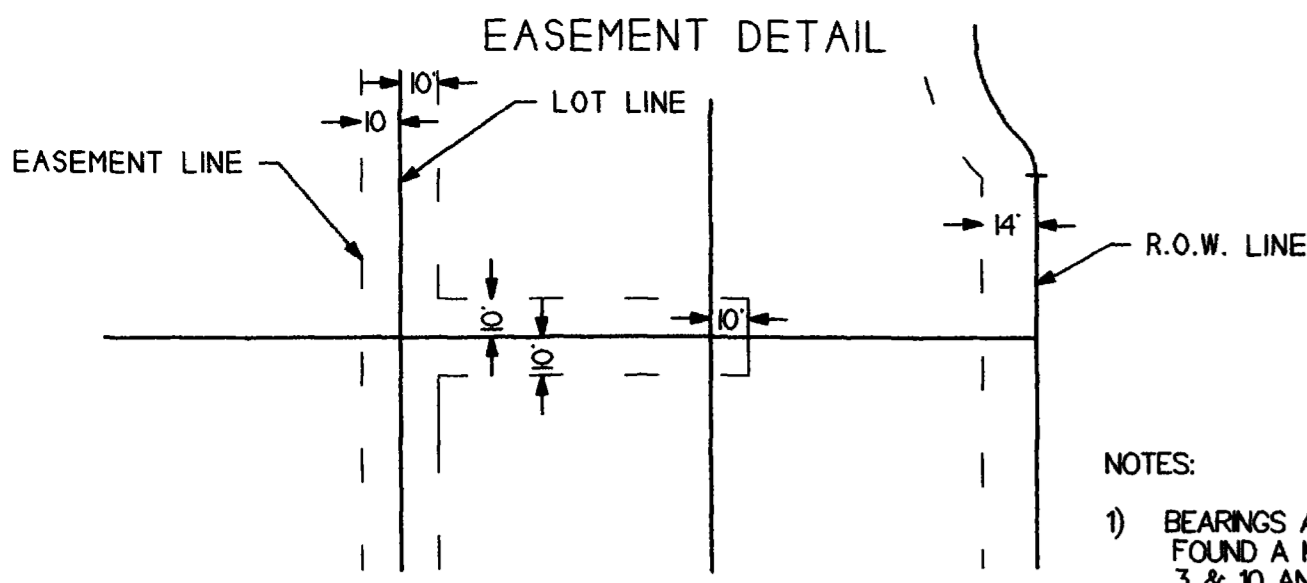


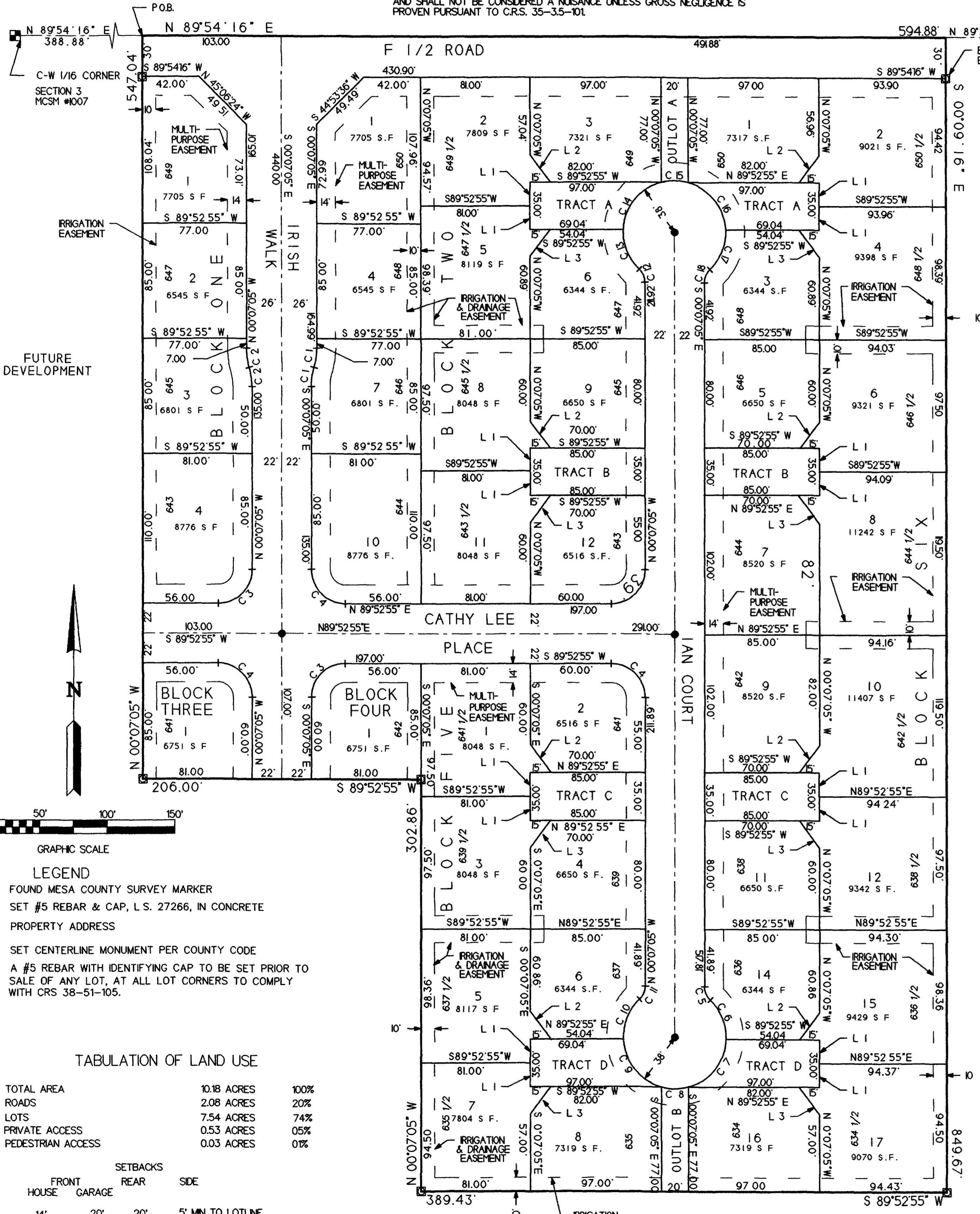
# IRISH WALK FILING 1

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



**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°07'05" 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.



**CURVE TABLE**

CURVE	RADIUS	ANGLE	LENGTH	CHORD
1	50.00'	16°15'37"	14.19'	S 08°00'44" W 14.14'
2	50.00'	16°15'37"	14.19'	S 05°14'53" E 14.14'
3	50.00'	90°00'00"	39.27'	N 44°52'55" E 35.36'
4	25.00'	90°00'00"	39.27'	S 45°07'05" E 35.36'
5	13.50'	46°25'25"	10.94'	S 23°19'47" E 10.64'
6	38.00'	48°55'42"	32.45'	S 22°04'39" E 31.47'
7	38.00'	72°14'16"	47.91'	S 38°30'20" W 44.80'
8	38.00'	30°30'54"	20.24'	S 89°52'55" W 20.00'
9	38.00'	72°14'16"	47.91'	N 38°44'29" W 44.80'
10	38.00'	48°55'42"	32.45'	N 21°50'30" E 31.47'
11	13.50'	46°25'25"	10.94'	N 23°05'38" E 10.64'
12	38.00'	46°25'25"	10.94'	S 89°52'55" W 10.64'
13	38.00'	48°55'42"	32.45'	N 22°04'39" E 31.47'
14	38.00'	72°14'16"	47.91'	N 38°30'20" W 44.80'
15	38.00'	30°30'54"	20.24'	N 89°52'55" W 20.00'
16	38.00'	72°14'16"	47.91'	S 38°44'29" W 44.80'
17	38.00'	48°55'42"	32.45'	S 21°50'30" W 31.47'
18	13.50'	46°25'25"	10.94'	S 23°05'38" W 10.64'

**LINE TABLE**

LINE	BEARING	DIST.
L 1	S 00°07'05" E	17.50'
L 2	S 36°59'16" E	25.00'
L 3	S 36°45'07" W	25.00'

**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 Northeast 1/4 Southwest 1/4 of Section 3, Township 1 South, Range 1 East, of the Ute Meridian, as recorded in Book 2358 Page 239 and of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:  
A parcel of land in the NE 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 on the North line of the NE 1/4 of the SW 1/4 of said Section 3, at a point from which the C-W 1/16 Corner of said Section 3 bears S 89°54'16" W, 388.88 feet; thence along said North line N 89°54'16" E, 594.88 feet; thence leaving said North line S 00°07'05" E, 849.87 feet; thence S 89°52'55" W, 389.43 feet; thence N 00°07'05" W, 302.86 feet; thence S 89°52'55" W, 206.00 feet; thence N 00°07'05" W, 547.04 feet to the point of beginning.  
That said owners have caused said real property to be laid out and surveyed as IRISH WALK - FILING 1, 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 "TRACT A", "TRACT B", "TRACT C" and "TRACT D" on the accompanying plat as Limited Common Areas for the use of the adjoining lots as an Ingress/Egress Easement and as utility easements for the installation and maintenance of such utilities, including but not limited to electrical lines, gas lines, telephone lines, cable television lines, sanitary sewer lines, water lines, irrigation facilities and drainage facilities; and further dedicates those portions of said real property which are labeled as "TRACT A" and "TRACT D" on the accompanying plat as service easements for use as a turnout for emergency vehicles and service trucks including but not limited to waste disposal trucks; 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 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; all easements described above include further right of ingress and egress to and from said easements, being reasonable and prudent as to all usage; and further dedicates those portions of said real property which are labeled as "OUTLOT B" on the accompanying plat 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" and "OUTLOT B" on the accompanying plat as pedestrian walkways to be owned and maintained by the HOMEOWNERS ASSOCIATION; all easements described above include further right of ingress and egress to and from said easements, being reasonable and prudent as to all usage;

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 \_\_\_\_\_ day of \_\_\_\_\_, 1998.  
*Bret D. Seligman*  
Bret D. Seligman, Vice President  
Irish Walk, Inc., a Colorado Corporation

**COUNTY PLANNING COMMISSION CERTIFICATE**  
Approved this 31<sup>st</sup> day of MARCH, 1998.  
County Planning Commission of the County of Mesa, Colorado.  
*[Signature]*  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
Approved this 3<sup>rd</sup> day of April, 1998.  
Board of County Commissioners of the County of Mesa, Colorado.  
*James R. Baughman*  
Chairman

STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MARCH, 1998 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

**CLERK AND RECORDERS CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 2:50 o'clock PM, this 7<sup>th</sup> day of April, 1998, and is duly recorded in Plat Book No. 16 Page 124, Reception No. 1840460, Drawer FF42.  
*Monika Todd* \$10.00 + 1.00  
Clerk and Recorder FEE Deputy *Kathy West*

**SURVEYOR'S CERTIFICATE**  
I, Barry L. Haag, do hereby certify that the accompanying plat of IRISH WALK, FILING 1, 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



The Declaration of Covenants and Restrictions are recorded in Book 2417, at Page 741, of the Mesa County Records.

**IRISH WALK  
FILING 1  
SITUATE  
NE 1/4 - SW 1/4 - SECTION 3  
TOWNSHIP 1 SOUTH - RANGE 1 EAST**  
MESA COUNTY UTE MERIDIAN COLORADO  
PREPARED FOR  
IRISH WALK, INC.

SCALE: 1"=50' MARCH 16, 1998

**LEGEND**  
 FOUND MESA COUNTY SURVEY MARKER  
 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.

**TABULATION OF LAND USE**

TOTAL AREA	10.18 ACRES	100%
ROADS	2.08 ACRES	20%
LOTS	7.54 ACRES	74%
PRIVATE ACCESS	0.53 ACRES	05%
PEDESTRIAN ACCESS	0.03 ACRES	01%

**SETBACKS**

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