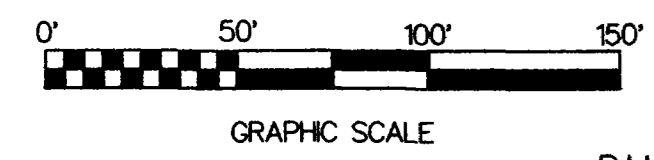


ORCHARD RUN - FILING 4

IN THE SOUTHEAST 1/4 SOUTHWEST 1/4 SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
AND A REPLAT OF A PORTION OF OUTLOT B OF
ORCHARD RUN - FILING 1A
MESA COUNTY, COLORADO

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ⊙ BLM ALLOY CAP
 - FOUND #5 REBAR AND CAP L.S. 1413 IN CONCRETE
 - SET #5 REBAR AND CAP L.S. 27266 IN CONCRETE
 - CENTERLINE MONUMENT - SEE NOTE 3
 - 609 PROPERTY ADDRESS



BUILDING SETBACKS

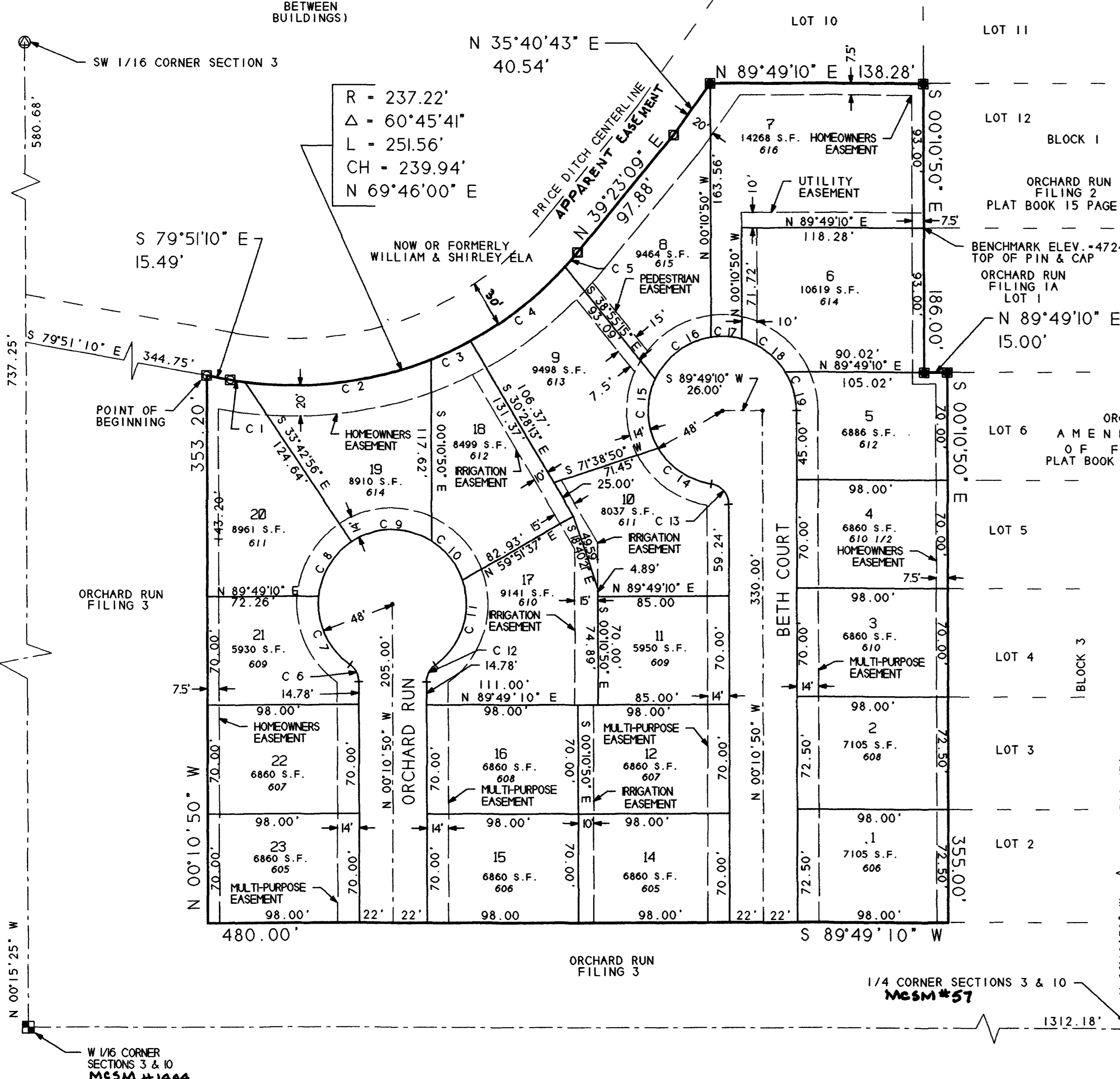
- FRONT 20 FEET
- REAR 20 FEET
- SIDE 5-10 FEET (15' MIN BETWEEN BUILDINGS)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C 1	237.22'	02°17'50"	9.51'	9.51'	S 81°00'04"
C 2	237.22'	29°42'32"	123.00'	121.63'	N 82°59'45"
C 3	237.22'	06°50'15"	28.31'	28.29'	N 64°43'21"
C 4	237.22'	18°53'55"	78.24'	77.89'	N 51°51'16"
C 5	237.22'	03°01'09"	12.50'	12.50'	N 40°53'44"
C 6	13.50'	54°44'37"	12.90'	12.41'	N 27°33'09"
C 7	48.00'	60°43'22"	50.87'	48.52'	N 24°33'46"
C 8	48.00'	50°29'09"	42.30'	40.94'	N 31°02'30"
C 9	48.00'	65°28'21"	54.85'	51.91'	N 89°01'15"
C 10	48.00'	39°12'54"	32.85'	32.22'	S 38°38'08"
C 11	48.00'	73°35'28"	61.65'	57.50'	S 17°46'03"
C 12	13.50'	54°44'37"	12.90'	12.41'	S 27°11'29"
C 13	13.50'	81°08'50"	19.11'	17.56'	N 40°44'15"
C 14	48.00'	50°49'27"	42.58'	41.20'	N 55°52'56"
C 15	48.00'	55°47'10"	46.74'	44.91'	N 02°34'38"
C 16	48.00'	55°47'10"	46.74'	44.91'	N 53°12'32"
C 17	48.00'	24°05'26"	20.18'	20.03'	S 86°51'10"
C 18	48.00'	43°14'20"	36.22'	35.37'	S 53°11'17"
C 19	48.00'	31°23'17"	26.30'	25.97'	S 15°52'29"

AREA SUMMARY

22 LOTS	4.037 ACRES	84%
RIGHT-OF-WAY	0.790 ACRE	16%
TOTAL	4.827 ACRES	100%



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 2181 Page 950 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning on the South Right-of-Way of the Price Ditch, at a point from which the W 1/16 Corner of Sections 3 and 10 bears N 79°51'10" W, 344.75 feet and S 00°15'25" E, 737.25 feet; thence along said Right-of-Way S 79°51'10" E, 15.49 feet; thence along said Right-of-Way along a curve to the left having a radius of 237.22 feet, a central angle of 60°45'41", and an arc length of 251.56 feet; the chord of which bears N 69°46'00" E, 239.94 feet; thence along said Right-of-Way N 39°23'09" E, 97.88 feet; thence along said Right-of-Way N 35°40'43" E, 40.54 feet; thence leaving said Right-of-Way N 89°49'10" E, 138.28 feet; thence S 00°10'50" E, 186.00 feet; thence N 89°49'10" E, 15.00 feet; thence S 00°10'50" E, 355.00 feet; thence S 89°49'10" W, 480.00 feet; thence N 00°10'50" W, 353.20 feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as ORCHARD RUN - FILING 4, 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 "UTILITY EASEMENT" and "OPEN SPACE" on the accompanying plat as easements for the installation and maintenance of sanitary sewer lines, water lines, irrigation facilities and drainage facilities; 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, on or affecting said easements, for the distribution of irrigation water to downstream irrigation water users, reserving for the Homeowners Association the same rights and uses within said easements; and further dedicates those portions of said real property which are labeled as "HOMEOWNER EASEMENT" on the accompanying plat as easements for the installation and maintenance of a private irrigation system 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; and further dedicates those portions of said real property which are labeled as "OPEN SPACE & DRAINAGE BASIN" on the accompanying plat as easements for the installation and maintenance of drainage detention facilities 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 8th day of January, 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 8 day of January, 1998 by Stanley L. Seligman, President, Atlantic Fidelity, Inc., a Nevada corporation.

My Commission expires 2/21/2001
Witness my hand and official Seal
Jim C. Gorkhburg
Notary Public



BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 9th day of January, 1998.
Board of County Commissioners of the County of Mesa, Colorado.
Kathryn A. Hall
Chairman

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)SS
I hereby certify that this instrument was filed in my office at 2:31 o'clock P.M., this 9th day of January, 1998, and is duly recorded in Plat Book No. 76 Page 68, Reception No. 1827570 Drawer No. DD 175 Fee 10.00/1.00
Monika Todd
Clerk and Recorder
Kathy Wort
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 8th day of December, 1997.
County Planning Commission of the County of Mesa, Colorado.
Michael N. ...
Chairman

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of ORCHARD RUN - FILING 4, 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

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) THAT CENTERLINE MONUMENTS ARE TO BE SET IN ACCORDANCE WITH MESA COUNTY CODES WITHIN SIX MONTHS OF THE COMPLETION OF THE STREETS. MONUMENTS NOT SHOWN AT INTERSECTIONS ARE TO BE SET ON THE NORTH-SOUTH CENTERLINE, FIVE (5) FEET NORTH OF INTERSECTIONS.
- 4) COVENANTS FOR ORCHARD RUN ARE RECORDED IN BOOK 2244 AT PAGE 458 OF THE MESA COUNTY RECORDS.
- 5) AN AGRICULTION EASEMENT FOR ORCHARD RUN IS RECORDED IN BOOK 2244 AT PAGE 443 OF THE MESA COUNTY RECORDS.

ORCHARD RUN - FILING 4
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"=50'
MAY 16, 1997