

**AMENDED PLAT OF
ORCHARD RUN—FILING NUMBER ONE**
A PART OF THE SW1/4, SECTION 3, T.1S., R.1E., UTE MERIDIAN
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property being located in the SE 1/4 SW 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, as recorded in Book 2008, Page 918 and 919 and Book 719, Page 382 of the Deed Records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears North 00°10'50" West 50.00 feet and South 89°56'32" West 33.00 feet from the South Quarter corner of said Section 3, Township 1 South, Range 1 East, of the Ute Meridian; thence South 89°56'32" West 481.00 feet along the North line of F Road; thence leaving said line North 00°10'50" West 693.94 feet; thence North 89°49'10" East 484.00 feet; thence South 00°10'50" East 644.98 feet; thence South 89°56'32" West 3.00 feet; thence South 00°10'50" East 50.00 feet to the point of beginning, containing 7.713 Acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as Amended Plat of Orchard Run Filing Number 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 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 the installation, maintenance and replacement of such lines. Said easement and 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 improvements, shall be financed by the purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 8th day of April A.D., 1994.

Stanley L. Seligman President
Stanley L. Seligman
President-Atlantic Fidelity Inc.,
A Nevada Corporation

Shirley P. Eio
Shirley P. Eio

William M. Eio
William M. Eio

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 8th day of April A.D., 1994 by Stanley L. Seligman.

My commission expires 2-23-97

Darlene Sutter
Notary Public

Witness my hand and official seal.

CONVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2052, PAGE 394-401, RECEPTION NO. 1673068
DATE March 3, 1994

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 2:19 o'clock P M. this 11th day of July, A.D., 1994, and is duly recorded in Plat Book No. 14, Page 246+247.
Reception No. 1688542

Monika Todd
Clerk and Recorder
Drauer AA 107

Jessie Martin Deputy
Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of MAY, A.D., 1994. County Planning Commission of the County of Mesa.

Eric J. Krasner
Chairman

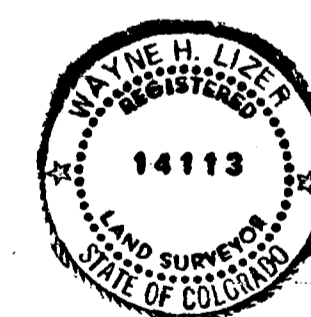
BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this ___ day of _____, A.D., 19___, Board of County Commissioners of the County of Mesa.

John Cook
Chairman
SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Amended Plat of Orchard Run Filing Number One, a subdivision of the County of Mesa, was prepared from notes taken in the field by me during May, 1993, and that this subdivision plat represents said survey.

Wayne H. Lizer 4/22/94
Wayne H. Lizer
Professional Land Surveyor
P.E., P.L.S. No. 14113

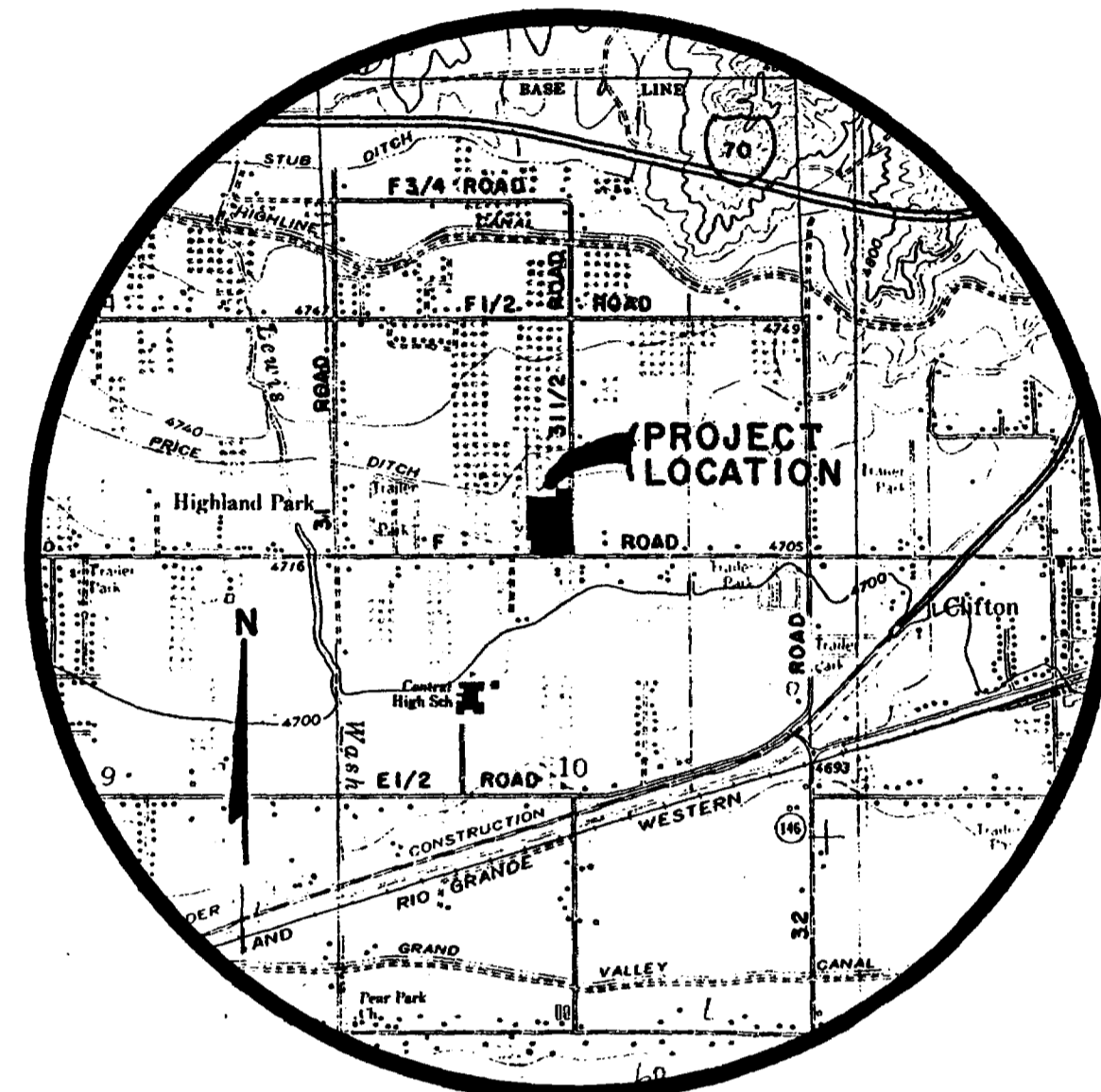


NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

UTILITIES COORDINATING COMMITTEE

Approved this 1st day of July, A.D., 1994. Utilities Coordinating Committee of the County of Mesa.

John Dale Clawson
Chairman



KEY MAP
SCALE: 1"=2000'

LEGEND:

- ◆ MESA COUNTY SURVEY MARKER (Brass Cap)
- SET 5/8" REBAR WITH CAP MARKED "PE PLS 14113" IN CONCRETE
- ==== UTILITY EASEMENT

AREA SUMMARY:

NUMBER OF LOTS	=	30	
AREA OF LOTS	=	5.076 Ac.	72.6%
AREA OF STREETS	=	1.549 Ac.	22.2%
PRIVATE OPEN AREA (OUT LOT "A")	=	0.364 Ac.	5.2%
TOTAL	=	6.989 Ac.	100.0%
Gross Area	=	7.713 Ac.	
DENSITY—NET	=	4.3 UNITS/ACRE	

SETBACKS:

- FRONT = 20'
- REAR = 20'
- SIDE = 7.5'

EASEMENTS as SHOWN:

- FRONT LOT LINE = 14'
- REAR LOT LINE—INTERIOR = 10'
- REAR LOT LINE—EXTERIOR = 20'

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 22nd day of April A.D., 1994 by William M. Eio and Shirley P. Eio.

My commission expires 2-23-97

Darlene Sutter
Notary Public

CONVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK _____, PAGE _____
RECEPTION NO. _____ DATE: _____

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MESA COUNTY, COLORADO

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD · UNIT 8 · 241-1129
GRAND JUNCTION, COLORADO 81505

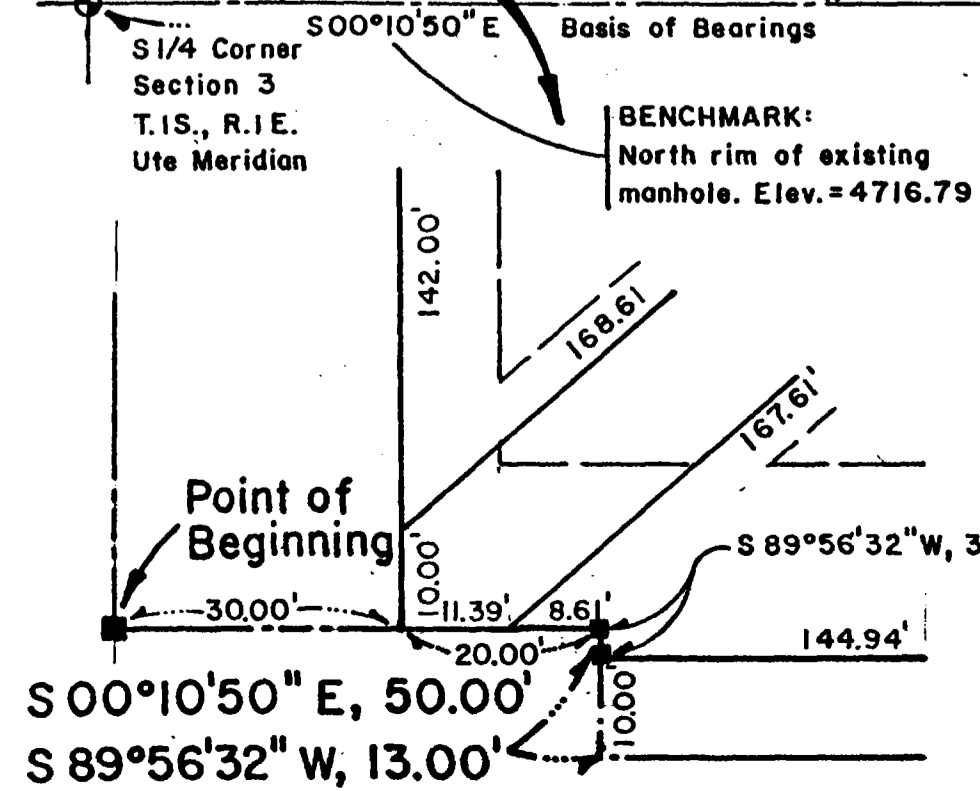
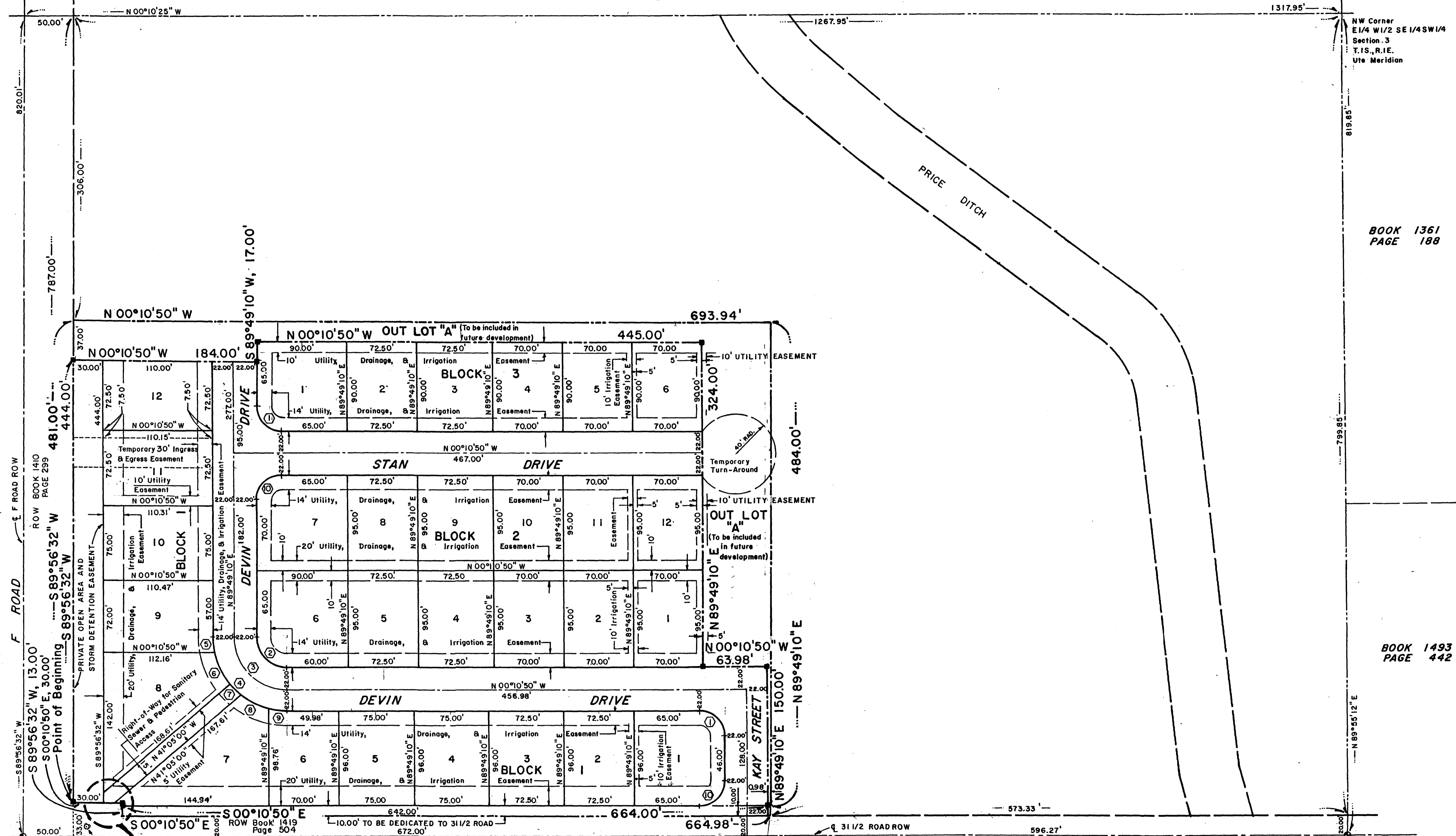
AMENDED PLAT OF ORCHARD RUN — FILING NUMBER ONE

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MESA COUNTY, COLORADO

BOOK 1361
PAGE 187

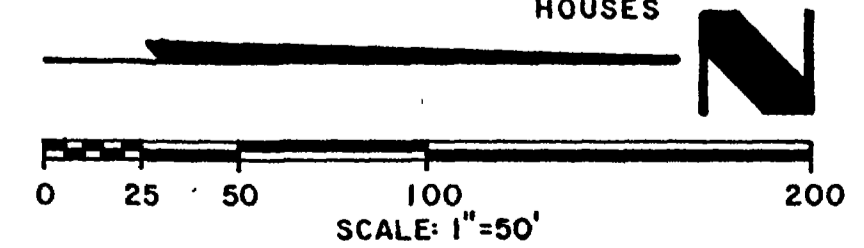
BOOK 1361
PAGE 188

BOOK 1493
PAGE 442



EASEMENTS as SHOWN:
 FRONT LOT LINE = 14'
 REAR LOT LINE - INTERIOR = 10'
 REAR LOT LINE - EXTERIOR = 20'

SETBACKS:
 FRONT = 20'
 REAR = 20'
 SIDE = 5' MINIMUM
 15' BETWEEN HOUSES



This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.

CURVE DATA						
CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH	TANGENT
1	25.00'	90°00'00"	N44°49'10"E	35.36'	39.27'	25.00'
2	30.00'	90°00'00"	N44°49'10"E	42.43'	47.12'	30.00'
3	52.00'	90°00'00"	N44°49'10"E	73.54'	81.68'	52.00'
4	74.00'	90°00'00"	N44°49'10"E	104.65'	116.24'	74.00'
5	74.00'	11°41'44"	N83°58'17"E	15.08'	15.10'	7.58'
6	74.00'	27°19'49"	N64°27'32"E	34.96'	35.30'	17.99'
7	74.00'	11°39'42"	N44°57'46"E	15.04'	15.06'	7.56'
8	74.00'	23°36'58"	N27°19'26"E	30.28'	30.50'	15.47'
9	74.00'	15°41'47"	N07°40'03"E	20.21'	20.27'	10.20'
10	25.00'	90°00'00"	N45°10'50"W	35.36'	39.27'	25.00'

LEGEND:
 MESA COUNTY SURVEY MARKER (Brass Cap)
 SET 5/8" REBAR WITH CAP MARKED "PE PLS 14113" IN CONCRETE
 UTILITY, DRAINAGE, & IRRIGATION EASEMENT (Unless Otherwise Specified)

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