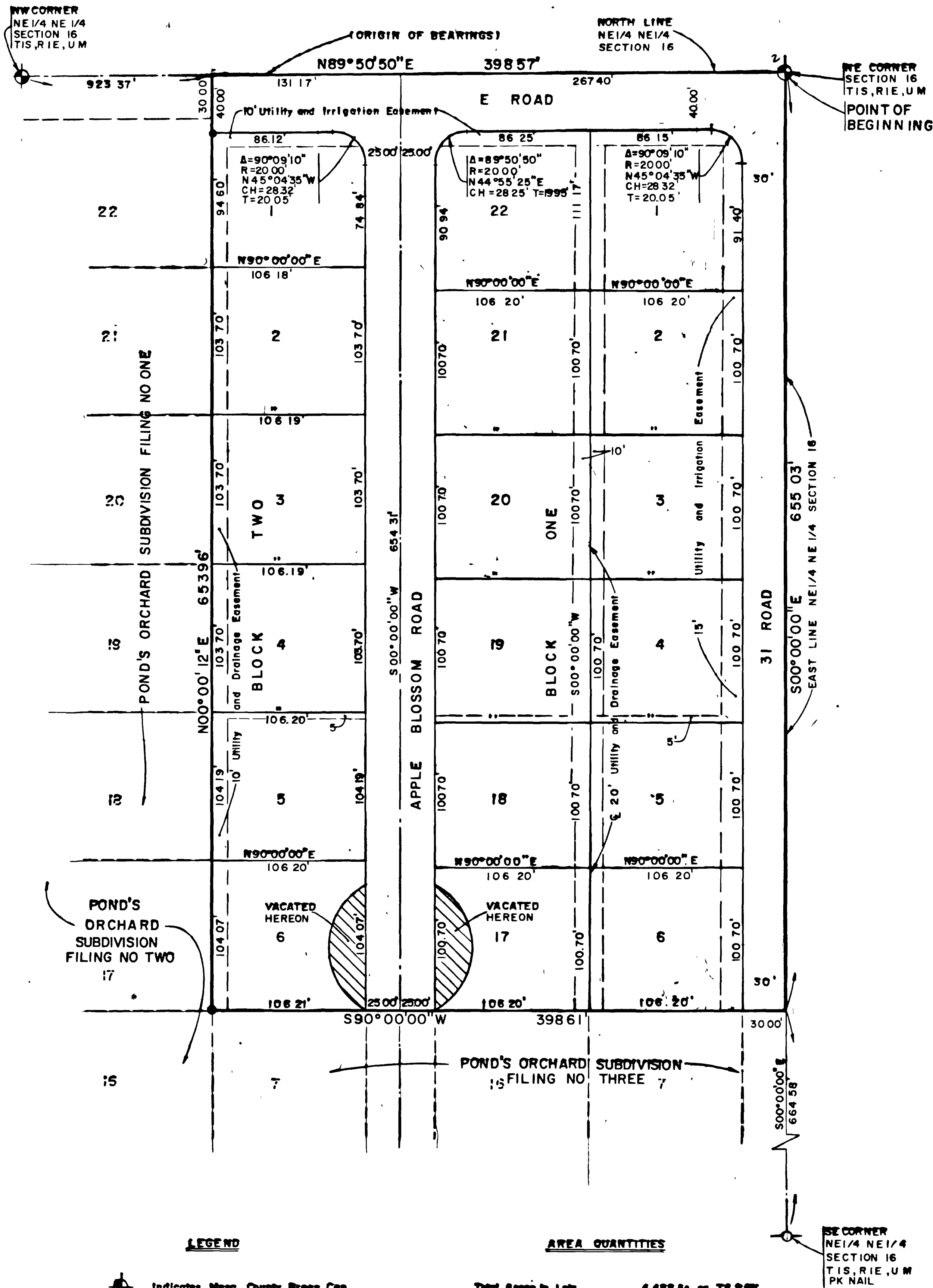


POND'S ORCHARD SUBDIVISION FILING NO. FOUR



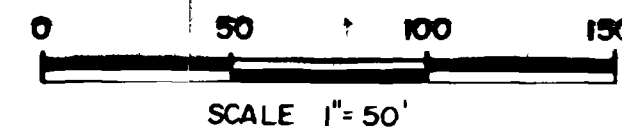
LEGEND

- ⊙ Indicates Mesa County Brass Cap
- ⊙ Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊙ A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES

Total Acres in Lots	4 488 Ac or 74.94%
Total Acres in Streets	1 501 Ac or 25.06%
Total Acres	5 989 Ac or 100.00%

NE CORNER
SECTION 16
T1S, R1E, U1M
PK NAIL



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned First National Bank North, Dave Flatt, Vice President, Frank W. Pond, Anita N. Pond, J. Lehman Pond and Mary E. Pond are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the E 1/2 of the NE 1/4 NE 1/4 of Section 16, T.1 S., R.1 E., of the Ute Meridian as shown on the accompanying plat thereof, said tract being more specifically described as follows:

Beginning at the NE Corner of said Section 16; Thence S 00° 00' 00" E along the east line of the NE 1/4 NE 1/4 of said Section 16 a distance of 655.03 feet; Thence S 90° 00' 00" W 398.61 feet; Thence N 00° 00' 12" E 653.96 feet to a point on the north line of the NE 1/4 NE 1/4 of said Section 16; Thence N 89° 50' 50" E along said north line of the NE 1/4 NE 1/4 of Section 16 a distance of 398.57 feet to the point of beginning, containing 5.989 acres.

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the planning of land and public rights-of-way, the vacation of fractional parts of a previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered. Approved this 17th day of April, 1978 by the Board of County Commissioners, County of Mesa, Colorado.

Chairman

That said owners have caused the said real property to be laid out and surveyed as Ponds Orchard Subdivision Filing No. Four, a subdivision of a part of Mesa County, 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 to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage 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 installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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 owners have caused their names to be hereto subscribed this 18th day of Apr A.D., 1978.

Dave Flatt
Dave Flatt, Vice President
First National Bank North

Frank W. Pond
Frank W. Pond

Anita N. Pond
Anita N. Pond

J. Lehman Pond
J. Lehman Pond

Mary E. Pond
Mary E. Pond

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 18th day of Apr A.D., 1978 by Dave Flatt, Vice President, First National Bank North, Frank W. Pond, Anita N. Pond, J. Lehman Pond and Mary E. Pond.

My commission expires: Aug 9th 1981
Witness my hand and official seal.

Thomas A. Logie
Notary Public

RECEPTION No. 1189306

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 1:30 o'clock P.M. this 18 day of Apr A.D., 1978 and is duly recorded in Plat Book No. 12, Page 148.

Earl Sawyer
Clerk and Recorder

Patricia Spear
Deputy

Fees: \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of December A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of December A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the planning of land and public rights-of-way, the vacation of fractional parts of a previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this 17th day of April A.D., 1978 by the Board of County Commissioners, County of Mesa, Colorado.

Mary A. Buss
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Ponds Orchard Subdivision Filing No. Four, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

By: *Bill Barnason*
Mesa County Road Department

Date: 3-22-79

POND'S ORCHARD SUBDIVISION
FILING NO FOUR

PARAGON ENGINEERING, INC.
P.O. Box 2812
222 West Avenue
Grand Junction, Colorado 81501 (303) 241-6844