

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 East 1/2 Southwest 1/4 of Section 3, Township 1 South, Range 1 East, of the Ute Meridian, as recorded in Book 2358 Page 239 and Book 2440 Page 123 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at the SW 1/16 Corner for said Section 3; thence N 00°04'53" W, 545.38 feet; thence N 89°52'55" E, 94.36 feet; thence S 00°07'05" E, 77.00 feet; thence N 89°52'55" E, 295.00 feet; thence N 00°07'05" W, 302.86 feet; thence N 89°52'55" E, 206.00 feet; thence S 00°07'05" E, 383.86 feet; thence N 89°52'55" E, 26.28 feet; thence S 00°07'05" E, 19.40 feet; thence S 89°52'55" W, 383.83 feet; thence S 00°07'05" E, 659.43 feet; thence S 89°52'55" W, 39.19 feet; thence S 00°07'05" E, 225.00 feet; thence N 79°51'10" W, 200.78 feet; thence N 00°15'25" W, 580.68 feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as IRISH WALK - FILING 2, a subdivision of a part of Mesa County, State of Colorado.

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

and further, dedicates those portions of said real property which are labeled as "IRRIGATION EASEMENT" on the accompanying plat as easements for the installation and maintenance of irrigation lines; for the distribution of irrigation water to downstream irrigation water users, as well as a private irrigation system to be owned and maintained by the Homeowners Association;

and further, dedicates for the use of the Palisade Irrigation District, that portion of said real property which is labeled as "OUTLOT D" on the accompanying plat as an easement for the installation and maintenance of irrigation lines;

and further, dedicates those portions of said real property which are labeled as "DRAINAGE EASEMENT" on the accompanying plat as easements for the installation and maintenance of drainage facilities for the transportation of storm water runoff;

and further, dedicates those portions of said real property which are labeled as "OUTLOT A" and "OUTLOT B" as utility easements for the installation and maintenance of such utilities, including but not limited to sanitary sewer lines, water lines, irrigation facilities and drainage facilities;

and further, dedicates those portions of said real property which are labeled as "OUTLOT A", "OUTLOT B" and "OUTLOT C" on the accompanying plat as pedestrian walkways to be owned and maintained by the HOMEOWNERS ASSOCIATION;

and further, dedicates that portion of said real property which is labeled as "OUTLOT C" on the accompanying plat as R.V. Storage to be owned and maintained by Irish Walk, Inc.;

all easements described above include further right of ingress and egress to and from said easements, being reasonable and prudent as to all usage;

IRISH WALK FILING 2

IN THE EAST 1/2 SOUTHWEST 1/4 SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
MESA COUNTY, COLORADO

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of April, 1999.
County Planning Commission of the County of Mesa, Colorado.

Thomas R. Benton
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of April, 1999.
Board of County Commissioners of the County of Mesa, Colorado.

Kathryn A. Zell
Chairman

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25 day of March, 1999.

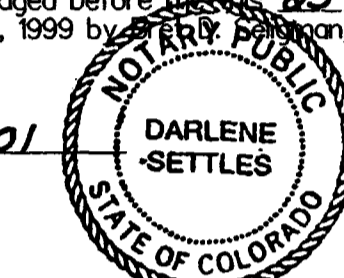
Bret D. Seligman
Irish Walk, Inc., a Colorado Corporation
Bret D. Seligman, Vice President

STATE OF COLORADO }
COUNTY OF MESA } SS

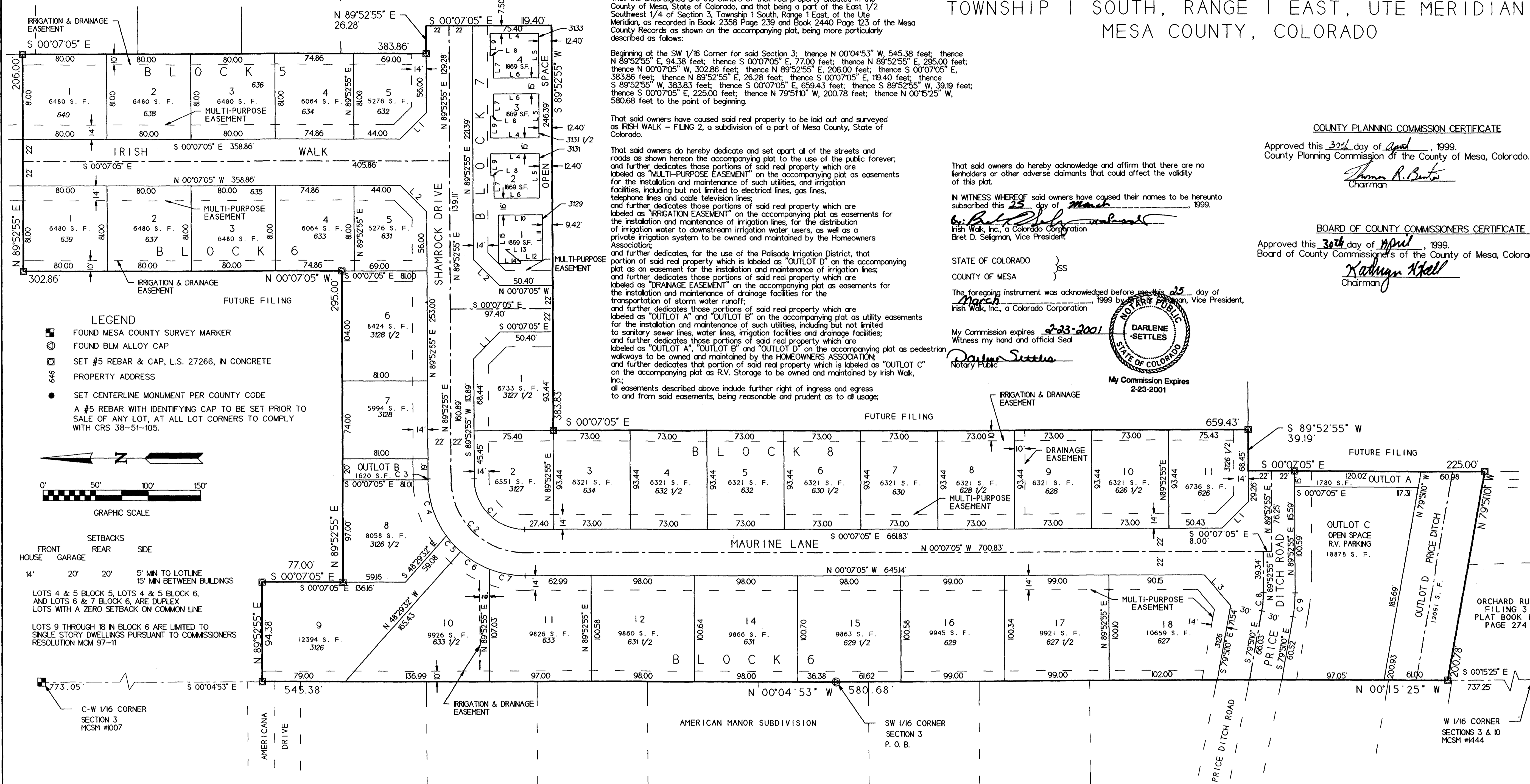
The foregoing instrument was acknowledged before me this 25 day of March, 1999 by Bret D. Seligman, Vice President, Irish Walk, Inc., a Colorado Corporation

My Commission expires 2-23-2001
Witness my hand and official Seal

Darlene Settles
Notary Public



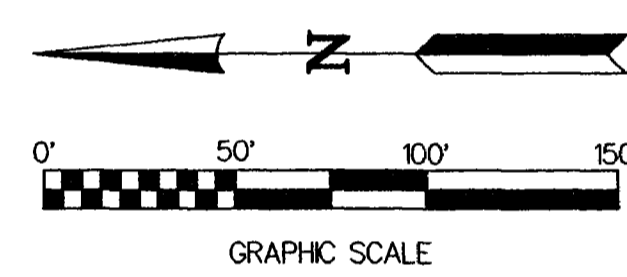
My Commission Expires 2-23-2001



LEGEND

- FOUND MESA COUNTY SURVEY MARKER
- FOUND BLM ALLOY CAP
- SET #5 REBAR & CAP, L.S. 27266, IN CONCRETE
- PROPERTY ADDRESS
- SET CENTERLINE MONUMENT PER COUNTY CODE

A #5 REBAR WITH IDENTIFYING CAP TO BE SET PRIOR TO SALE OF ANY LOT, AT ALL LOT CORNERS TO COMPLY WITH CRS 38-51-105.



SETBACKS

FRONT HOUSE 14'
REAR GARAGE 20'
SIDE 5' MIN TO LOTLINE
15' MIN BETWEEN BUILDINGS

LOTS 4 & 5 BLOCK 5, LOTS 4 & 5 BLOCK 6, AND LOTS 6 & 7 BLOCK 6, ARE DUPLEX LOTS WITH A ZERO SETBACK ON COMMON LINE.

LOTS 9 THROUGH 18 IN BLOCK 6 ARE LIMITED TO SINGLE STORY DWELLINGS PURSUANT TO COMMISSIONERS RESOLUTION MCM 97-11

C-W 1/16 CORNER SECTION 3 MCSM #4007

TABULATION OF LAND USE

| | | |
|--------------------|------------|------|
| TOTAL AREA | 8.95 ACRES | 100% |
| ROADS | 1.98 ACRES | 22% |
| 37 LOTS | 5.93 ACRES | 66% |
| OPEN SPACE | 0.25 ACRES | 03% |
| PEDESTRIAN ACCESS | 0.08 ACRES | 01% |
| R. V. STORAGE | 0.43 ACRES | 05% |
| PRICE DITCH R.O.W. | 0.28 ACRES | 03% |

CURVE TABLE

| CURVE | RADIUS | ANGLE | LENGTH | CHORD |
|-------|---------|-----------|---------|----------------------|
| C 1 | 48.00' | 90°00'00" | 75.40' | N 44°52'55" E 67.88' |
| C 2 | 70.00' | 90°00'00" | 109.96' | N 44°52'55" E 98.99' |
| C 3 | 92.00' | 00°37'22" | 1.00' | N 89°24'14" E 1.00' |
| C 4 | 92.00' | 35°11'44" | 56.51' | N 71°39'41" E 55.63' |
| C 5 | 92.00' | 12°33'21" | 20.16' | N 47°47'09" E 20.12' |
| C 6 | 92.00' | 19°58'00" | 32.01' | N 31°32'28" E 31.85' |
| C 7 | 92.00' | 21°41'33" | 34.83' | N 10°43'42" E 34.62' |
| C 8 | 97.97' | 10°15'55" | 17.55' | S 84°59'07" E 17.53' |
| C 9 | 127.97' | 10°15'55" | 22.93' | S 84°59'07" E 22.90' |

LINE TABLE

| LINE | BEARING | DIST. |
|------|---------------|--------|
| L 1 | S 45°07'05" E | 35.36' |
| L 2 | N 44°52'55" E | 35.36' |
| L 3 | N 50°00'53" E | 38.38' |
| L 4 | S 00°07'05" E | 46.00' |
| L 5 | S 89°52'55" W | 42.00' |
| L 6 | N 00°07'05" W | 43.00' |
| L 7 | N 89°52'55" E | 2.00' |
| L 8 | N 00°07'05" E | 3.00' |
| L 9 | N 89°52'55" W | 2.00' |
| L 10 | S 00°07'05" E | 42.00' |
| L 11 | S 89°52'55" W | 43.00' |
| L 12 | N 00°07'05" W | 2.00' |
| L 13 | S 89°52'55" W | 3.00' |
| L 14 | N 00°07'05" W | 2.00' |
| L 15 | N 89°52'55" E | 46.00' |

NOTES:

- BEARINGS ARE BASED UPON THE EAST LINE OF THE SE 1/4 SW 1/4 SECTION 3. FOUND A 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 PAGES 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.

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of IRISH WALK, FILING 2, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

Prepared by:
Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504
Phone: (970) 434-4679



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 4:12 o'clock P.M., this 30th day of April, 1999, and is duly recorded in Plat Book No. 17 Page 59, Reception No. 1900260, Drawer GG 137.

Monika Todd 10.00 FEE *Darlene Settles* Deputy
Clerk and Recorder

**IRISH WALK
FILING 2
SITUATE
E 1/2 - SW 1/4 - SECTION 3
TOWNSHIP 1 SOUTH - RANGE 1 EAST
UTE MERIDIAN
MESA COUNTY COLORADO**

PREPARED FOR
IRISH WALK, INC.

SCALE: 1"=50'
MARCH 1, 1999