

# ORCHARD END SUBDIVISION

N 1/16 MCSM No. 630

Sec. 10 Sec. 11

898.87'

1321.40 (Assumed Basis of Bearing) 1ST STREET 50' right-of-way Book 839 Page 66 and Book 1299 Page 94

422.53'

Sec. 10 Sec. 11

1/4

T1S, R1W, U.M.

**DEDICATION:**  
 KNOW ALL MEN THESE PRESENTS:  
 That the Estate of Mary L. Manning, Deceased is the owner of that real property as recorded in Book 816 at Page 322 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: commencing at the E1/4 corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian and when aligned with the N1/16 corner on the East line of said Section 10 is assumed to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence N00°00'00"E 422.53 feet; thence S89°31'18"E 80.00 feet to the point of beginning also being the West right of way line of 1st Street; thence along said West right of way line S00°00'00"E 126.33 feet to the North right of way line of Lori Drive as described in Book 642 at Page 361 in the Mesa County Clerk and Recorder's Office; thence along said North right of way line N76°16'00"W 214.57 feet; thence N00°14'24"W 64.71 feet; thence N89°31'18"E 280.03 feet to the point of beginning, Mesa County, Colorado. Said real property contains 0.59 acres more or less.

That said owner's have caused that real property to be laid out and surveyed as ORCHARD END SUBDIVISION.

All Multipurpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER has caused his name to be hereunto subscribed

this 1st day of May A.D. 2001

Lenore A. Donovan

Estate of Mary L. Manning, Deceased, by: Lenore A. Donovan,  
 Personal Representative.

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

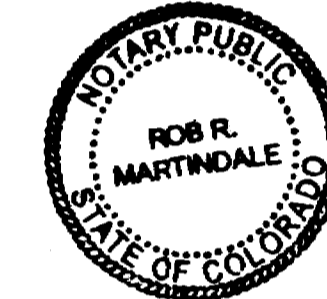
The foregoing instrument was acknowledged before me this 1st day of

May AD 2001

My commission expires 02/26/2005

Rob R. Martindale

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 4:21 O'clock PM

this 4th day of May A.D. 2001

Blk: 18 Page: 144 Rec.# 1994811

Clerk and Recorder Deputy

Drawer No. 00-114 Fees \$ 10.00

CITY OF GRAND JUNCTION APPROVAL

This plat of ORCHARD END SUBDIVISION in the City of Grand Junction, Mesa

County, Colorado was approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D.

Jeff Havel Cindy Ferro-Murray  
 City Manager President of City Council

LIENHOLDER APPROVAL

NA  
 Representative

STATE OF )  
 ) SS  
 COUNTY OF )

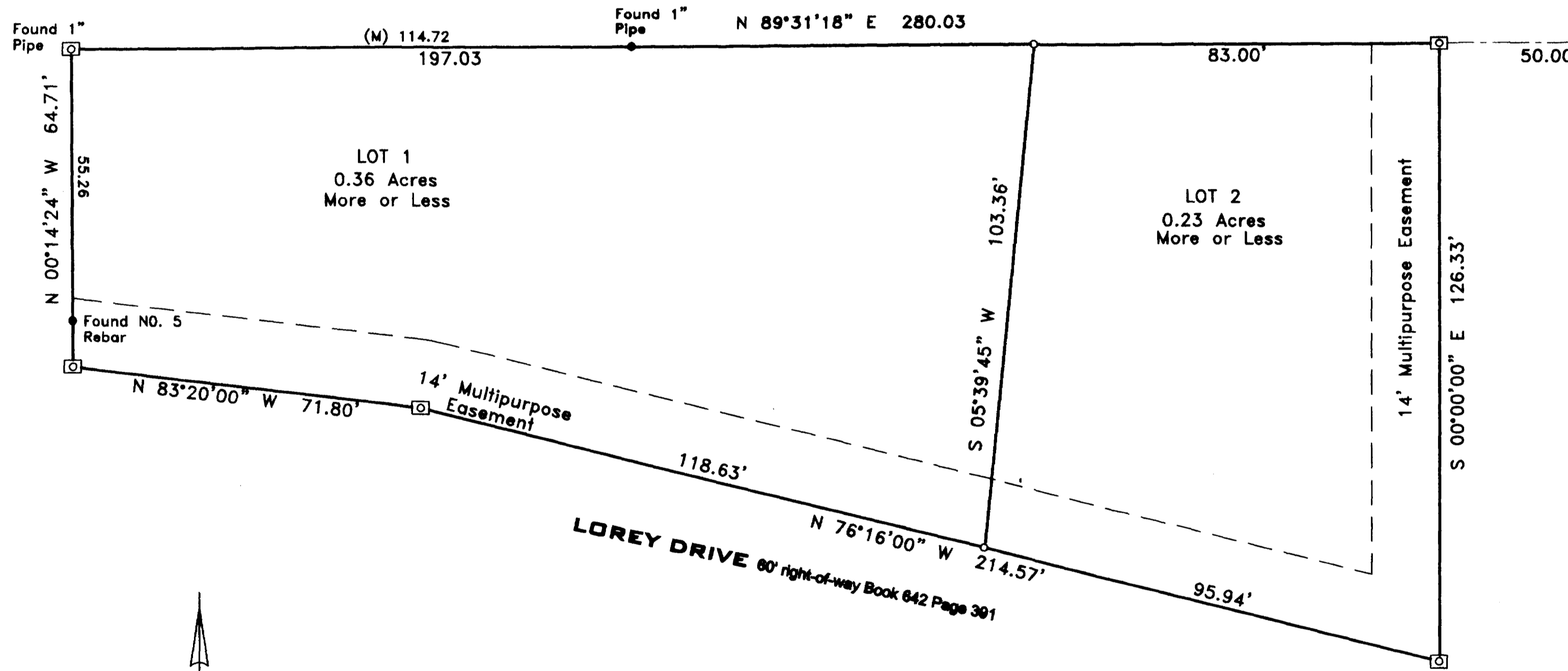
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

AD 20\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public

**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 the certification shown hereon.



0' 20' 40'  
 Scale 1"=20'

**LEGEND**

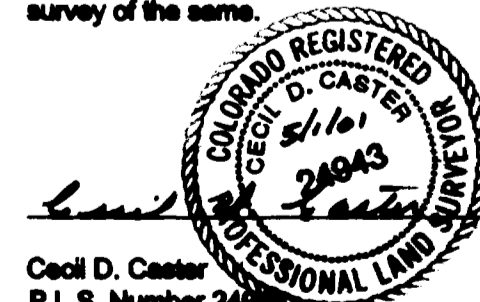
- o = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ⊕ = Found Mesa County Survey Marker
- = Found No. 5 Rebar as Noted.
- = Set Monument in Concrete

**AREA SUMMARY**

Lots 0.59 acres = 100%  
 Total 0.59 acres = 100%

**SURVEYOR'S CERTIFICATE**

I Cecil D. Caester, do hereby certify that the accompanying plat of ORCHARD END SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

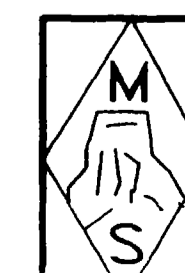


Cecil D. Caester  
 P.L.S. Number 24943

Basis of Bearing: A bearing of N00°00'00"E has been assumed between the E1/4 corner and the N1/16 corner on the East line of Section 10, Township 1 South, Range 1 West of the Ute Meridian.

Note: The Grand Valley Irrigation Company has a pipe line within a portion of the 14' Multipurpose Easement and right of way of Lorey Drive by which they claim a pre-established and dominate use that is not to be encroached upon.

**ORCHARD END SUBDIVISION**  
 Located in the NE 1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian.



**Monument Surveying Co.**  
 741 Reed Ave.  
 Grand Junction, CO 81501  
 (970) 246-4188 Fax: (970) 246-4874

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
 DRAWN RRM & CDC TECHNICAL APPROVAL \_\_\_\_\_  
 CHECKED RRM APPROVED 1/16/01

PREPARED FOR: Lenore Donovan JOB NO. 97-48