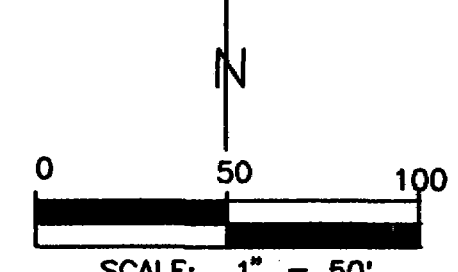
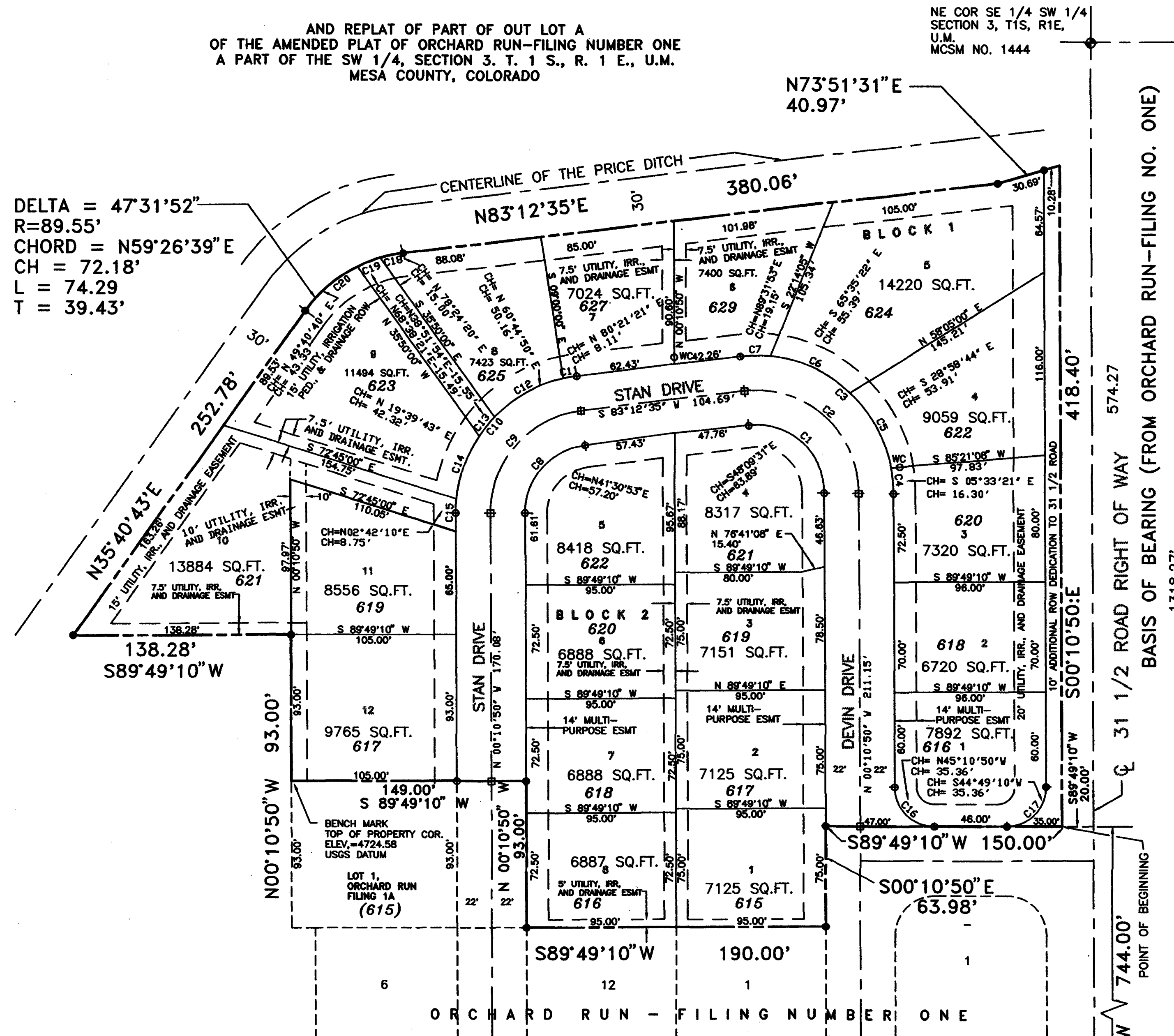


ORCHARD RUN-FILING NUMBER TWO

AND REPLAT OF PART OF OUT LOT A OF THE AMENDED PLAT OF ORCHARD RUN-FILING NUMBER ONE A PART OF THE SW 1/4, SECTION 3, T. 1 S., R. 1 E., U.M. MESA COUNTY, COLORADO

NE COR SE 1/4 SW 1/4 SECTION 3, T1S, R1E, U.M. MCSM NO. 1444

DELTA = 47°31'52"
R=89.55'
CHORD = N59°26'39" E
CH = 72.18'
L = 74.29
T = 39.43'



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	43.00'	72.01'	63.89'	N 48°09'31" E	95°57'17"	47.72'
C2	65.00'	109.60'	97.07'	N 48°29'07" E	96°36'35"	72.97'
C3	87.00'	146.70'	129.36'	N 48°59'08" E	96°36'35"	97.66'
C4	87.00'	16.32'	16.30'	N 05°33'21" E	89°19'03"	8.19'
C5	87.00'	54.81'	53.91'	N 02°58'44" E	36°05'42"	28.35'
C6	87.00'	56.37'	55.39'	S 65°35'22" E	37°07'28"	29.21'
C7	87.00'	19.19'	19.15'	N 89°31'33" E	12°38'22"	9.64'
C8	43.00'	62.58'	57.20'	N 41°30'53" E	83°23'23"	38.31'
C9	65.00'	94.60'	86.47'	N 41°30'52" E	83°23'23"	57.90'
C10	87.00'	126.62'	115.74'	N 41°30'53" E	83°23'23"	77.50'
C11	87.00'	8.67'	8.66'	N 80°21'21" E	05°42'28"	4.34'
C12	87.00'	50.88'	50.16'	N 60°44'50" E	33°30'33"	26.19'
C13	87.00'	15.57'	15.55'	N 38°51'54" E	10°15'19"	7.61'
C14	87.00'	42.75'	42.32'	N 19°39'43" E	28°09'04"	21.81'
C15	87.00'	8.76'	8.75'	N 02°42'10" E	05°46'01"	4.38'
C16	25.00'	39.27'	35.36'	N 45°10'50" W	90°00'00"	25.00'
C17	25.00'	39.27'	35.36'	S 44°49'10" W	90°00'00"	25.00'
C18	89.55'	15.02'	15.00'	N 78°24'20" W	09°36'31"	7.53'
C19	89.55'	15.51'	15.49'	N 68°38'21" E	09°55'27"	7.77'
C20	89.55'	43.76'	43.33'	N 49°40'48" E	27°39'24"	22.33'
C21	89.55'	74.29'	72.18'	N 59°26'39" E	47°31'52"	39.43'

LEGEND

- SET 5/8 INCH REBAR WITH CAP IN CONCRETE MARKED P.E., P.L.S. 14113
- ◆ MESA COUNTY BRASS CAP
- SET 5/8" REBAR W/ CAP BLOCK MONUMENT
- 5/8 REBAR W/ CAP IN MONUMENT BOX TO BE SET WITHIN 6 MONTHS AFTER PLACEMENT OF ASPHALT, MARKED PE, PLS 14113
- SET REBAR WITH CAP 2.00 FEET FROM PROPERTY CORNER ON PROPERTY LINE MARKED WC PE, PLS 14413

615 PROPERTY ADDRESS

LAND USE SUMMARY

NUMBER OF LOTS	20	
AREA IN LOTS	4.08 AC.	14.5%
AREA IN STREETS	0.69 AC.	14.5%
TOTAL	4.77 AC.	100%

DENSITY = 4.19 UNITS/ACRE

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 such defect in this survey be commenced more than 10 years from the date of the certification shown hereon.

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.

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 719, Page 382, and in Book 2008, Page 919 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 744.00 feet and S89°49'10"W 20.00 feet from the South Quarter Corner of said Section 3, T1S, R1E, U.M.; thence S89°49'10"W 150.00 feet; thence S00°10'50"E 63.98 feet; thence S89°49'10"W 190.00 feet; thence N00°10'50"W 93.00 feet; thence S89°49'10"W 149.00 feet; thence N00°10'50"W 93.00 feet; thence S89°49'10"W 138.28 feet to a point on the Southerly line of the Price Ditch; thence following said line to following four courses and distances: N35°40'43"E 252.78 feet to a point of tangency; thence along the arc of a curve to the right having a radius of 89.55 feet, whose chord bears N59°26'39"E 72.18 feet, through a central angle of 47°31'52", 74.29 feet along the arc of said curve to a point of tangency; thence N83°12'35"E 380.06 feet; thence N73°51'31"E 40.97 feet to a point on the West line of 31 1/2 Road; thence following said line S00°10'50"E 418.40 feet to the point of beginning containing 4.796 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as ORCHARD RUN-FILING NUMBER TWO, and REPLAT OF PART OF OUT LOT A OF THE 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 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 easements 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 buyer or seller, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 17th day of JUNE A.D., 1996.

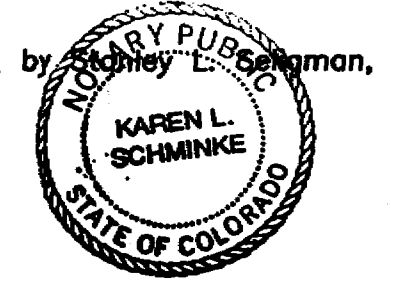
Stanley L. Seligman
Stanley L. Seligman
President
Atlantic Fidelity Inc., A Nevada Corporation

STATE OF COLORADO } ss
COUNTY OF MESA }

The following instrument was acknowledged before me this 17th day of June A.D., 1996 by Stanley L. Seligman, President, Atlantic Fidelity Inc., a Nevada Corporation.

My commission expires October 30, 1999
Witness my hand and official seal.

Karen L. Schminke
Notary Public



COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK 2217, PAGE 199-206, RECEPTION NO. 1750467
DATE 3/20/96

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 9:13 o'clock A.M., this 28th day of June, A.D., 1996 and is duly recorded in Plat Book No. 15, Page 102, Reception No. 1762273, DRAWER NO. CC 22

Monika Todd
Clerk and Recorder

Shirley Howard
Deputy

Fees: \$ 10.00 / 1.00 SC

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of June, A.D., 1996. County Planning Commission of the County of Mesa.

Thomas A. Benton
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

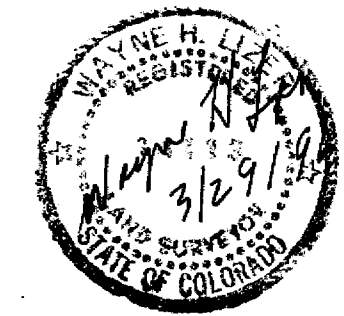
Approved this 17th day of June, A.D., 1996. Board of County Commissioners of the County of Mesa.

Kathryn A. Hall
Chairman

SURVEYOR'S CERTIFICATE

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

Wayne H. Lizer 3/29/96
Wayne H. Lizer, P.E., P.L.S. 14113



AMENDED RESTRICTIVE COVENANTS RECORDED IN BOOK _____ PAGE _____

NOTE: THE PROPERTY OWNER OF THIS PLAT HAS STATED THAT THERE ARE NO LIEN HOLDERS FOR THIS PROPERTY.

ORCHARD RUN-FILING NUMBER TWO
AND REPLAT OF PART OF OUT LOT A OF THE AMENDED PLAT OF ORCHARD RUN-FILING NUMBER ONE A PART OF THE SW 1/4, SECTION 3, T. 1 S., R. 1 E., U.M. MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING, CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO

DATE: FEB, 1996	PROJ. NO. 942878-3	SCALE: 1" = 50'	CHECKED BY: W.H.L.
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