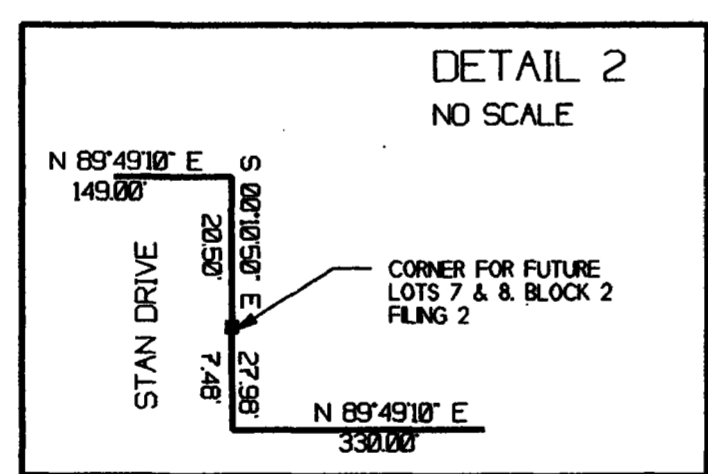
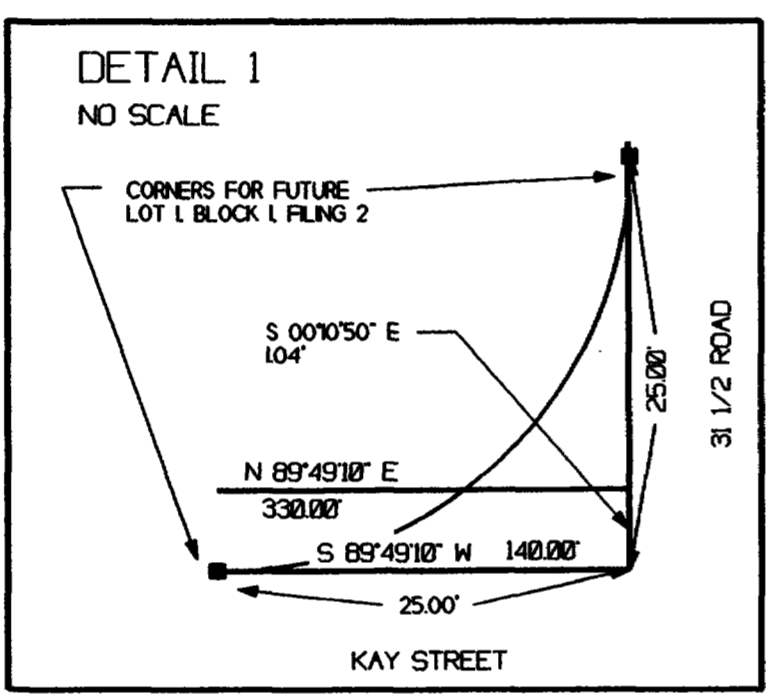
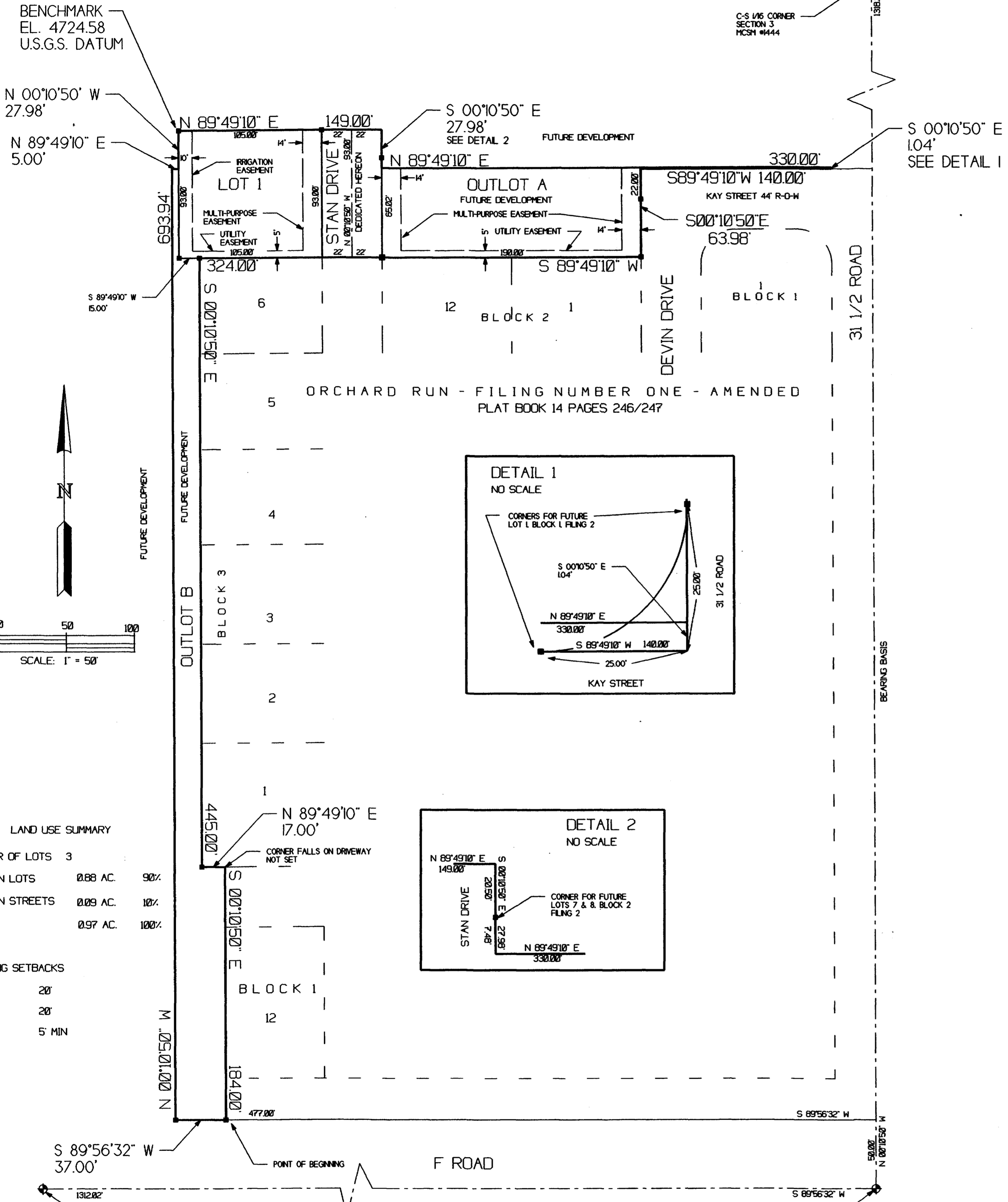


ORCHARD RUN-FILING 1A

BEING A REPLAT OF OUTLOT A OF THE AMENDED PLAT OF ORCHARD RUN-FILING NUMBER ONE TOGETHER WITH A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 3, T. 1 S., R. 1 E., U.M. MESA COUNTY, COLORADO



LAND USE SUMMARY

NUMBER OF LOTS	3
AREA IN LOTS	0.88 AC. 90%
AREA IN STREETS	0.09 AC. 10%
TOTAL	0.97 AC. 100%

BUILDING SETBACKS

FRONT	20'
REAR	20'
SIDE	5' MIN

- NOTES
- BEARING ARE BASED UPON THE EAST LINE OF THE SE 1/4 SW 1/4 OF SECTION 3. FOUND MESA COUNTY SURVEY MARKER AT BOTH THE 1/4 CORNER FOR SECTIONS 3 & 10 AND THE C-S 1/16 CORNER FOR SECTION 3. THE VALUE USED, N 00°10'50" W, IS GIVEN FOR THIS LINE ON THE AMENDED PLAT OF FILING 1, ORCHARD RUN, AS RECORDED IN PLAT BOOK 14 AT PAGE 246 & 247.
 - 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. 35-35-101.

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.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the Southeast 1/4 Southwest 1/4 of Section 3, Township 1 South, Range 1 East, of the Ute Meridian, as recorded in Book 2008 Page 919 and Book 2125 Page 81 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:
Beginning at the Southeast corner of Outlot A, Orchard Run, Filing 1, Amended, said point being on the North Right-of-Way of F Road, from which the 1/4 Corner for Sections 3 and 10 bears N 89°56'32" E, 477.00 Feet and S 00°10'50" E, 50.00 Feet; thence S 89°56'32" W, 37.00 Feet to the Southwest corner of said Outlot A; thence N 00°10'50" W, 693.94 Feet to the Northwest corner of said Outlot A; thence N 89°49'10" E, 5.00 Feet; thence N 00°10'50" W, 27.98 Feet; thence N 89°49'10" E, 149.00 Feet; thence S 00°10'50" E, 27.98 Feet to the North Line of said Outlot A; thence N 89°49'10" E, 330.00 Feet to the Northeast corner of said Outlot A; thence S 00°10'50" E, 1.04 Feet; thence S 89°49'10" W, 140.00 Feet; thence S 00°10'50" E, 63.98 Feet; thence S 89°49'10" W, 324.00 Feet; thence S 00°10'50" E, 445.00 Feet; thence N 89°49'10" E, 17.00 Feet; thence S 00°10'50" E, 184.00 Feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as ORCHARD RUN - FILING 1A, a subdivision of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all the streets and roads as shown hereon the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as "EASEMENT" on the accompanying plat as easements for the installation and maintenance of such utilities, drainage, and irrigation facilities, including but not limited to electrical lines, gas lines, telephone lines and cable television lines, with further right of ingress and egress to and from the above described easements.

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19th day of March, 1996.

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

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of March, 1996 by Stanley L. Seligman, President, Atlantic Fidelity, Inc., a Nevada corporation.

My Commission expires 10-30-99
Witness my hand and official Seal

Karen L. Schminke

Notary Public



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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:43 o'clock P.M. this 20th day of March, A.D. and is duly recorded in Plat Book No. 15 Page 53 Reception No. 1750466 Drawer No. BB 111

Monika Todd Clerk and Recorder
Shirley Howard Deputy
Fees: \$ 10.⁰⁰ 1st sc

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19th day of March, A.D. 1996 County Planning Commission of the County of Mesa, State of Colorado.

Thomas R. Banta
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of March, A.D. 1996 Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn 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 under my supervision from notes taken in the field during November, 1995, and that this subdivision plat represents said survey.

Wayne H. Lizer 2/29/96
Wayne H. Lizer, P.E., P.L.S. 14113



LEGEND

- SET 5/8 INCH REBAR WITH CAP IN CONCRETE MARKED P.E., P.L.S. 14113
- MESA COUNTY BRASS CAP

ORCHARD RUN-FILING 1A
BEING A REPLAT OF OUTLOT A OF THE AMENDED PLAT OF ORCHARD RUN-FILING NUMBER ONE TOGETHER WITH A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 3, T. 1 S., R. 1 E., U.M. MESA COUNTY, COLORADO

WH. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT B
GRAND JUNCTION, COLORADO

DATE: NOVEMBER 1995	PROJ. NO. 942678-3	SCALE: 1"=50'	CHECKED BY: <i>WHL</i>
------------------------	-----------------------	------------------	---------------------------