

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Northwest Plateau Development Corporation is the owner of a parcel of land being that certain tract of land in the (SE1/4 NW1/4) of Section 35, Township One North, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3559 at Page 70 of the Mesa County real property records, and being more particularly described as a result of survey as follows:

All that part of the N1/2SE1/4NW1/4 of Section 35, Township One North, Range One West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described by the following perimeter:

Commencing at a Mesa County Survey Marker for the Center North 1/16 (CN 1/16) Corner of said Section 35, from whence a Mesa County Survey Marker for the Center 1/4 (C1/4) Corner of said Section 35 bears S00°00'05"E, according to the Mesa County Local Coordinate System, for a distance of 1311.18 feet; thence N89°55'49"W, on the northerly line of the SE1/4NW1/4 of said Section 35, for a distance of 418.57 feet to the point of beginning; thence S00°10'45"W for a distance of 321.76 feet; thence S24°59'45"W for a distance of 105.70 feet; thence S20°04'45"W for a distance of 227.16 feet to a point on the northerly right-of-way line of "Clarkdell Road", as recorded in Book 884 at Page 418 in the Office of the Mesa County Clerk and Recorder; thence, continuing on said right-of-way line, N76°23'15"W for a distance of 106.42 feet; thence, continuing on said right-of-way line, N89°58'27"W, parallel with the southerly line of the N1/2SE1/4NW1/4 of said Section 35, for a distance of 277.96 feet; thence S00°00'00"E for a distance of 50.00 feet to said southerly line; thence, on said southerly line, N89°58'27"W for a distance of 391.60 feet to the westerly line of the SW1/4NW1/4 of said Section 35; thence N00°03'14"W for a distance of 656.65 feet to the N.W. Corner of the SE1/4NW1/4 of said Section 35; thence S89°55'49"E for a distance of 897.27 feet to the beginning.

(Containing 12.57 acres, more or less)

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as OLD ORCHARD ESTATES, in the City of Grand Junction, County of Mesa, State of Colorado, and does/do hereby offer the following dedications and grants:

All street, roads, and rights-of-way shown hereon, being G 3/4 Road, Old Orchard Street, and New Orchard Court to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Drainage Easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual, non-exclusive easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

29th day of December, A.D., 2005

By Steven R. Hejl, President
Northwest Plateau Development Corporation

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 29th day of December, A.D., 2005 by Steven R. Hejl

My commission expires: 09-17-2009

WITNESS MY HAND AND OFFICIAL SEAL.

Victoria Wagner
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:21 o'clock P.M., this 1st day of January, A.D., 2006 and is duly recorded as Reception Number 2223723 in Book 4086, Page 649 through 651 inclusive. Drawer No. KR-103

Clerk and Recorder

Deputy

36111.15
Fees

TITLE CERTIFICATION

We Abstract Title Company of Mesa County, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Northwest Plateau Development Corporation; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: 12-22-05

by: Debra J. Blanchette
for Abstract and Title Co. of Mesa County, Inc.

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3776, Page 266, reception number 2223673, of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its

President, with the authority of its board of directors, this 29th day of December, 2005

STATE OF COLORADO)

COUNTY OF MESA) ss

By: John Stevenson

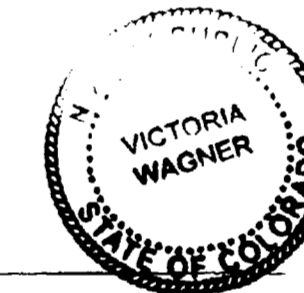
The foregoing instrument was acknowledged before me this 29th day of December, A.D., 2005

By John Stevenson
for Grand Valley National Bank.

My commission expires: 09-17-2009

WITNESS MY HAND AND OFFICIAL SEAL.

Victoria Wagner
Notary Public



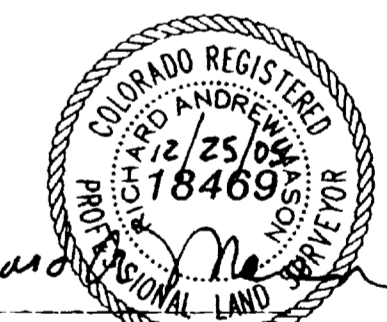
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 27th day of January, A.D. 2006

Mayor: Ben Hall City Manager: [Signature]

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Old Orchard Estates, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.



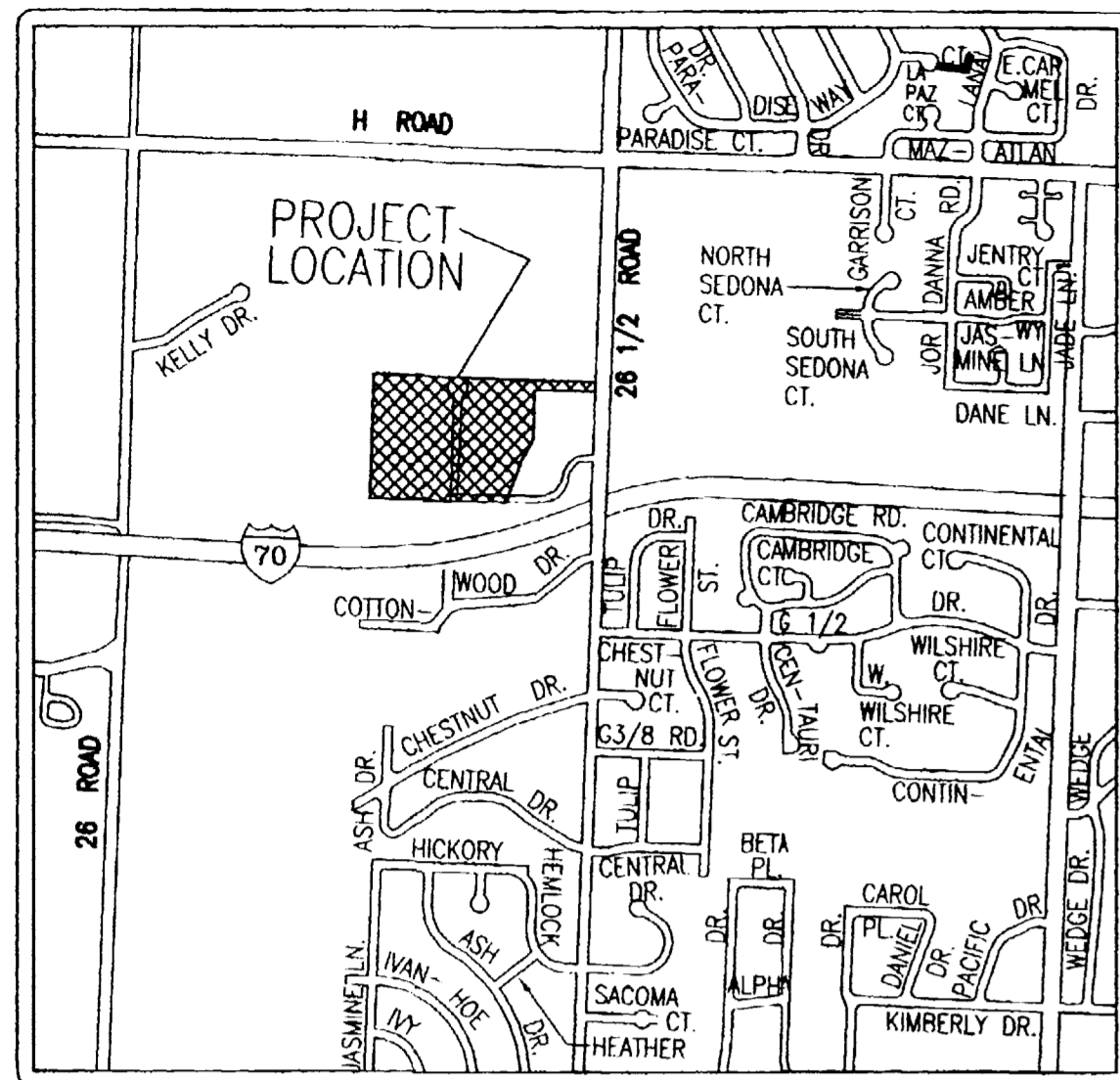
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

December 25, 2005

Date

GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract and Title Company, of Mesa County Co., File No. 915964, effective date 12/13/2005.
- Basis of bearings derived from "Mesaco LCS" and the bearing between Mesa County Survey Markers for the C1/4 of Sec. 35 and the C-N1/16 of Sec. 35 is N00°00'05"W, for a distance of 1311.18 feet.
- All Irrigation Easements shown hereon shall be granted by separate instrument to the Old Orchard Estates Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.
- All Homeowner Association Drainage Easements shown hereon shall be granted by separate instrument to the Old Orchard Estates Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of drainage facilities.
- Tract B, shown hereon shall be granted by separate instrument to the Old Orchard Estates Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for Open Space purposes, subject to the various easements dedicated and granted on this Final Plat.
- Tract A, shown hereon shall be granted by separate instrument to the Old Orchard Estates Homeowners Association for the benefit of the owners, as undivided interests, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems, subject to the various easements dedicated and granted on this Final Plat. Ingress/Egress Easements shown hereon are hereby granted to the owners of Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot owner(s) their guests and invitees, and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.
- Original grant of easement, book 2530, page 504 granted an easement to the City of Grand Junction that is 20 feet in width.
- See the recorded Old Orchard Estates Site Plan for non-standard front building setbacks on lots 5,6,7,8, & 9, Block 2.



VICINITY MAP

AREA SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOTS 1-3 BLOCK 1	1.37	10.90%
LOTS 1-15 BLOCK 2	9.37	74.54%
Tract A & B	0.55	4.38%
DEDICATED R.O.W.	1.28	10.18%
TOTAL	12.57	100.00%

FOR CITY OF GRAND JUNCTION USE

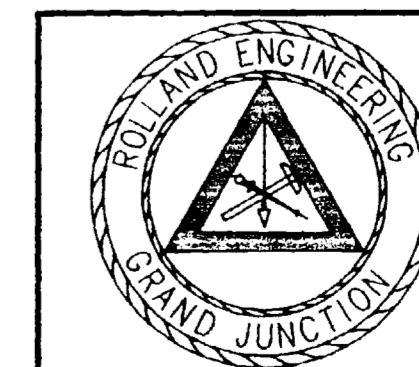
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

- Book 4086 Page 652-668 Covenants Conditions and Restrictions.
- Book 3961 Page 341 Tract A.
- Book 3961 Page 341 Tract B.
- Book 3961 Page 341 Irrigation Easements.
- Book 4186 Page 647-649 Old Orchard Road Right-of-Way.
- Book 4186 Page 647-649 14' Multi Purpose Easement.
- Book 3961 Page 341 Homeowners Association Drainage Easement.

LEGEND & ABBREVIATIONS

⊙ MESA COUNTY SURVEY MARKER	NAVDB8 NORTH AMERICAN VERTICAL DATUM 1988
⊙ BLM MONUMENT	SEC SECTION
⊙ FOUND 5/8" REBAR & CAP LS-18478	BK BOOK
⊙ SET REBAR & CAP LS-18469	PG PAGE
⊙ SET PK NAIL WITH WASHER LS-18469	POS PAGES
MCSM MESA COUNTY SURVEY MARKER	T. TOWNSHIP
BLM BUREAU OF LAND MANAGEMENT	R. RANGE
P.O.C. POINT OF COMMENCEMENT	U.M. UTE MERIDIAN
P.O.B. POINT OF BEGINNING	N NORTH
T1N TOWNSHIP ONE NORTH	NE NORTHEAST
R1W RANGE ONE WEST	E EAST
MCSM MESA COUNTY SURVEY MARKER	SE SOUTH EAST
C CENTER	S SOUTH
	SW SOUTHWEST
	W WEST
	NW NORTHWEST

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.

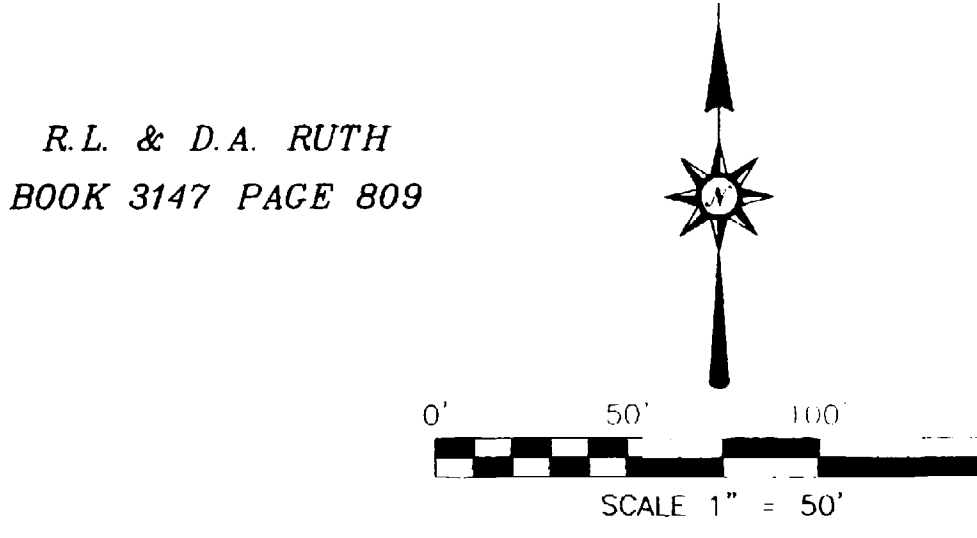
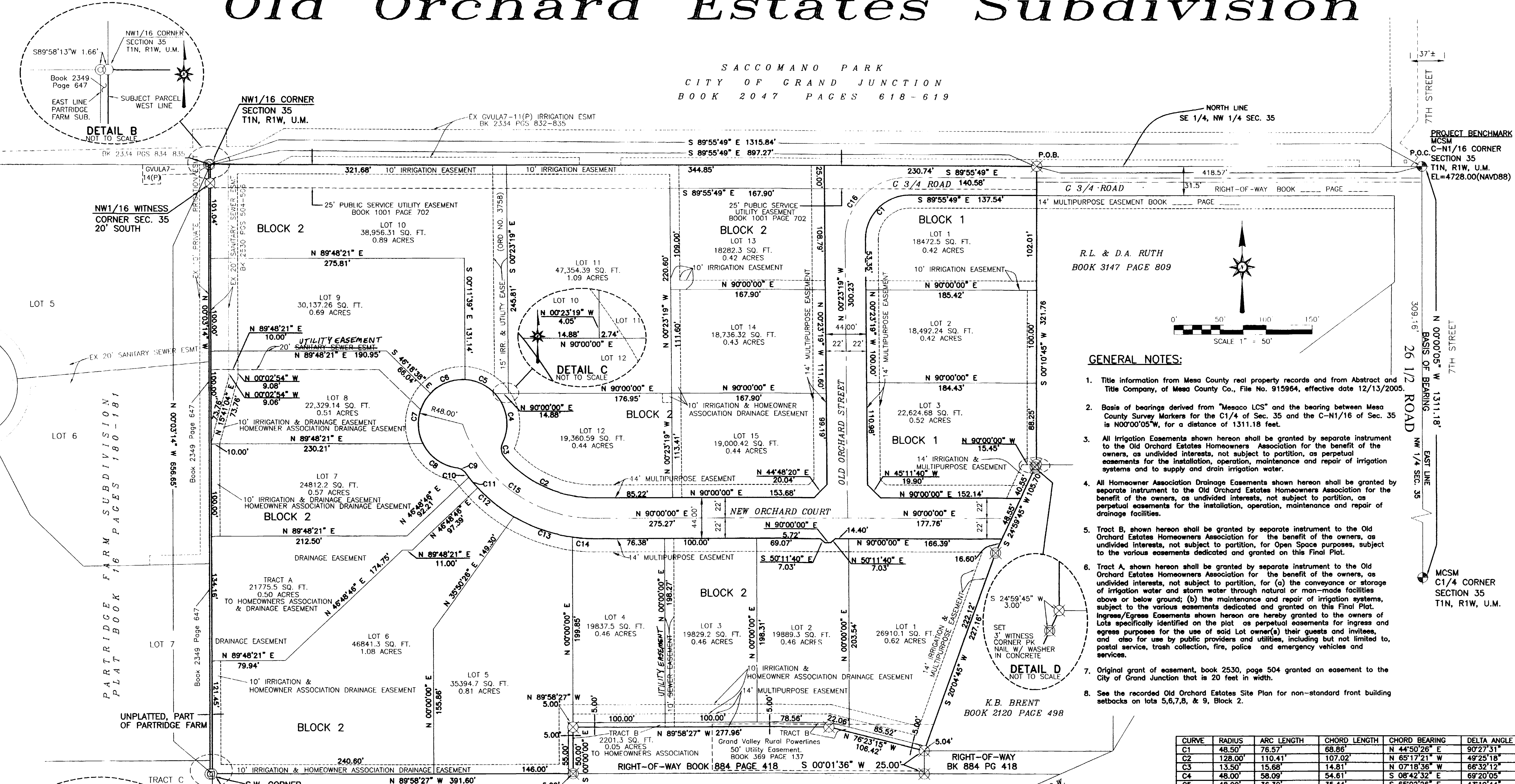
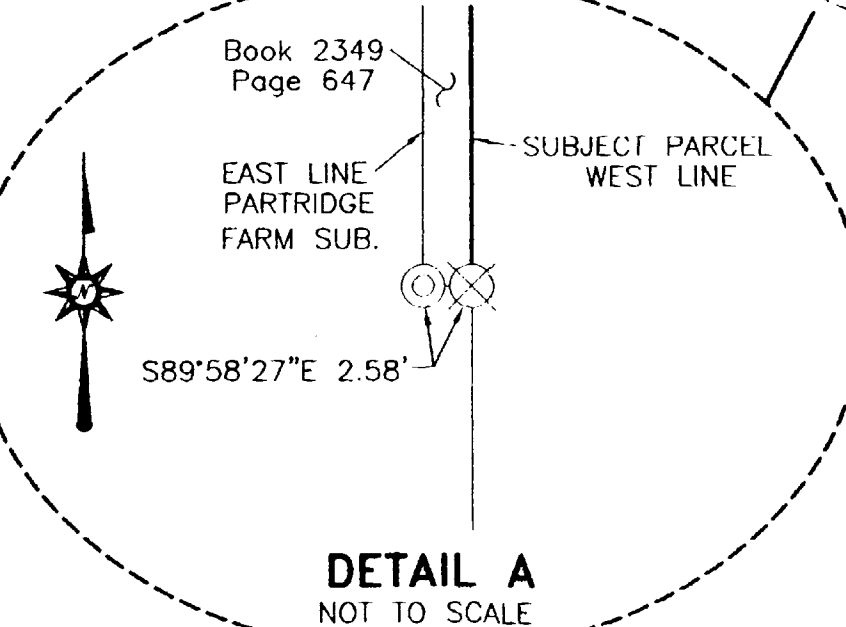
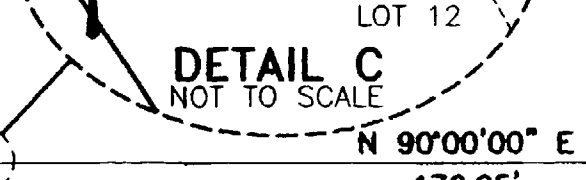
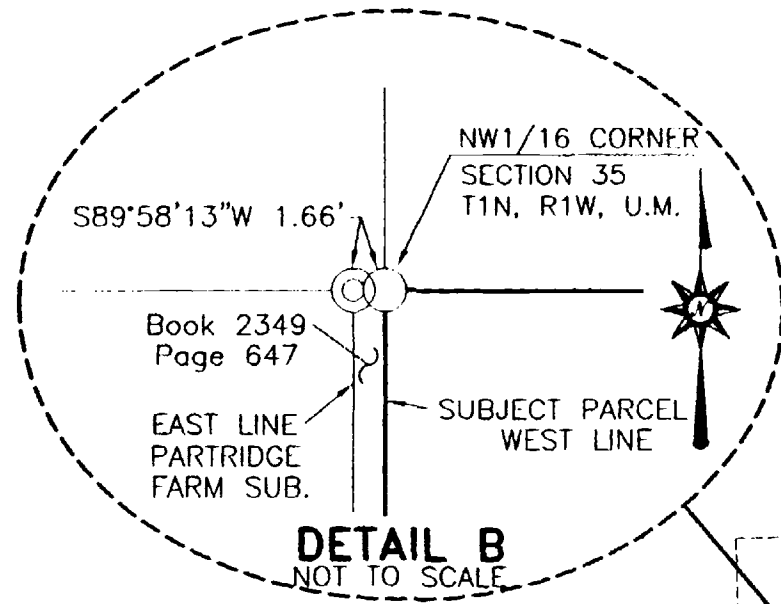


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\2086\2086PLAT.DWG			
OLD ORCHARD ESTATES			
IN THE SE1/4 NW 1/4, SECTION 35 TOWNSHIP ONE NORTH, RANGE ONE WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Designed RAM	Checked TDR	Proj# 2086	Sheet 1
Drawn JLG	Date 12/19/05	Rev.	of 2

Old Orchard Estates Subdivision

SACCOMANO PARK
CITY OF GRAND JUNCTION
BOOK 2047 PAGES 618-619



- GENERAL NOTES:**
- Title information from Mesa County real property records and from Abstract and Title Company, of Mesa County Co., File No. 915964, effective date 12/13/2005.
 - Basis of bearings derived from "Mesaco LCS" and the bearing between Mesa County Survey Markers for the C1/4 of Sec. 35 and the C-N1/16 of Sec. 35 is N00°00'05" W, for a distance of 1311.18 feet.
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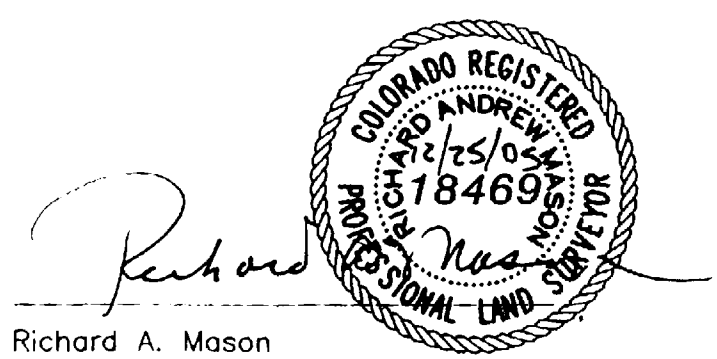
R.J. & H.F. STENMARK
BOOK 2176 PAGES 169-170

AREA SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOTS 1-3 BLOCK 1	1.37	10.90%
LOTS 1-15 BLOCK 2	9.37	74.54%
Tract A & B	0.55	4.38%
DEDICATED R.O.W.	1.28	10.18%
TOTAL	12.57	100.00%

- LEGEND & ABBREVIATIONS**
- MESA COUNTY SURVEY MARKER
 - BLM MONUMENT
 - FOUND 5/8" REBAR & CAP LS-18478
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 - BLM BUREAU OF LAND MANAGEMENT
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - T1N TOWNSHIP ONE NORTH
 - R1W RANGE ONE WEST
 - MCSM MESA COUNTY SURVEY MARKER CENTER
 - NAV88 NORTH AMERICAN VERTICAL DATUM 1988
 - SEC SECTION
 - BK BOOK
 - PG PAGE
 - PCS PAGES
 - T. TOWNSHIP
 - R. RANGE
 - U.M. UTE MERIDIAN
 - N NORTH
 - NE NORTHEAST
 - E EAST
 - SE SOUTHWEST
 - S SOUTH
 - SW SOUTHWEST
 - W WEST
 - NW NORTHWEST

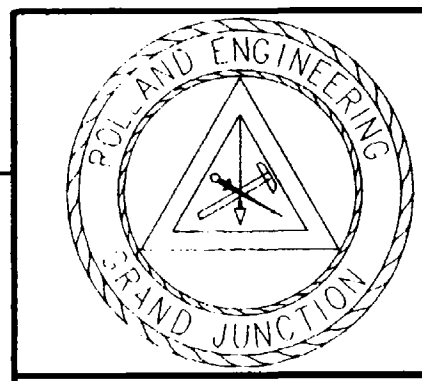
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Old Orchard Estates, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
December 25, 2005
Date

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.50'	76.57'	68.66'	N 44°50'26" E	90°27'31"
C2	128.00'	110.41'	107.02'	N 65°17'21" W	49°25'18"
C3	13.50'	15.68'	14.81'	N 07°18'36" W	66°32'12"
C4	48.00'	58.09'	54.61'	S 08°42'32" E	69°20'05"
C5	48.00'	36.30'	35.44'	S 65°02'26" E	43°19'44"
C6	48.00'	41.56'	40.27'	N 68°29'32" E	49°36'20"
C7	48.00'	58.44'	54.90'	N 08°48'33" E	69°45'38"
C8	48.00'	47.15'	45.27'	N 54°12'34" W	56°16'34"
C9	13.50'	10.97'	10.67'	S 59°04'28" E	46°32'46"
C10	172.00'	6.24'	6.24'	N 36°50'24" W	02°04'38"
C11	172.00'	15.02'	15.02'	N 40°22'51" W	05°00'16"
C12	172.00'	50.00'	49.82'	N 51°12'39" W	16°39'21"
C13	172.00'	67.75'	67.31'	N 70°49'23" W	22°34'08"
C14	172.00'	23.69'	23.68'	N 86°03'13" W	07°53'34"
C15	150.00'	187.22'	175.30'	N 54°14'35" W	71°30'50"
C16	67.50'	106.57'	95.84'	N 44°50'26" E	90°27'31"



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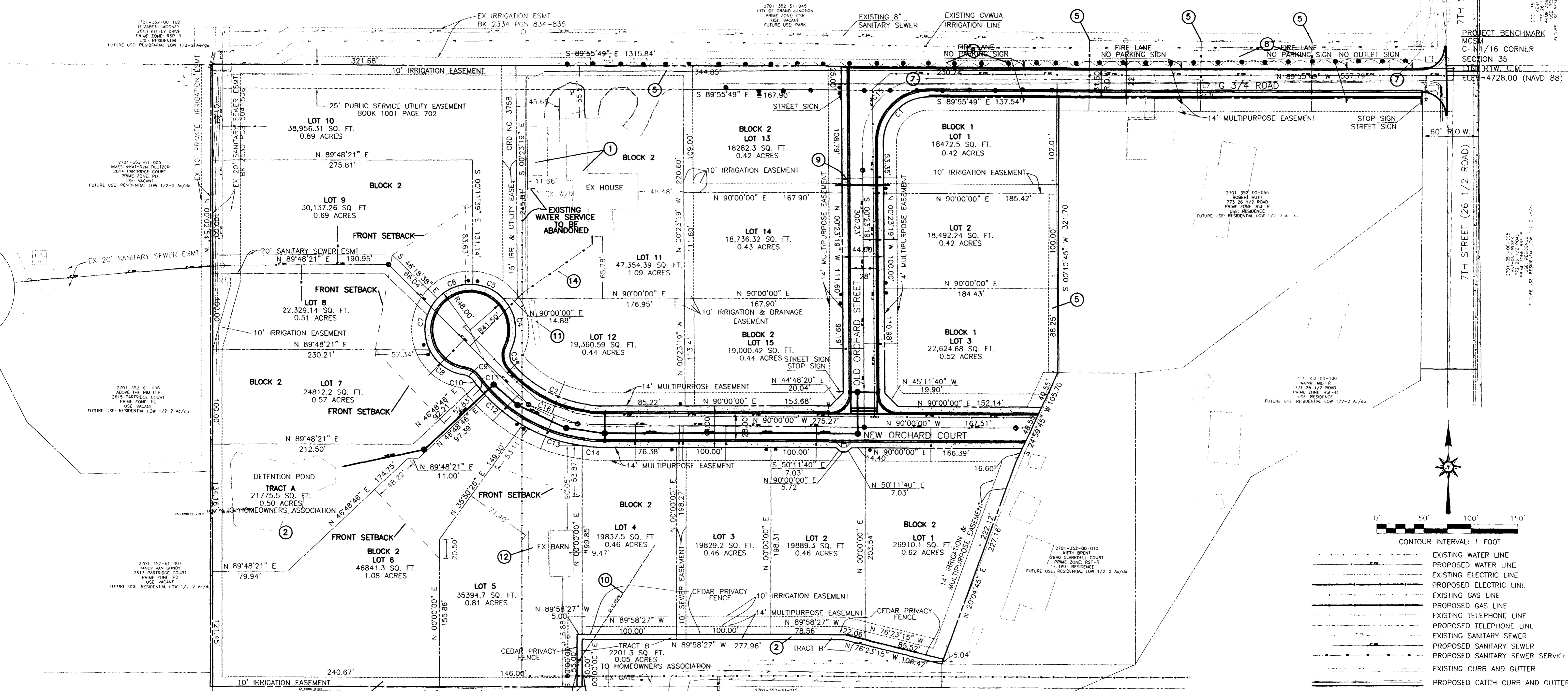
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OLD ORCHARD ESTATES

IN THE SE1/4 NW 1/4, SECTION 35
TOWNSHIP ONE NORTH, RANGE ONE WEST
OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Designed	RAM	Checked	RAM	Proj#	2086	Sheet	2
Drawn	JLG	Date	12/19/05	Rv.		of	2

PROJECT BENCHMARK
 CORNER
 SECTION 35
 TRV. U.L.C.
 ELEV. = 4728.00 (NAVD 88)



- CONSTRUCTION NOTES:**
- EXISTING HOUSE AND OUT BUILDINGS TO REMAIN.
 - TRACT A WILL SERVE AS A DETENTION POND AND UTILITY EASEMENT. TRACT B WILL SERVE AS A 5' LANDSCAPE BUFFER. TRACT A & B WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOTS 5,6,7,8, & 9, BLOCK 2 HAVE NON STANDARD FRONT SETBACKS. SEE PLAN VIEW ABOVE.
 - ALL WORK WITHIN THE R.O.W. SHALL BE IN ACCORDSANCE WITH THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 - IRRIGATION DISTRIBUTION LINE; BY OTHERS.
 - SANITARY SEWER SERVICE LINES TO BE INSTALLED FROM EXISTING SANITARY SEWER LINE TO SOUTH SIDE OF NEW 14' MULTI-PURPOSE EASEMENT AS SHOWN ON PLAN.
 - EXISTING DRIVEWAY INCLUDING CONCRETE CURB TO BE REMOVED TO 10' BEHIND NEW BACK OF WALK AND THE DRIVEWAY TO BE TRANSITIONED BACK TO BACK OF WALK.
 - LANDSCAPING ON NORTH SIDE OF OLD ORCHARD ROAD TO BE SAVED.
 - INSTALL 60 L.F. 10" PVC SLEEVE FOR IRRIGATION LINE. MAINTAIN 30" MINIMUM COVER.
 - REMOVE EXISTING DRAINAGE CULVERT FROM OLD POND TO AREA INLET. PLUG HOLE IN INLET. INLET TO REMAIN.
 - CHICKEN COOP TO BE REMOVED DURING CONSTRUCTION, COVERED BY DIA.
 - BUILDING TO BE REMOVED DURING CONSTRUCTION, COVERED BY DIA.
 - CONTRACTOR SHALL CUT AND CAP EXISTING WATER SERVICE LINE AT MAIN TO ABANDON EXISTING SERVICE. EXACT LOCATION IS UNKNOWN. CONTRACTOR SHALL COORDINATE EXACT CAPPING LOCATION WITH THE UTE WATER CONSERVANCY DISTRICT.
 - THE CONTRACTOR SHALL LOCATE AND CONNECT EXISTING SANITARY SEWER OUTFALL TO NEW SANITARY SEWER SERVICE LINE. THE EXACT LOCATION OF THE EXISTING LINE IS UNKNOWN. AFTER CONNECTING THE EXISTING LINE TO THE NEW SERVICE LINE THE CONTRACTOR SHALL ABANDON THE EXISTING SEPTIC SYSTEM IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS.

PROPERTY LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.50'	76.57'	68.86'	N 44°50'26" E	90°27'31"
C2	128.00'	110.41'	107.02'	N 65°17'21" W	49°25'18"
C3	13.50'	15.68'	14.81'	N 07°18'36" W	66°32'12"
C4	48.00'	58.09'	54.61'	S 08°42'32" E	69°20'05"
C5	48.00'	36.30'	35.44'	S 65°02'26" E	43°19'44"
C6	48.00'	41.56'	40.27'	N 68°29'32" E	49°36'20"
C7	48.00'	58.44'	54.90'	N 08°48'33" E	69°45'38"
C8	48.00'	47.15'	45.27'	N 54°12'34" W	56°16'34"
C9	13.50'	10.97'	10.67'	S 59°04'28" E	46°32'46"
C10	172.00'	6.24'	6.24'	N 36°50'24" W	02°04'38"
C11	172.00'	15.02'	15.02'	N 40°22'51" W	05°00'16"
C12	172.00'	50.00'	49.82'	N 51°12'39" W	16°39'21"
C13	172.00'	67.75'	67.31'	N 70°49'23" W	22°34'06"
C14	172.00'	23.69'	23.68'	N 86°03'13" W	07°53'34"

ROAD CENTERLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	67.50'	106.57'	95.84'	N 44°50'26" E	90°27'31"
C16	150.00'	187.22'	175.30'	N 54°14'35" W	71°30'50"

UTILITY PROVIDERS

WATER	UTE WATER
DRAINAGE	CITY OF GRAND JUNCTION
GAS	XCEL
ELECTRIC	GVP
SANITARY SEWER	CITY OF GRAND JUNCTION
TELEPHONE	QWEST
FIRE	CITY OF GRAND JUNCTION
IRRIGATION	GRAND VALLEY WATER USERS

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED TELEPHONE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED CURB TRANSITION
- PROPOSED PARKING SPACE COUNT
- EXISTING SAN SEWER MANHOLE LABEL
- PROPOSED SAN SEWER MANHOLE LABEL
- EXISTING CONTOUR
- PROPOSED CONTOUR

ACRE SUMMARY

DESCRIPTION	ACRES	% TOTAL
LOTS 1-3 BLOCK 1	1.36	10.45%
LOTS 1-15 BLOCK 2	9.82	75.48%
TRACT A & B	0.55	4.23%
DEDICATED R.O.W.	1.28	9.84%
TOTAL	13.01	100.00%

ACCEPTED FOR CONSTRUCTION

ACCEPTED AS CONSTRUCTED

~~CITY DEVELOPMENT ENGINEER~~

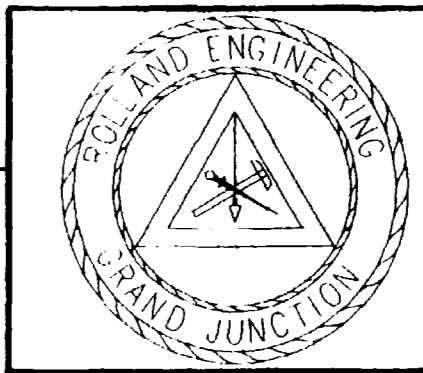
~~DATE~~

~~COMMUNITY DEVELOPMENT~~

~~DATE~~

~~CITY TRAFFIC ENGINEER~~

~~DATE~~



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

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OLD ORCHARD ESTATES MAJOR SUBDIVISION SITE PLAN

Designed TDR	Checked TDR	Proj# 2086	Sheet 3
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