

# ORCHARD RUN — FILING NUMBER ONE

A PART OF THE SW 1/4, 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 E 1/4 W 1/2 SE 1/4 SW 1/4 and the E 1/2 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 719, Page 382 of the Deed Records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N00°10'50"W 50.00 feet and S89°56'32"W 33.00 feet from the South Quarter Corner of Section 3, T.1S., R.1E., U.M., Mesa County, Colorado; thence S89°56'32"W 787.00 feet along the North line of F Road; thence leaving said line, N00°10'25"W 1267.95 feet along the West line of the E 1/4 W 1/2 SE 1/4 SW 1/4 of said Section 3; thence leaving said line N89°56'32"E 799.85 feet along the North line of the SE 1/4 SW 1/4 of said Section 3; thence along the West line of 31 1/2 Road the following three courses and distances: 500°10'50"E 1218.26 feet; thence S89°56'32"W 13.00 feet; thence S00°10'50"E 50.00 feet to the point of beginning, containing 23.272 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as ORCHARD RUN—FILING NUMBER ONE, a subdivision of a part of the County 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 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. The private open area is dedicated to the owners within ORCHARD RUN—FILING NUMBER ONE and future filings for the enjoyment of these facilities and maintenance of these facilities.

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 17<sup>th</sup> day of September A.D., 1993.

William M. Ela  
William M. Ela

Shirley P. Ela  
Shirley P. Ela

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September A.D., 1993 by William M. Ela and Shirley P. Ela.

My commission expires 2-23-97

Darlene Suttis  
Notary Public

Witness my hand and official seal.

CONVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2052, PAGE 394-401 RECEPTION NO. 1673068 DATE MARCH 3rd 94.

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 12:28 o'clock P M. this 3rd day of March, A.D., 1994, and is duly recorded in Plat Book No. 14, Page 1914-192. Reception No. 1673065. Drawer AA64

Monika Todd  
Clerk and Recorder

Jessie Martin  
Deputy Fees: \$ 20.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 2nd day of MARCH A.D., 1994. County Planning Commission of the County of Mesa.

Greg Camp  
Chairman

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**

Approved this 3rd day of March A.D., 1994. Board of County Commissioners of the County of Mesa.

John Coughlin  
Chairman

**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this 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 9/8/93  
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**

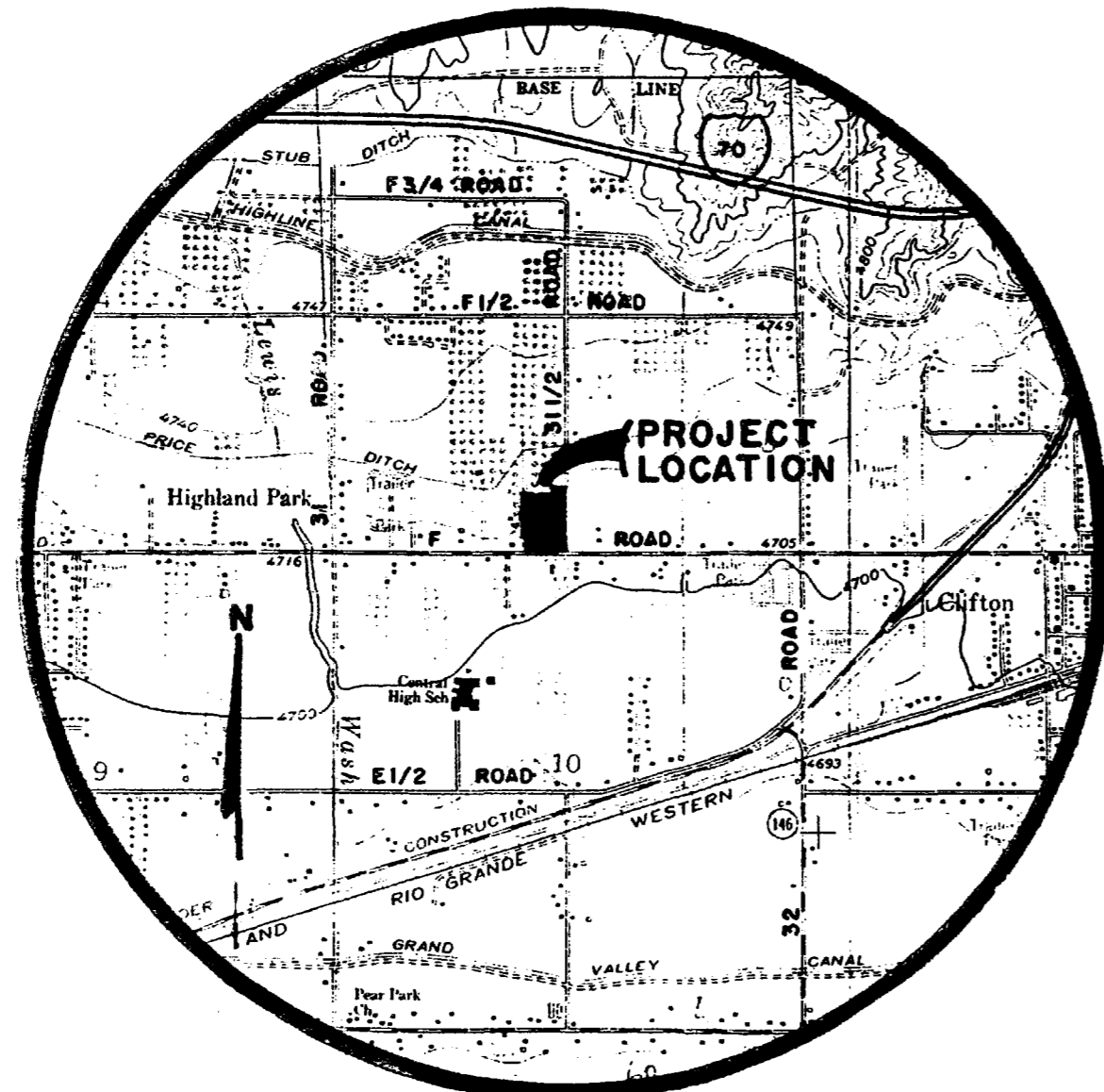
Approved this 8th day of SEPTEMBER A.D., 1993. Utilities Coordinating Committee of the County of Mesa.

John R. Ballagh  
Chairman

This subdivision is located in 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.

**ORCHARD RUN— FILING NUMBER ONE**  
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MESA COUNTY, COLORADO

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



**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:**

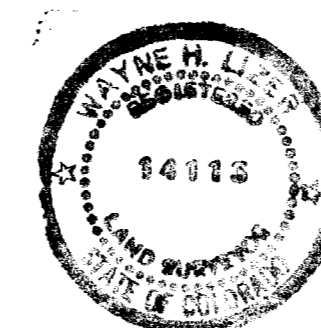
NUMBER OF LOTS	= 30	
AREA OF LOTS	= 5.076 Ac.	72.6%
AREA OF STREETS	= 1.549 Ac.	22.2%
PRIVATE OPEN AREA	= 0.364	5.2%
<b>TOTAL</b>	<b>= 6.989</b>	<b>100.0%</b>
<b>DENSITY</b>	<b>= 4.3 UNITS/ACRE</b>	

**SETBACKS:**

- FRONT = 20'
- REAR = 20'
- SIDE = 5' MINIMUM—  
15' BETWEEN HOUSES

**EASEMENTS as SHOWN:**

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



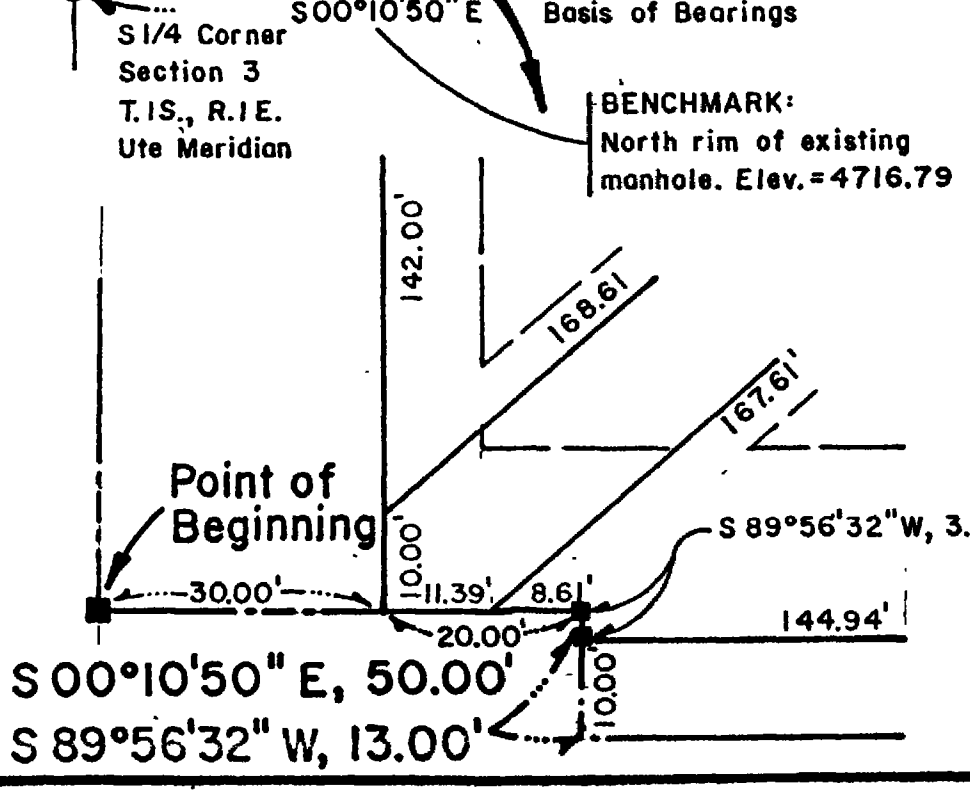
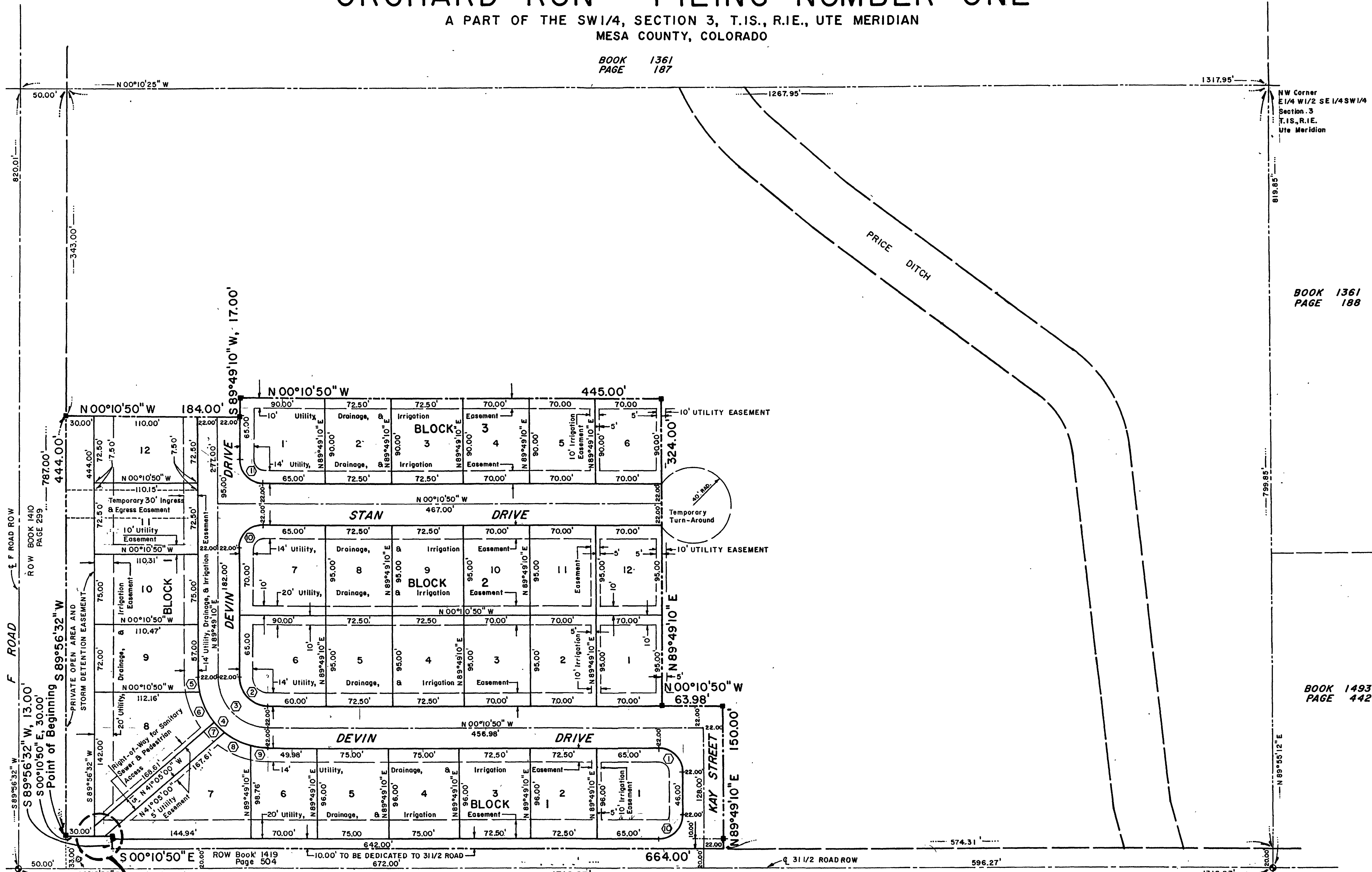
# ORCHARD RUN — FILING NUMBER ONE

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MESA COUNTY, COLORADO

BOOK 1361  
PAGE 187

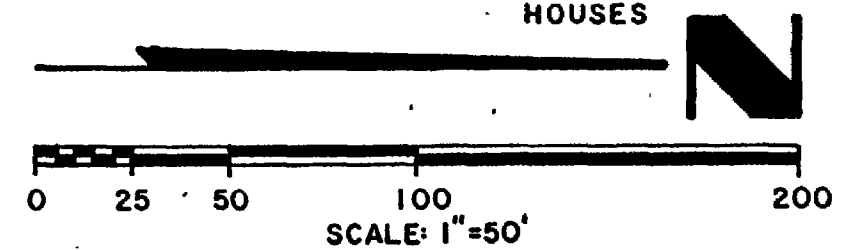
BOOK 1361  
PAGE 188

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.

**DETAIL**  
SCALE: 1"=20'

- 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)

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'

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