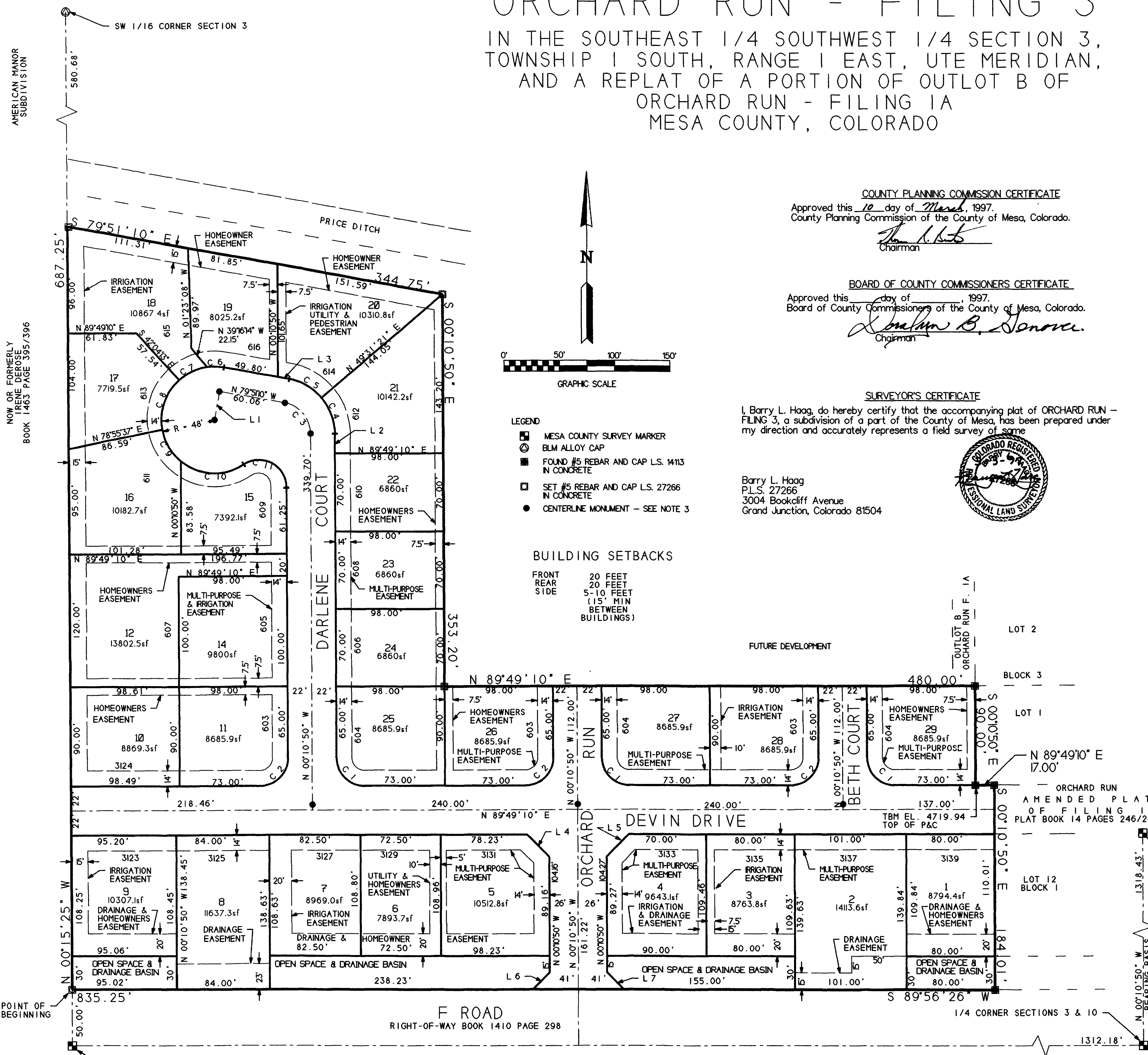


ORCHARD RUN - FILING 3

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



NOW OR FORMERLY
IRENE DEROSE
BOOK 1463 PAGE 395/396

AMERICAN MANOR
SUBDIVISION

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10 day of March, 1997.
County Planning Commission of the County of Mesa, Colorado.
Thomas A. Batts
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 10 day of March, 1997.
Board of County Commissioners of the County of Mesa, Colorado.
William B. Honore
Chairman

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of ORCHARD RUN - FILING 3, 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



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - BLM ALLOY CAP
 - FOUND #5 REBAR AND CAP L.S. 14113 IN CONCRETE
 - SET #5 REBAR AND CAP L.S. 27266 IN CONCRETE
 - CENTERLINE MONUMENT - SEE NOTE 3

BUILDING SETBACKS

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

FUTURE DEVELOPMENT

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 950/951 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning on the West Line of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 1 South, Range 1 East, Ute Meridian, at a point on the North Right-of-Way line of F Road, from which point the W 1/16 Corner of Sections 3 and 10 bears S 00°15'25" E, 50.00 feet; thence N 00°15'25" W, 687.25 feet to the South Right-of-Way line of the Price Ditch; thence along said Right-of-Way line S 79°51'10" E, 344.75 feet; thence leaving said Right-of-Way S 00°10'50" E, 353.20 feet; thence N 89°49'10" E, 480.00 feet to the Northwest Corner of Lot 1, Block 3 of the Amended Plat of Filing 1, Orchard Run as recorded at Plat Book 14, Page 247; thence S 00°10'50" E, 90.00 feet to the South West Corner of said Lot 1; thence N 89°49'10" E, 17.00 feet; thence S 00°10'50" E, 184.01 feet to the North Right-of-Way line of F Road; thence along said Right-of-Way line S 89°56'26" W, 835.25 feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as ORCHARD RUN - FILING 3, 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, dedicate 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, dedicate 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, dedicate 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, dedicate 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; and further, dedicate 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; and further, dedicate 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 dedication.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 3rd day of March, 1997.

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 3rd day of MARCH, 1997 by Stanley L. Seligman, President, Atlantic Fidelity, Inc., a Nevada corporation.

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

Notary Public *Darlene Settle*



C-S 1/16 SECTION 3

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)SS

I hereby certify that this instrument was filed in my office at 2:58 o'clock P.M., this 17th day of March, 1997, and is duly recorded in Plat Book No. 15 Page 294 Reception No. 1791602 Drawer No. DD18 Feb 10 1997

Monika Todd
Clerk and Recorder

Kathy Wait
Deputy

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

COVENANTS ARE RECORDED IN BOOK _____ AT PAGE _____

ORCHARD RUN - FILING 3

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

MESA COUNTY UTE MERIDIAN COLORADO

PREPARED FOR
ATLANTIC FIDELITY, INC.

SCALE: 1"=50'

AUGUST 16, 1996

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C 1	25.00'	90°00'00"	39.27'	35.36'	N 45°10'50" W
C 2	25.00'	90°00'00"	39.27'	35.36'	N 44°49'10" W
C 3	28.00'	79°40'20"	38.94'	35.87'	N 40°01'00" W
C 4	50.00'	40°17'49"	35.17'	35.17'	N 20°19'45" W
C 5	50.00'	39°22'31"	34.36'	33.69'	N 60°09'55" W
C 6	48.00'	18°47'42"	15.75'	15.68'	N 89°15'01" W
C 7	48.00'	33°25'21"	28.00'	27.60'	S 64°38'28" W
C 8	48.00'	59°00'10"	49.43'	47.28'	S 18°25'42" W
C 9	48.00'	39°15'25"	32.89'	32.25'	S 30°42'05" W
C 10	48.00'	72°49'26"	61.01'	56.98'	S 30°44'31" W
C 11	25.00'	122°58'24"	53.66'	43.94'	S 61°40'02" W

LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 10°08'50" W	26.00'
L 2	N 00°10'50" W	17.70'
L 3	N 79°51'10" W	10.26'
L 4	S 45°10'50" E	28.28'
L 5	N 44°49'10" E	28.28'
L 6	S 44°52'48" W	21.19'
L 7	N 45°07'12" W	21.24'

AREA SUMMARY

28 LOTS	6.005 ACRES	73%
RIGHT-OF-WAY	1.794 ACRES	22%
PRIVATE OPEN SPACE	0.392 ACRE	5%
TOTAL	8.191 ACRES	100%

NOTES

- BEARINGS 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.
- THE 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.