

# ORANGE GROVE WEST SUBDIVISION

IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP ONE SOUTH, RANGE ONE EAST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO.

## DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Richard W. Fults is the owner of a parcel of land being that certain tract of land in the SW1/4 SE1/4 Section 4, Township One South, Range One East of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, recorded in Book 1864 at Page 54 of the Mesa County real property records, and being more particularly described as follows:

That portion of the West 7.5 acres of the E1/2SW1/4SE1/4 of Section 4 in Township One South, Range One East of the Ute Meridian, Mesa County, Colorado, described by the following perimeter: Commencing at a Mesa County Survey Marker (MCSM) for the E1/16 Corner on the south line of said Section 4, whence an MCSM for the S1/4 Corner of said Section 4 bears N89°55'33"W a distance of 1321.49 feet; thence N89°55'33"W for a distance of 412.55 feet; thence N00°04'27"E for a distance of 50.00 feet to the northerly right-of-way line of Patterson Road and the Point of Beginning; thence the following courses and distances: 1.) N89°55'33"W, on said right-of-way line, for a distance of 118.40 feet; 2.) Departing said right-of-way line, N00°11'12"W for a distance of 202.56 feet; 3.) N48°22'44"W for a distance of 56.09 feet; 4.) N00°11'12"W for a distance of 844.08 feet to the centerline of the Price Ditch (Pipeline); 5.) Continuing on said centerline, 108.09 feet on the arc of 5729.58-foot radius curve to the right, the central angle of which is 01°04'51" and the chord of which bears S77°43'55"E a distance of 108.09 feet; 6.) S77°11'29"E for a distance of 58.73 feet to the westerly right-of-way line of Orange Grove Way; 7.) Departing said centerline, S00°09'23"E, on said right-of-way line, for a distance of 1048.50 feet to the beginning.

Containing 3.72 acres, more or less.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as Orange Grove West Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Streets, Roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair drainage and irrigation water and water transmission and distribution facilities.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

THAT THERE ARE NO LIENHOLDERS OF RECORD.

IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this

28 day of February A.D., 2010

By Richard W. Fults  
Richard W. Fults

STATE OF COLORADO )

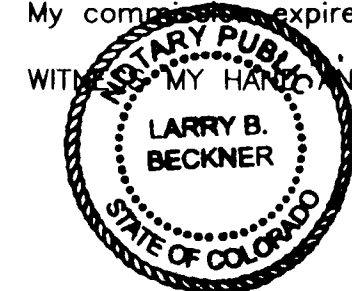
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 28 day of February A.D., 2010

by Richard W. Fults

My commission expires: 8/7/13

WIT MY HAND AND OFFICIAL SEAL.



Larry B. Beckner  
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 4:45 o'clock P.M., this 12<sup>th</sup> day of MARCH A.D., 2010 and is duly recorded as Reception Number 2526168 in Book 4988, Page 841 through 843

Inclusive. Drawer No. X-87

Janice Rich  
Clerk and Recorder

Sharon Bridgman 30+1  
Deputy Fees

## TITLE CERTIFICATION

We, Abstract & Title Co. of Mesa County, Inc., 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 Richard W. Fults; 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: 3/12/2010

by: Scott O'Neil  
for Abstract and Title Co. of Mesa County, Inc.

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 9<sup>th</sup> day of MARCH A.D. 2010

Mayor Teresa L. Coors City Manager Jim Kadival

## FOR CITY OF GRAND JUNCTION USE

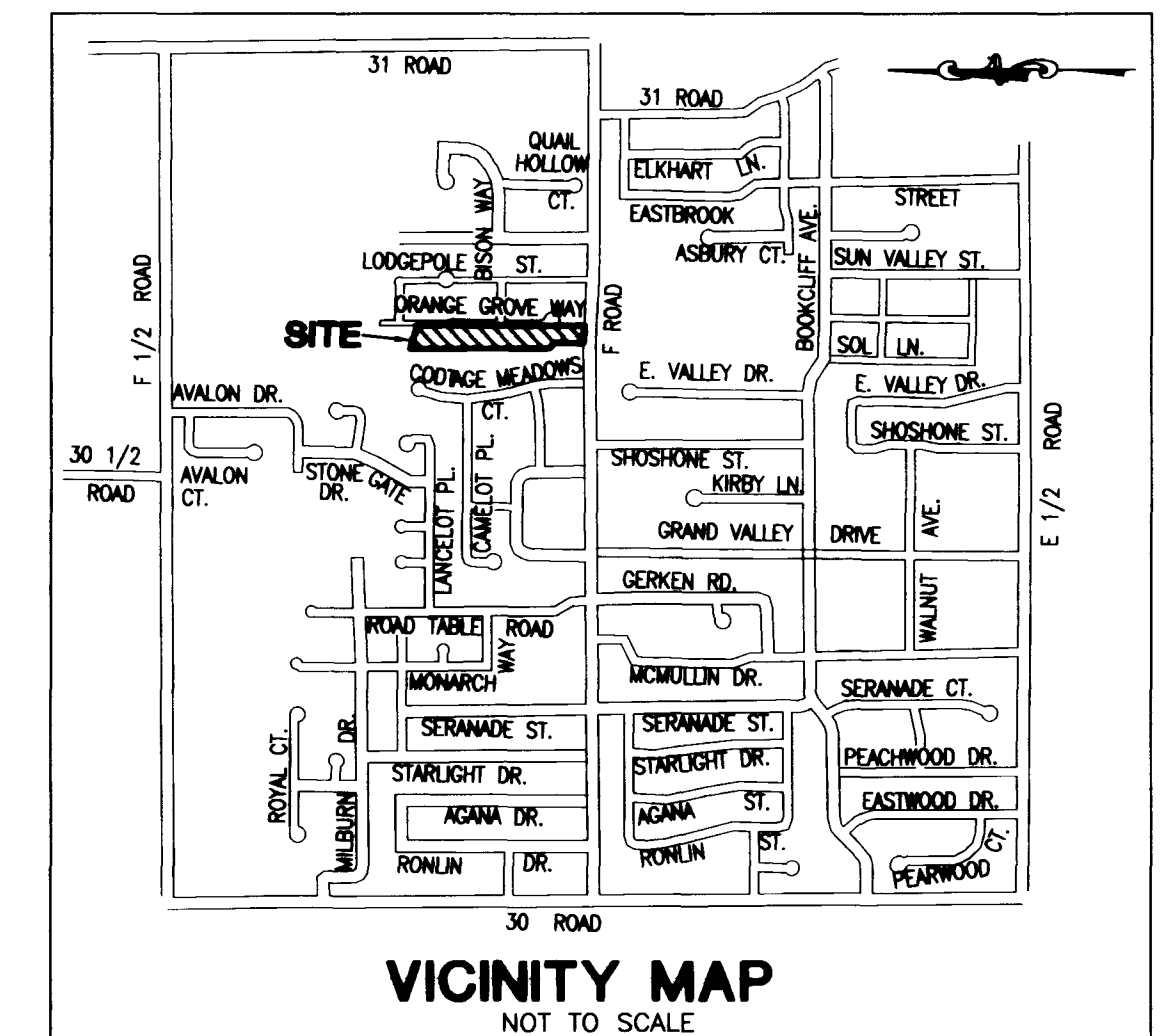
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

10' Irrigation Easement to Orange Grove West Homeowners Association is recorded in Book 4988 at Page 836

10' Drainage Easement to Orange Grove West Homeowners Association is recorded in Book 4988 at Page 837

Grant of Public Trail Easement and Agreement is recorded in Book 4988 at Page 844

Development Restriction Agreement is recorded in Book 4988 at Page 838



VICINITY MAP  
NOT TO SCALE

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	0.45	12.1%
LOT 2	2.96	79.6%
DEDICATED R.O.W. (F ROAD)	0.01	0.3%
DEDICATED R.O.W. (ORANGE GROVE WAY)	0.30	8.0%
TOTAL	3.72	100.0%

## GENERAL NOTES:

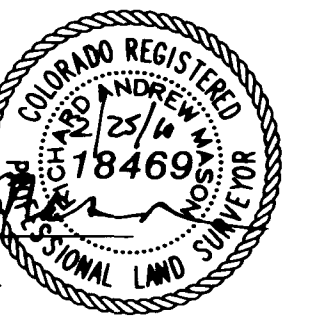
- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., File No. 00922904, effective date March 5, 2009.
- Basis of Bearings is between Mesa County Survey Markers for the East 1/16 Corner on the south line of Section 4, Township 1 South, Range 1 East of the Ute Meridian and the South 1/4 Corner of said Section 4 with a bearing of N89°55'53"W 1321.49 feet. (Based on GPS observations relative to Mesa County LCS).

## SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Orange Grove West Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 25 day of February, 2010

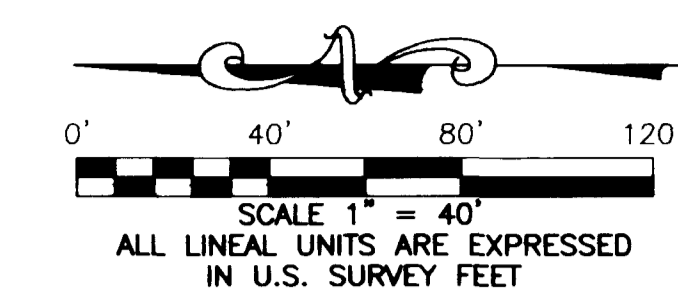
Richard A. Mason  
Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



	File Name: C:\A9216\A9216PLAT			
	ORANGE GROVE WEST SUBDIVISION IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed Date 1/07/10	Checked Date	Proj# A9216	Sheet 1 Of 2

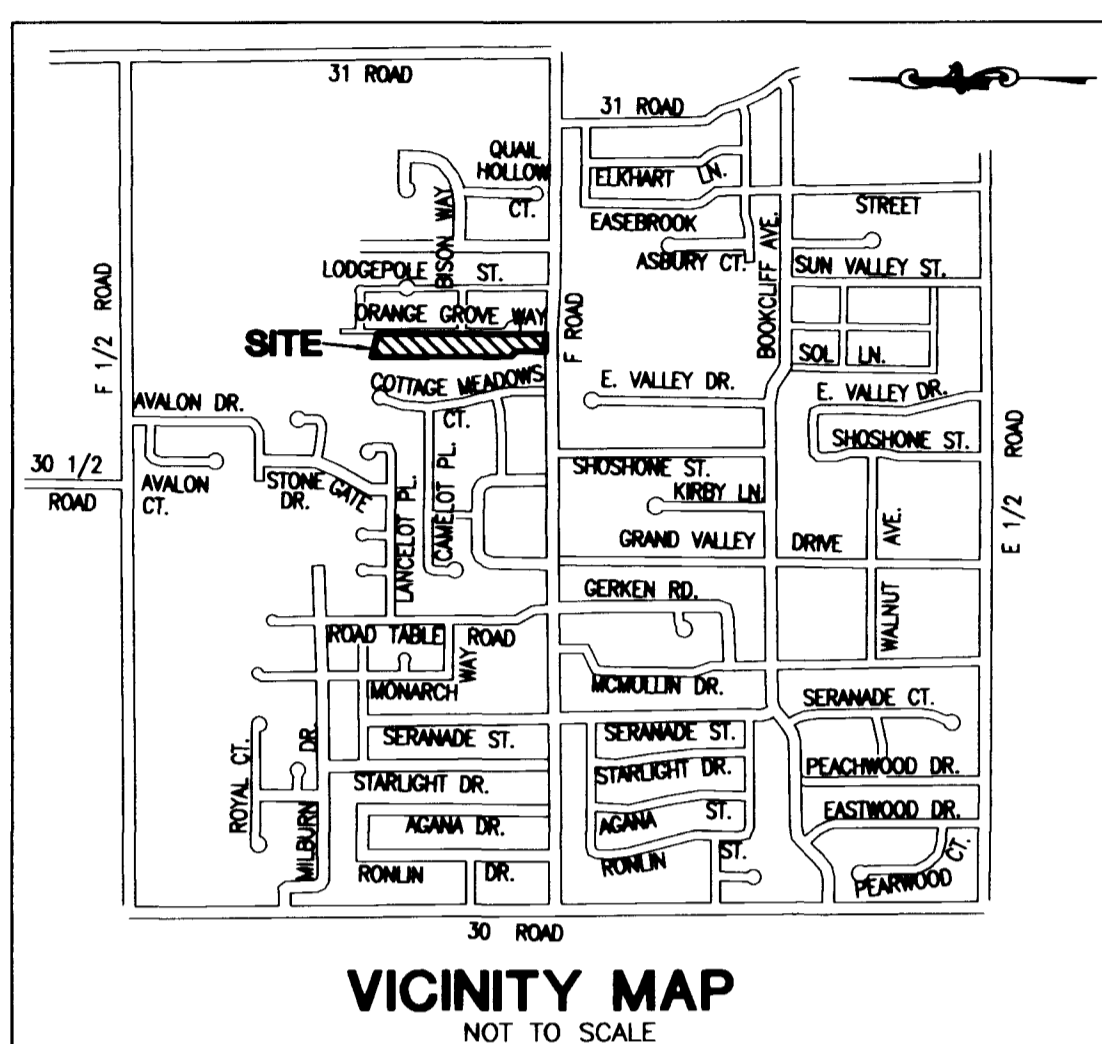
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IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP ONE SOUTH, RANGE ONE EAST OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, COLORADO.



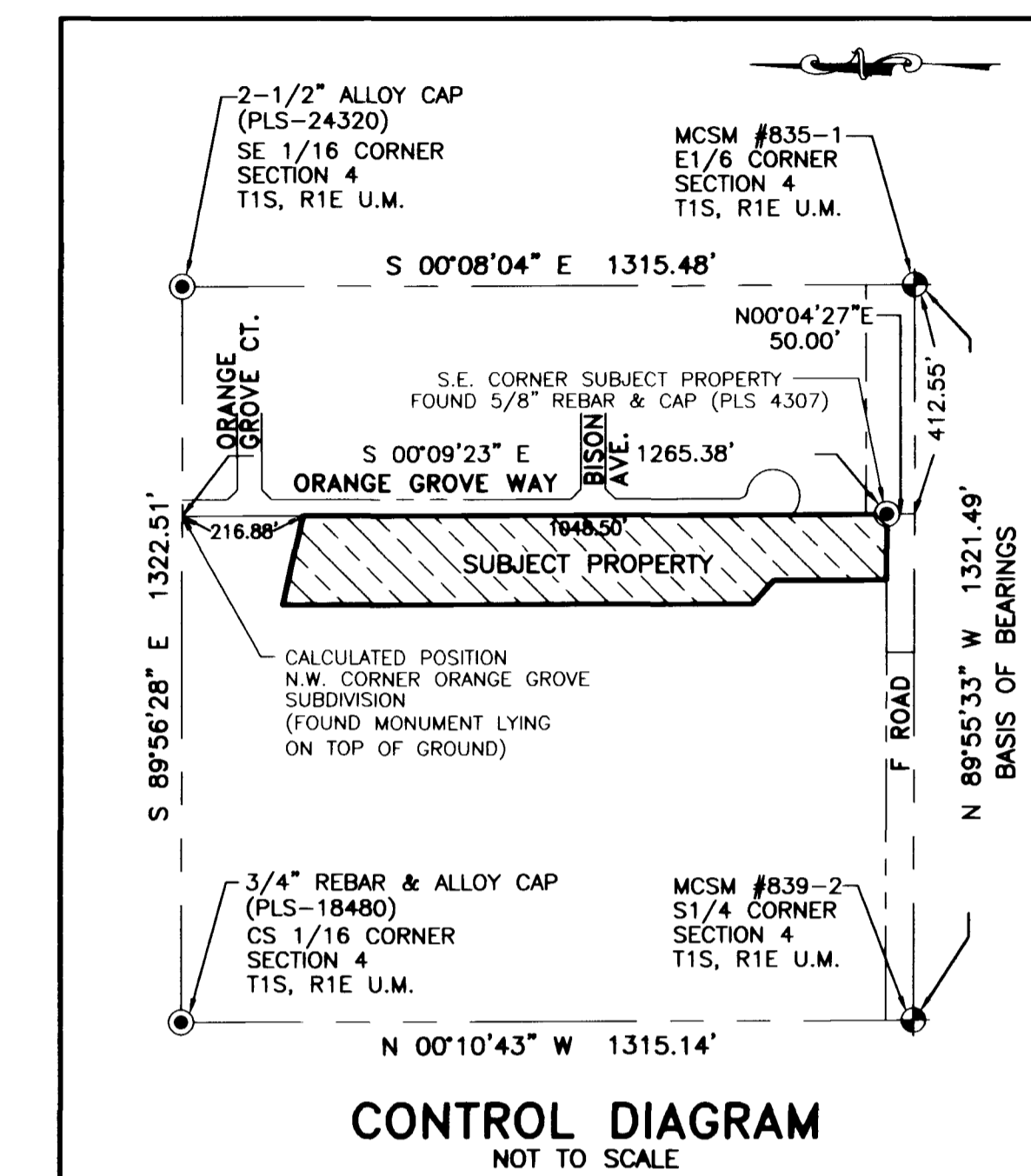
S 00°08'04" E 1315.48'

2-1/2" ALLOY CAP  
(PLS-24320)  
SE 1/16 CORNER  
SECTION 4  
T1S, R1E U.M.

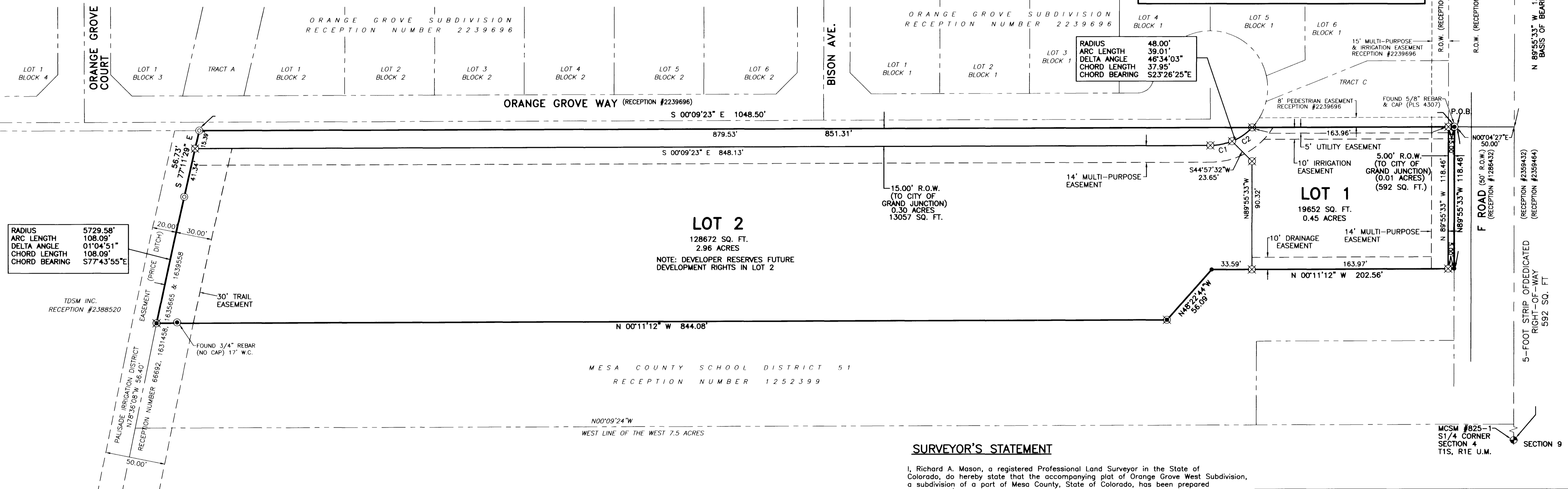


### LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 5/8" REBAR & CAP (PLS-30111)
- FOUND 5/8" REBAR & CAP (PLS-18480)
- ⊙ FOUND 5/8" REBAR & CAP (PLS-18469)
- ⊗ SET 5/8" REBAR & CAP (PLS-18469) PLACED IN CONCRETE
- AVE AVENUE
- CS CENTER-SOUTH
- CT. COURT
- DR. DRIVE
- LCS LOCAL COORDINATE SYSTEM
- MCSM MESA COUNTY SURVEY MARKER
- PLS PROFESSIONAL LICENSED SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RANGE
- RD. ROAD
- R.O.W. RIGHT-OF-WAY
- ST STREET
- T TOWNSHIP
- U.M. UTE MERIDIAN
- W.C. WITNESS CORNER



MCSM #835-1  
E1/16 CORNER  
SECTION 4  
T1S, R1E U.M.  
BENCHMARK  
ELEVATION  
=4718.12  
(NAVD88)



RADIUS 5729.58'  
ARC LENGTH 108.09'  
DELTA ANGLE 01°04'51"  
CHORD LENGTH 108.09'  
CHORD BEARING S77°43'55"E

RADIUS 48.00'  
ARC LENGTH 39.01'  
DELTA ANGLE 46°34'03"  
CHORD LENGTH 37.95'  
CHORD BEARING S23°26'25"E

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.00'	18.51'	18.40'	S 11°12'20" E	22°05'53"
C2	48.00'	20.50'	20.34'	S 34°29'21" E	24°28'10"

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.

### GENERAL NOTES:

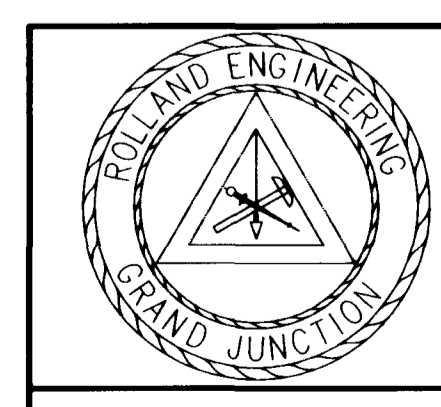
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EXECUTED this 25 day of February, 2010

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



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

File Name: C:\A9216\A9216PLAT.DWG			
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Designed	Checked	Proj#	Sheet
RAM	RAM	A9216	2
Drawn	Date	By	Of
	1/07/10		2

