RECEPTION #: 2526168, BK 4988 PG 841 03/12/2010 at 04:45:05 PM, 1 OF 3, R \$30.00 S \$1.00 Janice Rich, Mesa County, CO CLERK AND RECORDER

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 N89d55'33"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 56.73 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 appurtenants 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

Man day of tebrnary

STATE OF COLORADO)

) :

The foregoing instrument was acknowledged before me this 2P day of february A.D., 20

by Richard W. Fults

My company expires:

WITHESE MY HAND ND

LARRY B.

BECKNER

Notary Public Sockur

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

) ss

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:45 o'clock A.M., this 12¹² day of MARCH A.D., 20 0 and is duly recorded as Reception Number 2526168 in Book 4968, Page 811 through 843

inclusive. Drawer No. XX-87

Cert and Recorder

State A.D., 20 10 and is duly recorded as Reception through 843

inclusive. Drawer No. XX-87

Cert and Recorder

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 2 2010 by: for Abstract and Title Co. of Mesa County, I

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this ______ A.D. 20/10
Mayor Terena l. Coons ____ City Manager Law Washing _____

GENERAL NOTES:

- 1. 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.
- 2. 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).

FOR CITY OF GRAND JUNCTION USE

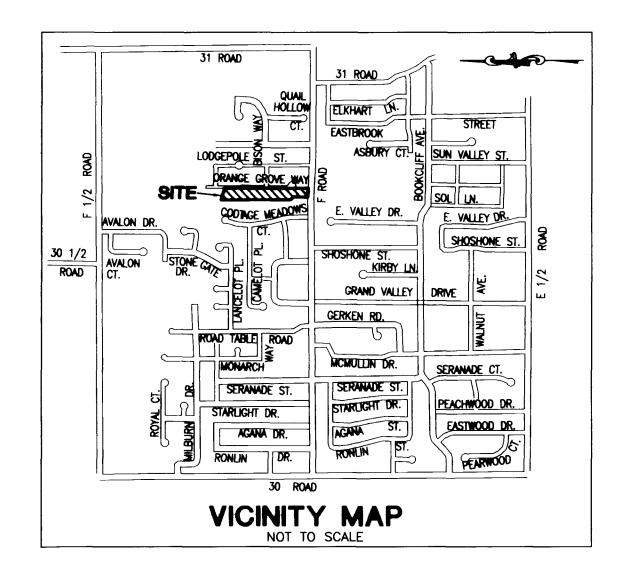
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

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 478 at Page 877

Development Restriction Agreement is recorded in Book 4988 at Page 838



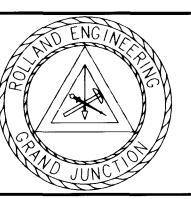
	21114445			
ACRE SUMMARY				
DESCRIPTION	ACRES	% TOTAL		
LOT 1 LOT 2 DEDICATED R.O.W. (F ROAD)	0.45 2.96 0.01	12.1 % 79.6 % 0.3 %		
DEDICATED R.O.W. (ORANGE GROVE WAY)	0.30	8.0%		
TOTAL	3.72	100.0%		

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

EXECUTED this 25 day of February, 2010

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



ORANGE GROVE WEST
SUBDIVISION
IN THE SW1/4 SE1/4 OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 1 EAST

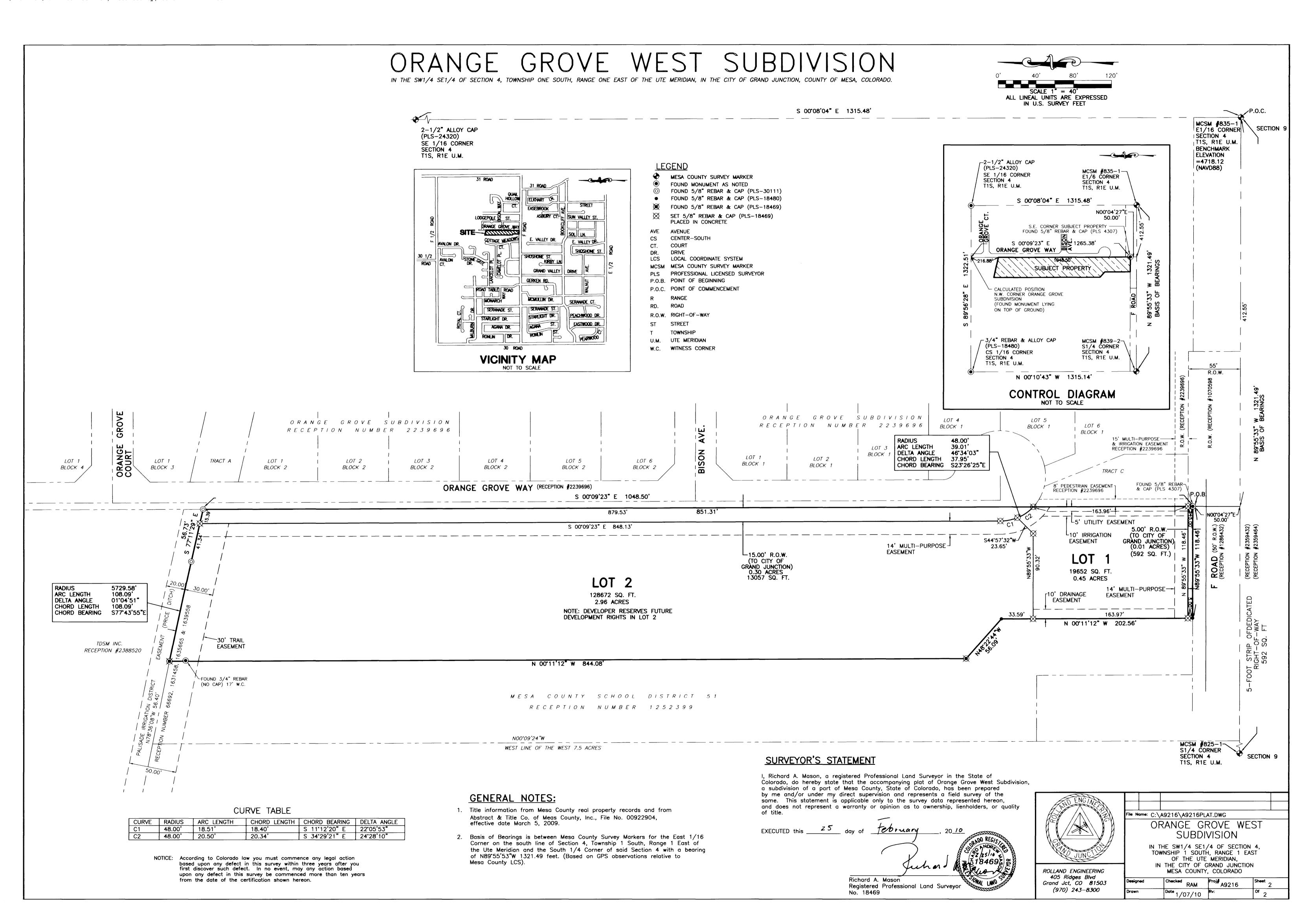
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243–8300

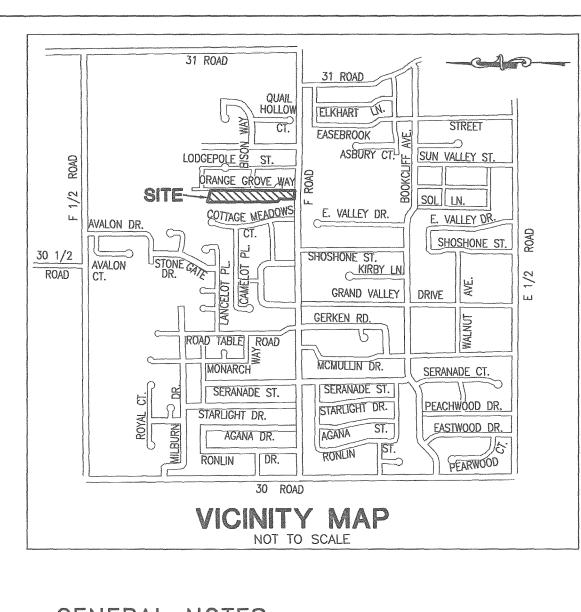
IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO

The Checked RAM Proj# A9216 Sheet 1

Date 1/07/10 Rv: Of 2

OF THE UTE MERIDIAN,

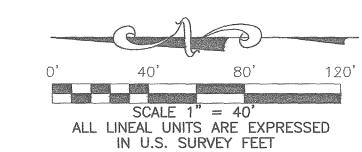




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- 3. Contours from Mesa County GIS.

ORANGE GROVE WEST SUBDIVISION SITE PLAN



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

WATERLINE NOTES

- 1. CUSTOMER IS RESPONSIBLE FOR THE INSTALLATION OF THE NEW WATER SERVICE FROM THE MAIN TO THE METER PIT UNDER DIRECTION OF CLIFTON WATER DISTRICT.
- 2. ALL WATER SERVICES TO BE 3/4 INCH COPPER FROM WATER MAIN TO METER PIT.
- 3. ALL SERVICES SHALL INCLUDE A BACK-FLOW PREVENTION DEVICE IF DOMESTIC WATER IS TO BE USED FOR LANDSCAPE IRRIGATION.

SANITARY SEWER SERVICE NOTE:

1. CONTRACTOR WILL NEED TO PAY CENTRAL GRAND VALLEY SANITATION DISTRICT A SANITARY SEWER TAP FEE PRIOR TO CONNECTION TO THE EXISTING SEWER SERVICE TAP. THE SERVICE LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AS ADMINISTERED BY MESA COUNTY.

4 0 0000	LE FOR SA		
	STATION (LEFT)	Venezia estado de porte de la constanta de la	STATION (RIGHT)
Α	2+28	L	2+22
В	2+90	M	2+85
С	3+65	N	3+60
D	4+40	0	4+29
E	5+16	Р	5+12
F	6+36	Q	6+30
G	7+12	R	7+08
Н	7+87	S	7+84
quant	8+62	T	8+58
J	9+37	U	9+32
K	10+09	V	10+06

CONSTRUCTION NOTES:

- 1) APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE STUB. (SEE TABLE FOR SANITARY SEWER SERVICE LOCATION.
- (2) APPOXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LINE.

S 00°08'04" E 1315.48'

- (3) INSTALL APPROXIMATELY 34 FEET OF SANITARY SEWER SERVICE LINE. CONNECT TO EXISTING SANITARY SEWER STUB.
- (4) INSTALL WATER METER AND SERVICE LINE PER CLIFTON WATER STANDARDS AND SPECIFICATIONS.
- (5) TRENCH AND PATCH ASPHALT AT ROADWAY CROSSING PER CLIFTON WATER STANDARDS AND SPECIFICATIONS. CONTRACTOR MUST OBTAIN ROAD CUT PERMIT FROM MESA COUNTY PRIOR TO CONSTRUCTION.
- (6) EXISTING ACCESS TO BE CLOSED.
- (7) LOCATION OF NEW ACCESS.

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 AVENUE CS CENTER-SOUTH COURT DRIVE

CT. DR. LCS LOCAL COORDINATE SYSTEM MCSM MESA COUNTY SURVEY MARKER NAVD NORTH AMERICA VERTICAL DATUM PLS PROFESSIONAL LICENSED SURVEYOR P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT

RANGE RD. ROAD R.O.W. RIGHT-OF-WAY STREET TOWNSHIP U.M. UTE MERIDIAN

W.C. WITNESS CORNER

GAS METER ELECTRIC METER HANDICAP ACCESS IRRIGATION WOOD RAIL ——ST ——

WATER METER

FIRE HYDRANT

WATER VALVE

UTILITY POLE

CATCH BASIN

IRRIGATION VALVE

DRIVEWAY

COMMUNICATIONS PEDESTAL OVERHEAD UTILITY LINES UNDERGROUND WATERLINE FENCE LINE (WIRE) FENCE LINE (STEEL PLANK) FENCE LINE (VINYL) UNDERGROUND IRRIGATION LINE UNDERGROUND STORM DRAIN LINE UNDERGROUND SANITARY SEWER LINE SANITARY SEWER MANHOLE STORM DRAIN MANHOLE IRRIGATION MANHOLE

CONCRETE

EXISTING EDGE OF ASPHALT PAVEMENT

∠P.O.C.

SECTION 9

MCSM #835-1

E1/16 CORNER

SECTION 4

T1S, R1E U.M.

BENCHMARK

R.O.W.

ELEVATION

=4718.12

(NAVD88)

ORANGE GROVE SUBDIVISION RECEPTION NUMBER 2239696 LOT 5 ORANGE GROVE SUBDIVISION LOT 3 BLOCK 1 LOT 6 BLOCK 1 BLOCK 1 RECEPTION NUMBER 2239696 BLOCK 1 -14' MULTIPURPLSE -14' MULTIPURPLSE 15' MULTI-PURPOSE RECEPTION #2239696 ARC LENGTH ZONING = RSF 4RECEPTION #2239696 & IRRIGATION EASEMENT DELTA ANGLE 46"34'03" RECEPTION #2239696 TRACT A A SO BLOCK 3 BLOCK 2 BLOCK 2 BLOCK 1 BLOCK 2 CHORD BEARING \$23°26'25"E BLOCK 4 STA. 0+05.67 MH ORG1 - 100 STA. 4+35.17 PEDESTRIAN EASEMENT _____ ST ____ ST ORANGE GROVE WAY (RECEPTION #2239696) S 00.09.23" E 1048,50' GARAGE IRR. RISER S44°57'32"W~ HOUSE PLANTER 23.65 14' MULTIPURPOSE-EASEMENT -15.00' R.O.W. (TO CITY OF ZONING = RSF 4GRAND JUNCTION) 0.30 ACRES BREEZEWAY BUILDING ENVELOPE 13057 SQ. FT. 19652 SQ. FT. 0.45 ACRES GATE-LOT 2 GARAGE -128672 SQ. FT. 108.09' ARC LENGTH 2.96 ACRES 01°04'51" DELTA ANGLE 108.09 CHORD LENGTH NOTE: DEVELOPER RESERVES FUTURE CHORD BEARING S77°43'55"E IRR - IRR - IRR - IRR - IRR REQUESTED ZONING = RSF 4 DEVELOPMENT RIGHTS IN LOT 2 N 00°11'12" W 202.56' N00°11'12"W 104.00' -10' DRAINAGE -30' TRAIL TDSM INC. EASEMENT RECEPTION #2388520 FOUND 3/4" REBAR (NO CAP) 17' W.C. MESA COUNTY SCHOOL DISTRICT 51 CURVE TABLE RECEPTION NUMBER 1252399 CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE S 11°12'20" E 22°05'53" 48.00' 18.51' 48.00' 20.50' S 34°29'21" E 24°28'10" NO0°09'24"W MCSM #825-1-WEST LINE OF THE WEST 7.5 ACRES S1/4 CORNER SECTION 4 SECTION 9 T1S, R1E U.M. CLERK AND RECORDER'S CERTIFICATE BENCHMARK:

Clerk and Recorder

Mesa County Survey Marker Number 835-1 located at F Road approximately 125 feet east of the intersection at F road and Lodgepole Street for the E1/16 Corner on the south line of Section 4, Township 1 South, Range 1 East of the Ute Meridian. Elevation=4718.12 (NAVD-88)

PALISADE IRRUGATION DISTRICT

GRAND VALLEY DRAINAGE DISTRICT

UTILITY PROVIDERS:

WATER ELECTRIC TELEPHONE TELEVISION IRRIGATION

DRAINAGE

SANITARY SEWER CENTRAL GRAND VALLEY CLIFTON WATER XCEL ENERGY XCEL ENERGY QWEST BRESNAN

STATE OF COLORADO) COUNTY OF MESA) I hereby certify that this instrument was filed in my office at _____ o'clock ____.M., this _____ day of _____ A.D., 20__ and is duly recorded as Reception Number _____ in Book _____, Page _____ through _____ inclusive. Drawer No.

ROLLAND ENGINEERING 405 Ridges Blvd

(970) 243-8300

ORANGE GROVE WEST SUBDIVISION IN THE SW1/4 SE1/4 OF SECTION 4. TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, IN MESA COUNTY, COLORADO Checked RAM Proj# A9216 Grand Jct, CO 81503

Date 7/30/09

File Name: C:\A9216\A9216SITE.DWG

business days in advance before you dig, grade, or excavate for the marking of underground member utilities. 1-800-922-1987

NOTE: All utility locations shown hereon are approximate only.

You must call Utility Notification Center of Colorado

for utility location prior to any excavation. Call two