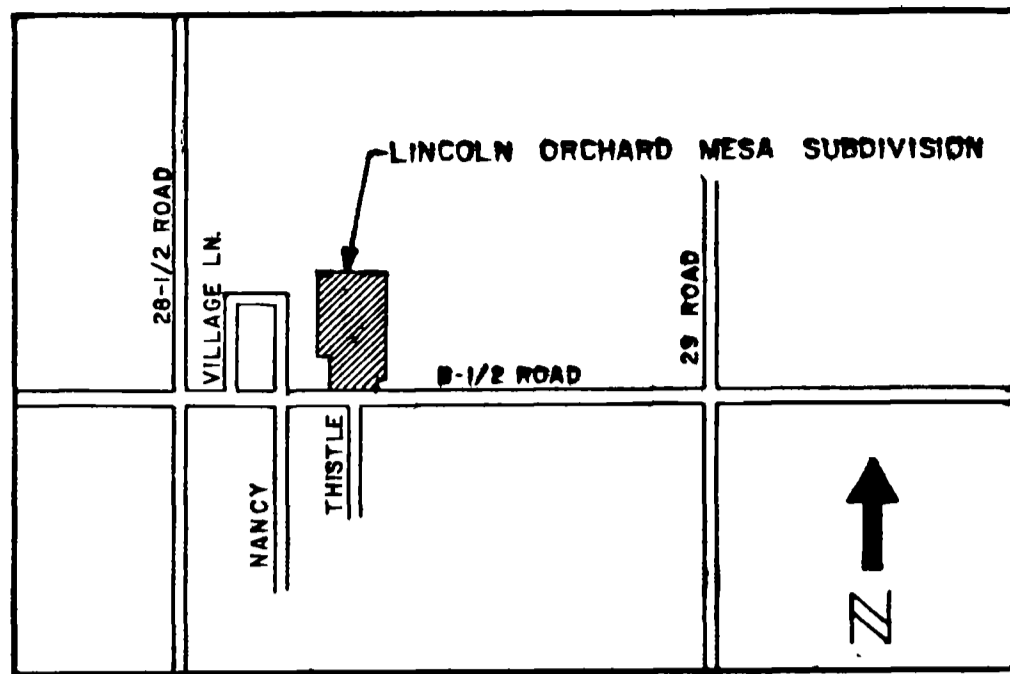


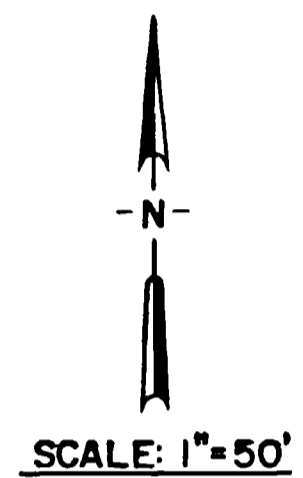
# A REPLAT OF LINCOLN ORCHARD MESA SUBDIVISION

LOTS 2,3,4 & 5, BLOCK ONE  
LOTS 2,3,4,5 & 6, BLOCK TWO

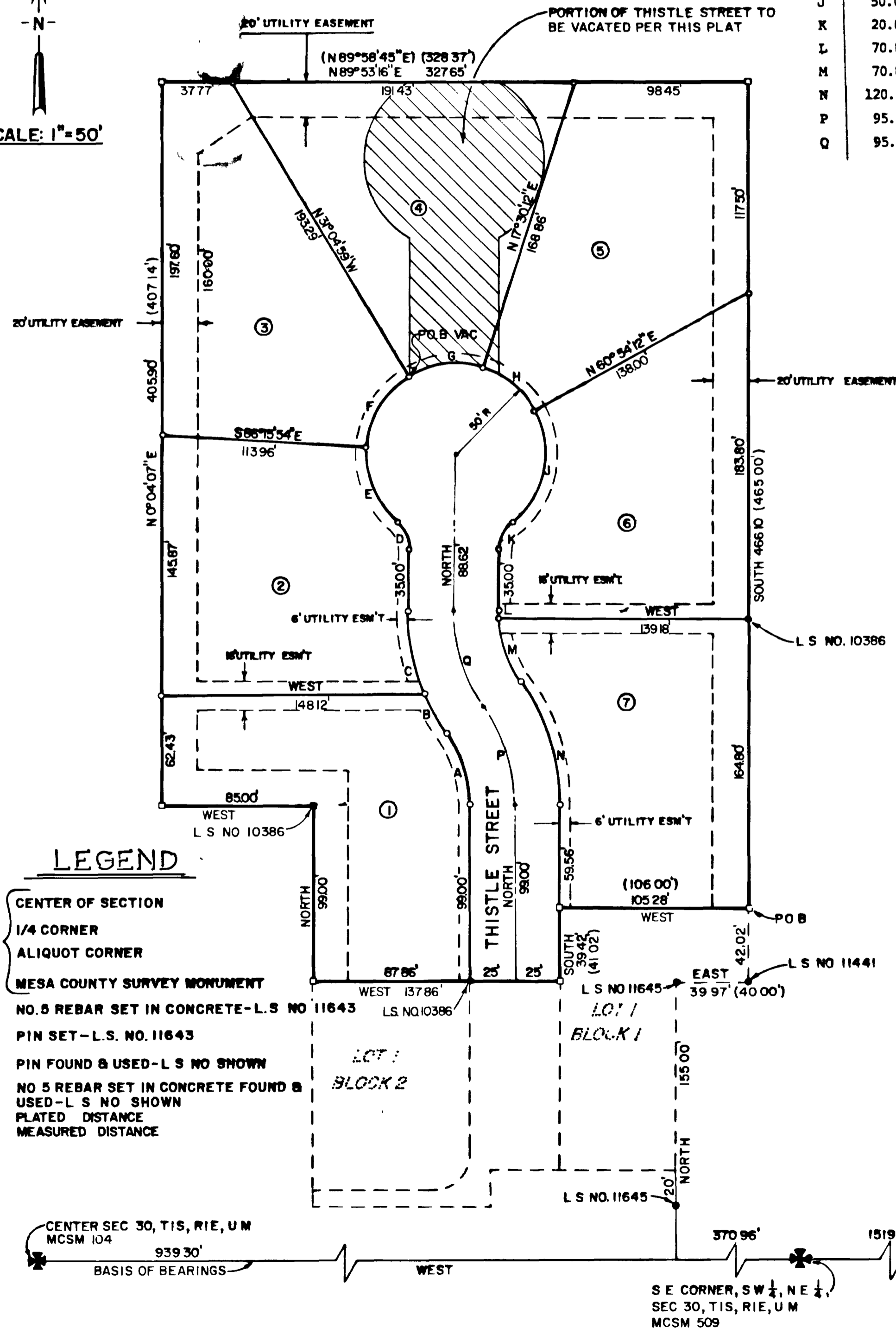
A PORTION OF THE SW 1/4, NE 1/4, SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN  
MESA COUNTY, COLORADO



VICINITY MAP  
SCALE: 1" = 1000'



SCALE: 1" = 50'



### LEGEND

- CENTER OF SECTION
- 1/4 CORNER
- ALIQUOT CORNER
- MESA COUNTY SURVEY MONUMENT
- NO. 5 REBAR SET IN CONCRETE - L.S. NO. 11643
- PIN SET - L.S. NO. 11643
- PIN FOUND & USED - L.S. NO. SHOWN
- NO. 5 REBAR SET IN CONCRETE FOUND & USED - L.S. NO. SHOWN
- PLATED DISTANCE
- MEASURED DISTANCE

#	RADIUS	Δ	CURVE DATA		CHORD
			LENGTH	TANGENT	
A	70.86'	34° 38' 54"	42.85'	22.10'	North 17° 19' 27" West 42.20'
B	120.86'	11° 59' 04"	25.28'	12.69'	North 28° 39' 22" West 25.23'
C	120.86'	22° 39' 50"	47.81'	24.22'	North 11° 19' 55" West 47.50'
D	20.00'	49° 59' 41"	17.45'	9.33'	North 24° 59' 51" West 16.90'
E	50.00'	53° 43' 48"	46.89'	25.33'	North 23° 07' 48" West 45.19'
F	50.00'	55° 10' 55"	48.16'	26.13'	North 31° 19' 34" East 46.32'
G	50.00'	48° 35' 11"	42.40'	22.57'	North 83° 12' 37" East 41.14'
H	50.00'	43° 24' 00"	37.88'	19.90'	South 50° 47' 48" East 36.98'
J	50.00'	79° 05' 29"	69.02'	41.28'	North 10° 26' 57" East 63.67'
K	20.00'	49° 59' 41"	17.45'	9.33'	North 24° 59' 51" East 16.90'
L	70.86'	03° 02' 23"	3.76'	1.88'	North 01° 31' 12" West 3.76'
M	70.86'	31° 36' 31"	39.09'	20.06'	North 18° 50' 39" West 38.60'
N	120.86'	34° 38' 54"	73.09'	37.70'	North 17° 19' 27" West 71.98'
P	95.86'	34° 38' 54"	57.97'	29.90'	North 17° 19' 27" West 57.09'
Q	95.86'	34° 38' 54"	57.97'	29.90'	North 17° 19' 27" West 57.09'

#### AREA SUMMARY

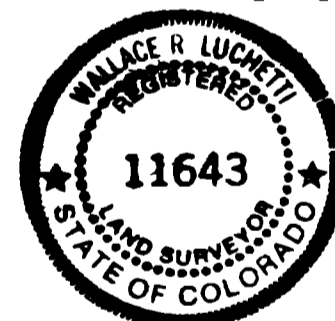
Lots 1, 2, 3, 4, & 7	0.434 acres ±	
Lot 5	0.436 acres ±	
Lot 6	0.435 acres ±	
Area in Lots	3.041 acres ±	86.5%
Area in Streets	0.474 acres ±	13.5%
Total	3.515 acres ±	100.0%

#### SURVEYOR'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I, Wallace R. Luchetti, do hereby certify that the accompanying plat of Replat of Lincoln Orchard Mesa Subdivision, Lots 2,3,4 and 5, Block 1 and Lots 2,3,4,5 and 6, Block 2, a subdivision of the County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

*Wallace R. Luchetti*  
Wallace R. Luchetti  
Colorado R. L. S. No. 11643



#### VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered. That portion of Thistle Street to be vacated is described as: beginning at a point which bears N 46° 27' 47" W a distance of 717.25 feet from the SE corner of the SW 1/4, NE 1/4 of Sec. 30, T1S, R1E of the Ute Meridian, Mesa County, Colorado. Thence on a curve to the right with a radius of 50.00' for a distance of 52.36 feet whose chord bears East for 50.00 feet, thence North 81.43 feet, Thence along a curve to the left with a radius of 50.00 feet a distance of 104.68 feet (whose chord bears N 0° 01' 20" E for 86.58 feet), Thence N 89° 58' 45" W 50.04 feet, thence on a curve to the left with a radius of 50.00 feet a distance of 104.72 feet (whose chord bears S 0° 01' 5" W for 86.60 feet), Thence south 81.43 feet to the point and place of beginning, containing 0.25 acres ±, and intended to be that shaded area on the plat.

Approved this 22 day of July, A.D., 1980  
Board of County Commissioners of the County of Mesa, Colorado

*John G. ...*  
Chairman  
*...*  
MESA COUNTY ROAD DEPARTMENT

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BBAJ Enterprises, Inc. is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within Lot 14 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision, located within the SW 1/4, NE 1/4 of Section 30, T1S, R1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said SW 1/4 of the NE 1/4;  
Thence West along the south line of said SW 1/4 of the NE 1/4 370.96 feet;  
Thence North 155.00 feet;  
Thence East 39.97 feet;  
Thence North 42.02 feet to the TRUE POINT OF BEGINNING;  
Thence West 105.28 feet;  
Thence South 39.42 feet;  
Thence West 137.86 feet;  
Thence North 99.00 feet;  
Thence West 85.00 feet;  
Thence North 0° 04' 07" East 405.90 feet;  
Thence North 89° 53' 16" East 327.65 feet;  
Thence South 466.10 feet to the POINT AND PLACE OF BEGINNING.

Containing approximately 3.515 acres ± and intended to be that same property as Lots 2,3,4 and 5 of Block 1 and Lots 2,3,4,5 and 6 of Block 2 of the Lincoln Orchard Mesa Subdivision, recorded in plat book No. 12, Page 16 of the Mesa County Courthouse, Mesa County, Colorado.

That the said owner has caused the said real property to be laid out and surveyed as a "Replat of Lincoln Orchard Mesa Subdivision, Lots 2,3,4 and 5, Block 1 and Lots 2,3,4,5 and 6, Block 2," a subdivision within the County of Mesa, State of Colorado.

That the said owner does hereby dedicate and set apart the street as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, sanitary sewer mains, water lines, and gas pipelines, with further right of ingress and egress to and from the above described utility easements.

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

Said dedication is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF, said owner, BBAJ Enterprises, Inc., John Giancanelli, President, has caused his name to be hereunto subscribed this 25 day of July, A.D., 1980.

BBAJ ENTERPRISES, INC.

By *John Giancanelli*  
John Giancanelli, President

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 25 day of July, A.D. 1980.

My Commission expires Oct 17, 1983

Witness my hand and official seal  
*Charles ...*  
Notary Public

#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:45 o'clock P.M., July 30, A.D., 1980 and is duly recorded in Plat Book No. 12, Page 287.

*Earl ...*  
Clerk & Recorder  
Fees \$ 10.00 By *Theresa ...*  
Deputy

#### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24 day of July, A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

By *Lloyd ...*  
Chairman  
by *...*  
Vice-Chairman

#### BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 22 day of July, A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado

By *...*  
Chairman

A REPLAT OF LINCOLN ORCHARD MESA SUBDIVISION MESA COUNTY, COLORADO		
DES L/DL	CK WRL	DWG NO
DR AEN/L/DL	DATE 6/30/80	1954.605

Survey Associates, Inc.  
 1310 UTE AVENUE  
 GRAND JUNCTION  
 COLORADO 81501  
 TELEPHONE 303 249-0877