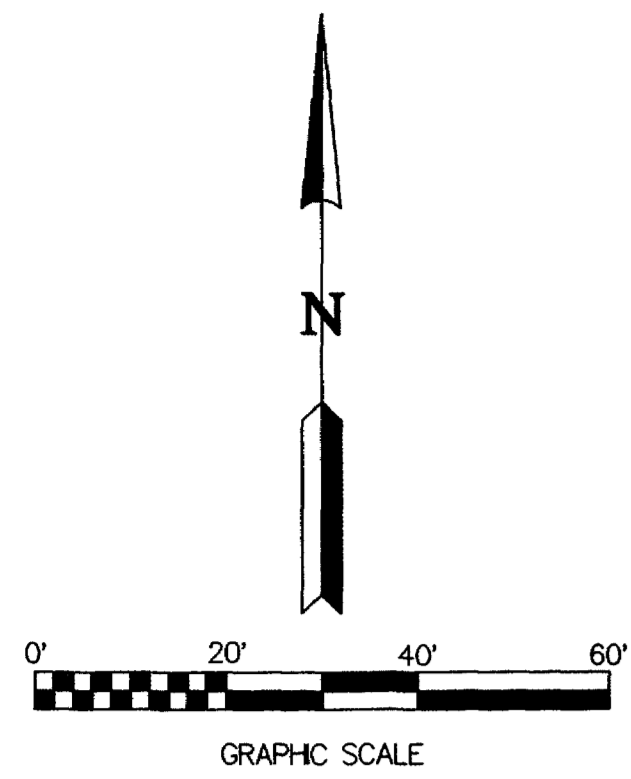
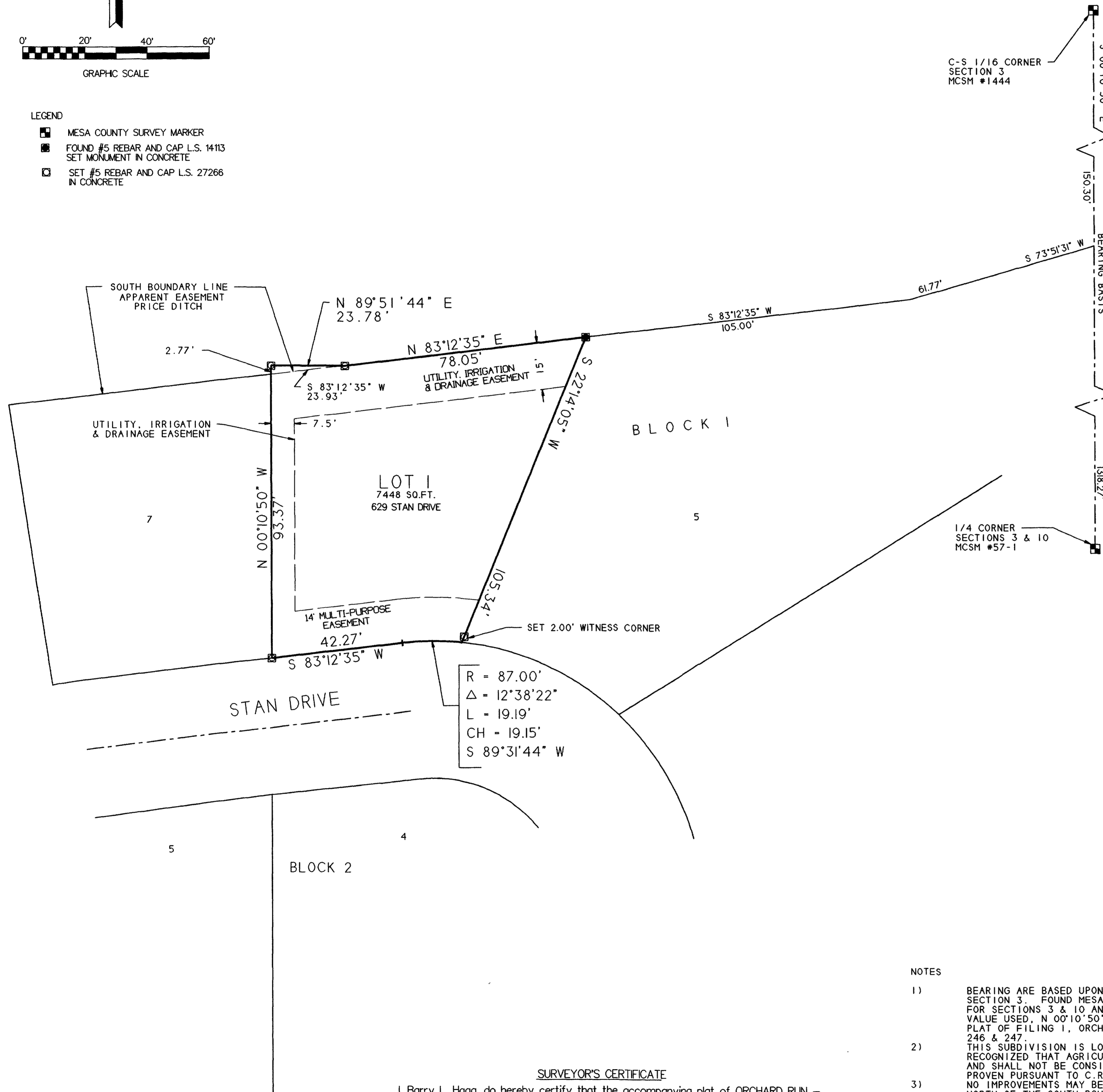


ORCHARD RUN - FILING 2A

IN THE SOUTHEAST 1/4 SOUTHWEST 1/4 SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
BEING A REPLAT OF LOT 6, BLOCK 1 OF
ORCHARD RUN - FILING 2
MESA COUNTY, COLORADO



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR AND CAP L.S. 14113 SET MONUMENT IN CONCRETE
 - SET #5 REBAR AND CAP L.S. 27266 IN CONCRETE



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 Plat Book 15 at Page 102 and Book 2440 Page 122 of the Mesa County Records, as shown on the accompanying plat, being more particularly described as follows:

Lot 6, Block 1, Orchard Run, Filing 2 together with a parcel of land in the SE 1/4 of the SW 1/4 of Section 3, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows: Beginning at the Northwest Corner of Lot 6, Block 1, Orchard Run Subdivision, Filing Two, as recorded in Plat Book 15 at Page 102 of the Mesa County records, said point being S 00°10'50" E, 150.30' feet, then S 73°51'31" W, 61.77' feet, then S 83°12'35" W, 206.98' feet from the C-S 1/16 corner of said Section 3; thence N 00°10'50" W, 2.77' feet; thence N 89°51'44" E, 23.78' feet; thence S 83°12'35" W, 23.93' feet to the point of beginning.

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

That said owners do hereby dedicate and set apart 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 "UTILITY, IRRIGATION & DRAINAGE EASEMENT" on the accompanying plat as easements for the installation and maintenance of sanitary sewer lines, water lines, irrigation facilities and drainage facilities;

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 30th day of July, 1998.

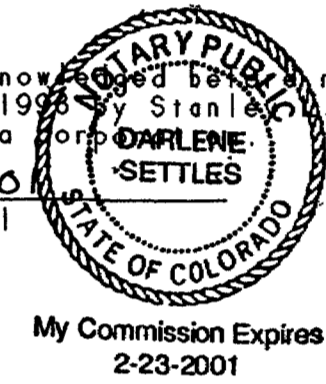
Stanley L. Seligman, President
Stanley L. Seligman, President
Atlantic Fidelity, Inc., a Nevada Corporation

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 30th day of July, 1998, by Stanley L. Seligman, President, Atlantic Fidelity, Inc., a Nevada Corporation.

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

Darlene Settler
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 10:53 o'clock AM, this 31st day of July, 1998, and is duly recorded in Plat Book No. 16, Page 239, Reception No. 1857152, Drawer No. FF133

Monika Jodd, Clerk and Recorder, FEE 10.⁰⁰
Shirley Howard, Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 31st day of July, 1998,
Board of County Commissioners of the County of Mesa, Colorado.

James R. Baughman
Chairman

NOTES

- 1) 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.
- 2) 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.
- 3) NO IMPROVEMENTS MAY BE CONSTRUCTED ON THIS LOT 1 OF THIS FILING 2A NORTH OF THE SOUTH BOUNDARY LINE OF THE PRICE DITCH EASEMENT.
- 4) COVENANTS FOR ORCHARD RUN ARE RECORDED IN BOOK 2244 AT PAGE 458 OF THE MESA COUNTY RECORDS.
- 5) AN AVIGATION EASEMENT FOR ORCHARD RUN IS RECORDED IN BOOK 2244 AT PAGE 443 OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

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

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



ORCHARD RUN - FILING 2A

SITUATE
SE 1/4 - SW 1/4 - SECTION 3
TOWNSHIP 1 SOUTH - RANGE 1 EAST
UTE MERIDIAN

MESA COUNTY COLORADO

PREPARED FOR
ATLANTIC FIDELITY, INC.

SCALE: 1"=20'

JUNE 30, 1998