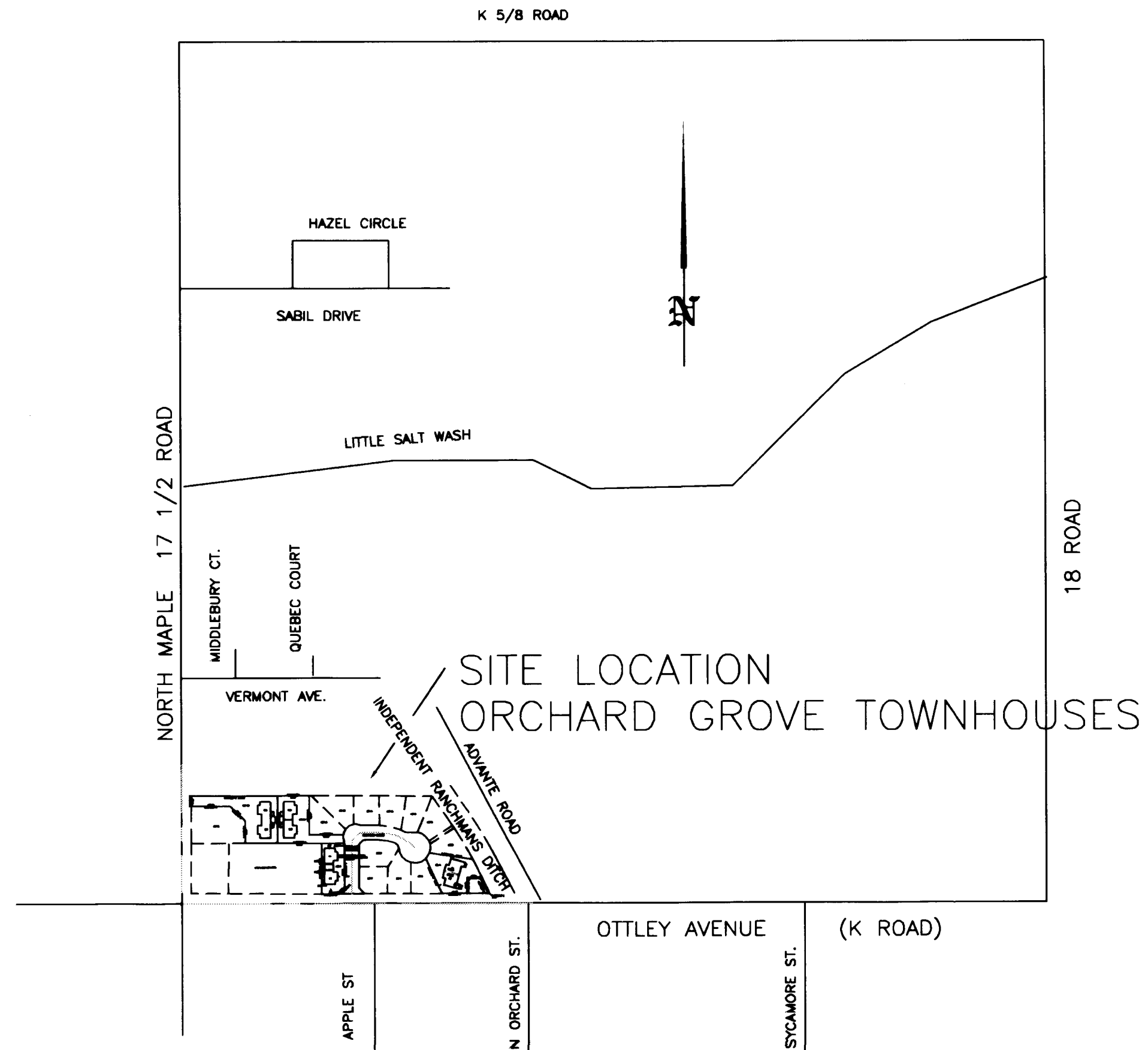


**ORCHARD GROVE TOWNHOUSES
A REPLAT OF LOTS 1, 6, 14, AND 15
OF ORCHARD GROVE SUBDIVISION
PART OF THE SE 1/4 OF SECTION 8, T1N, R2W, U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO**



LOCATION AND VICINITY MAP
NOT TO SCALE

THERE ARE NO MORTGAGEES OR LIENHOLDERS

TITLE CERTIFICATE

LAND TITLE GUARANTEE COMPANY does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in HOUSING RESOURCES OF WESTERN COLORADO, a Colorado non-profit corporation, is free and clear of all liens, taxes and encumbrances, except as follows: **2006 TAXES not paid**
NO LIENS OF RECORD

EXECUTED this 16th day of FEBRUARY, 2007
By: [Signature]
Title Examiner's Signature **LAWRENCE D. VENT**

LAND USE BREAKDOWN

LOT NO.	TOWNHOUSE AREA SQ. FT.	LOT AREA SQ. FT.	% AREA TOWNHOUSE/LOT AREA
1	3643	10668	34.1
6	3752	14014	26.8
14	4098	16682	24.6
15	4098	20223	20.3
TOTAL	15591	61587	25.3

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 certification shown hereon.

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Housing Resources of Western Colorado, a Colorado non-profit corporation, is the owner of record of that real property located in Orchard Grove Subdivision in the City of Fruita, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3876, page 130, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Orchard Grove Townhouses, a Replat of Lots 1, 6, 14, and 15 of Orchard Grove Subdivision, and being more particularly described as follows:

Lots 1, 6, 14, and 15 of Orchard Grove Subdivision of the City of Fruita, County of Mesa, and State of Colorado.

- Common Area shown hereon is dedicated and shall be conveyed to the Orchard Grove Homeowners Association, Inc. by separate instrument. That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:
 - Lot 1 Common Area, Lot 6 Common Area, Lot 14 Common Area, and Lot 15 Common Area.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

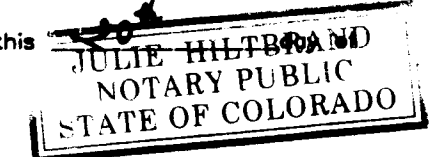
In witness whereof, said owner, Housing Resources of Western Colorado, a Colorado non-profit corporation, has caused their name to be hereunto subscribed this 20th day of FEBRUARY, A.D., 2007.

By: [Signature] Title: Board President
Housing Resources of Western Colorado
A Colorado non-profit corporation

State of Colorado)
County of Mesa) ss

This plat was acknowledged before me by Thomas W. Espeland on this 20th day of FEBRUARY, A.D., 2007, for the aforementioned purposes.

Notary public [Signature]
My commission expires 8-12-09
My address is 1114 N. Lee, Grand Junction, CO 81501



COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Department the 8th day of AUGUST, 2006.
Director: [Signature]

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 8th day of AUGUST, 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a planning clearance, building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado

By: [Signature]
Mayor

Witness my hand and seal of the City of Fruita, Colorado

Attest:
By: [Signature]
City Clerk



CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado at 12:41 o'clock P.M. this 8th day of MARCH, A.D., 2007, and is duly recorded in Plat No. 4371.

Page(s) 831-841 as Reception No. 2368262
Fees \$30.00-\$1.00
Clerk and Recorder of Mesa County [Signature] Deputy Clerk

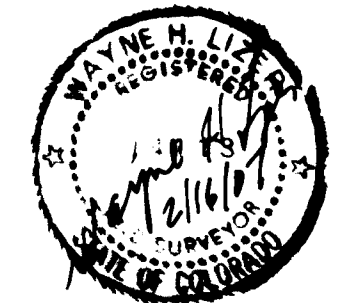
TT-45
DRAWER

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true and complete Plat of the Orchard Grove Townhouses, a Replat of Lots 1, 6, 14, and 15 Orchard Grove Subdivision, as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, stated upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify that this Plat contains all the information required in Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, where applicable.

EXECUTED this 16th day of FEBRUARY, 2007.

[Signature]
Wayne H. Lizer
P.E., P.L.S. 14113



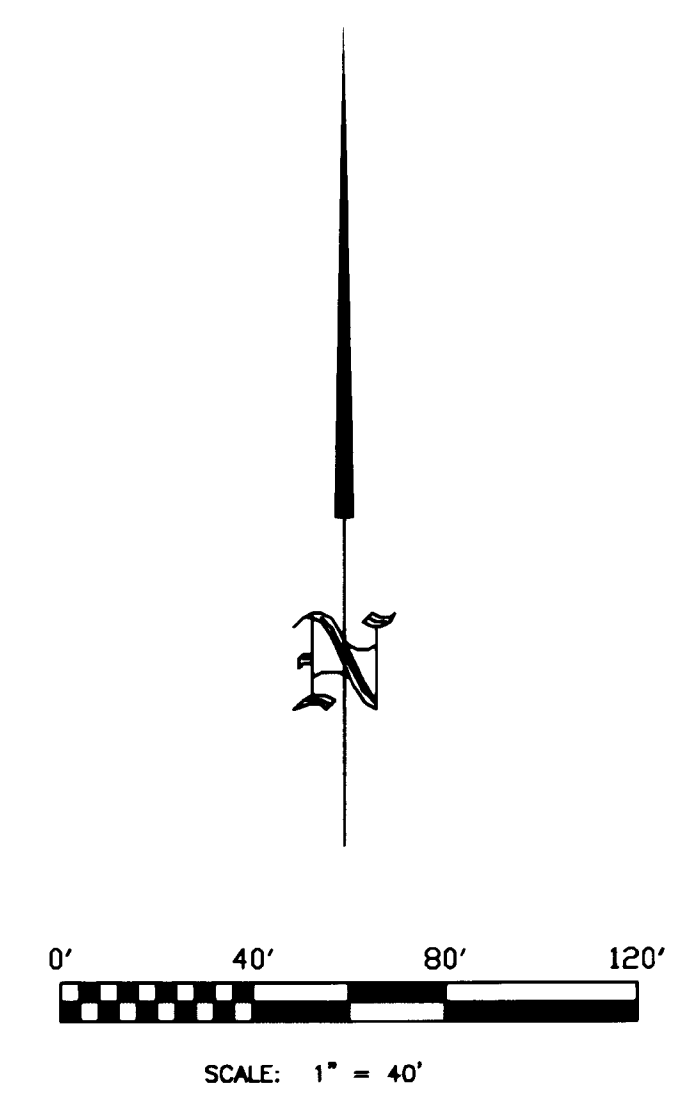
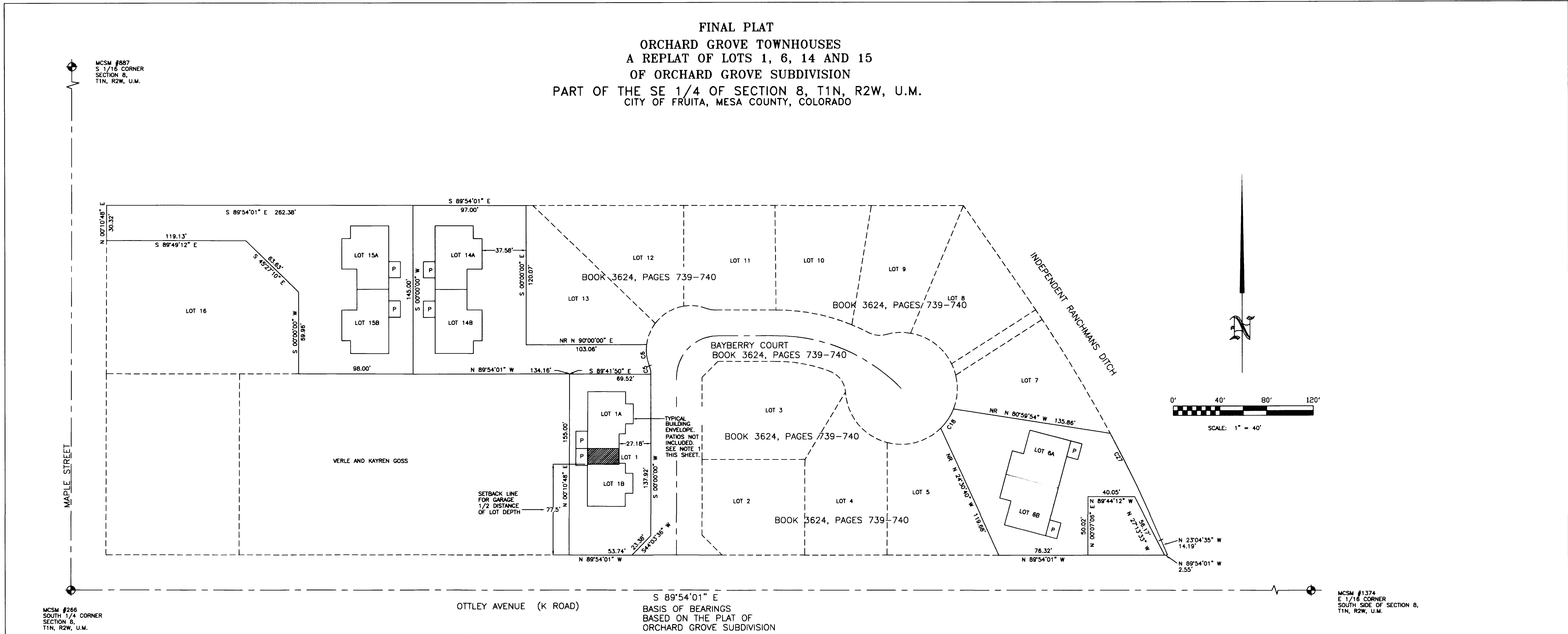
SHEET 1 OF 3

**ORCHARD GROVE TOWNHOUSES
A REPLAT OF LOTS 1, 6, 14 AND 15
OF ORCHARD GROVE SUBDIVISION
PART OF THE SE 1/4 OF SECTION 8, T1N, R2W, U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO**

**W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT B
GRAND JUNCTION, COLORADO**

DATE: 2/4/07	PROJ. NO. 064104-5	SCALE: 1"=40'	FILE NAME: HOUSINGA	DRAWN BY: WHL	CHECKED BY: W.H.L.
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FINAL PLAT
ORCHARD GROVE TOWNHOUSES
A REPLAT OF LOTS 1, 6, 14 AND 15
OF ORCHARD GROVE SUBDIVISION
PART OF THE SE 1/4 OF SECTION 8, T1N, R2W, U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO



LEGEND

MESA COUNTY SURVEY MONUMENT
 LOCATION OF GARAGE ON LOT 1B TO SHOW COMPLIANCE OF SETBACK DISTANCE OF LOT DEPTH
 NOTE:
 PROPERTY CORNERS ARE TO BE SET PRIOR TO LOT SALES
 ABBREVIATIONS
 P PATIO
 NR NON RADIAL

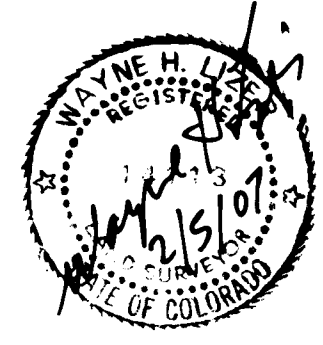
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C5	20.00'	7.36'	7.32'	S 10°32'28" E	21°04'26"	3.72'
C6	38.00'	18.50'	18.31'	S 07°08'15" E	27°53'22"	9.44'
C18	48.00'	20.00'	19.86'	S 33°17'26" W	23°52'24"	10.15'
C27	1175.00'	101.37'	101.33'	N 25°32'52" W	04°56'34"	50.71'

LAND USE BREAKDOWN

LOT NO.	TOWNHOUSE AREA SQ. FT.	LOT AREA SQ. FT.	% AREA TOWNHOUSE/LOT AREA
1	3643	10668	34.1
6	3752	14014	26.8
14	4098	16682	24.6
15	4098	20223	20.3
TOTAL	15591	61587	25.3

SEE SHEET 3 OF 3 FOR LOT DIMENSIONS AND PREVIOUSLY DEDICATED EASEMENTS AND STREETS

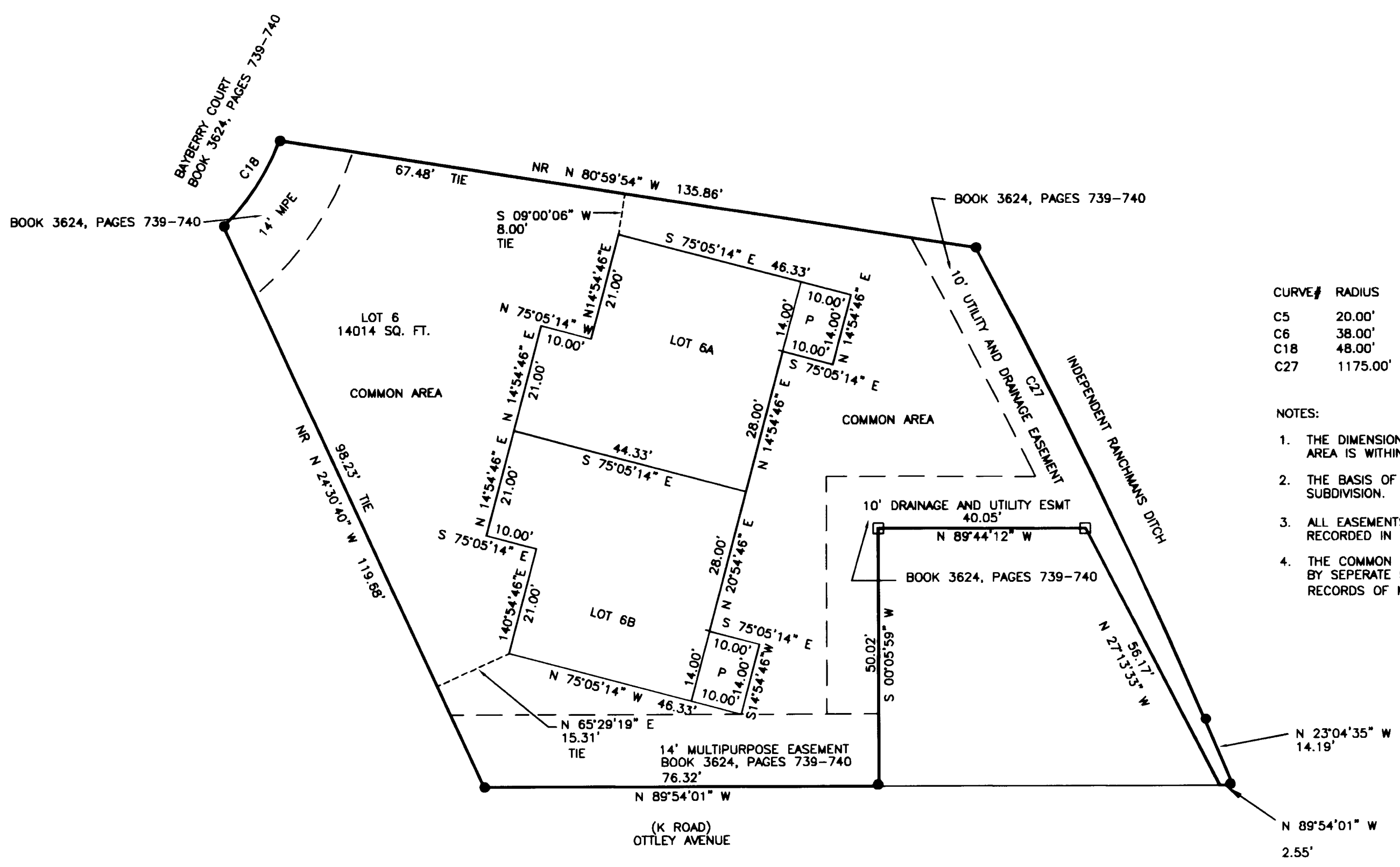
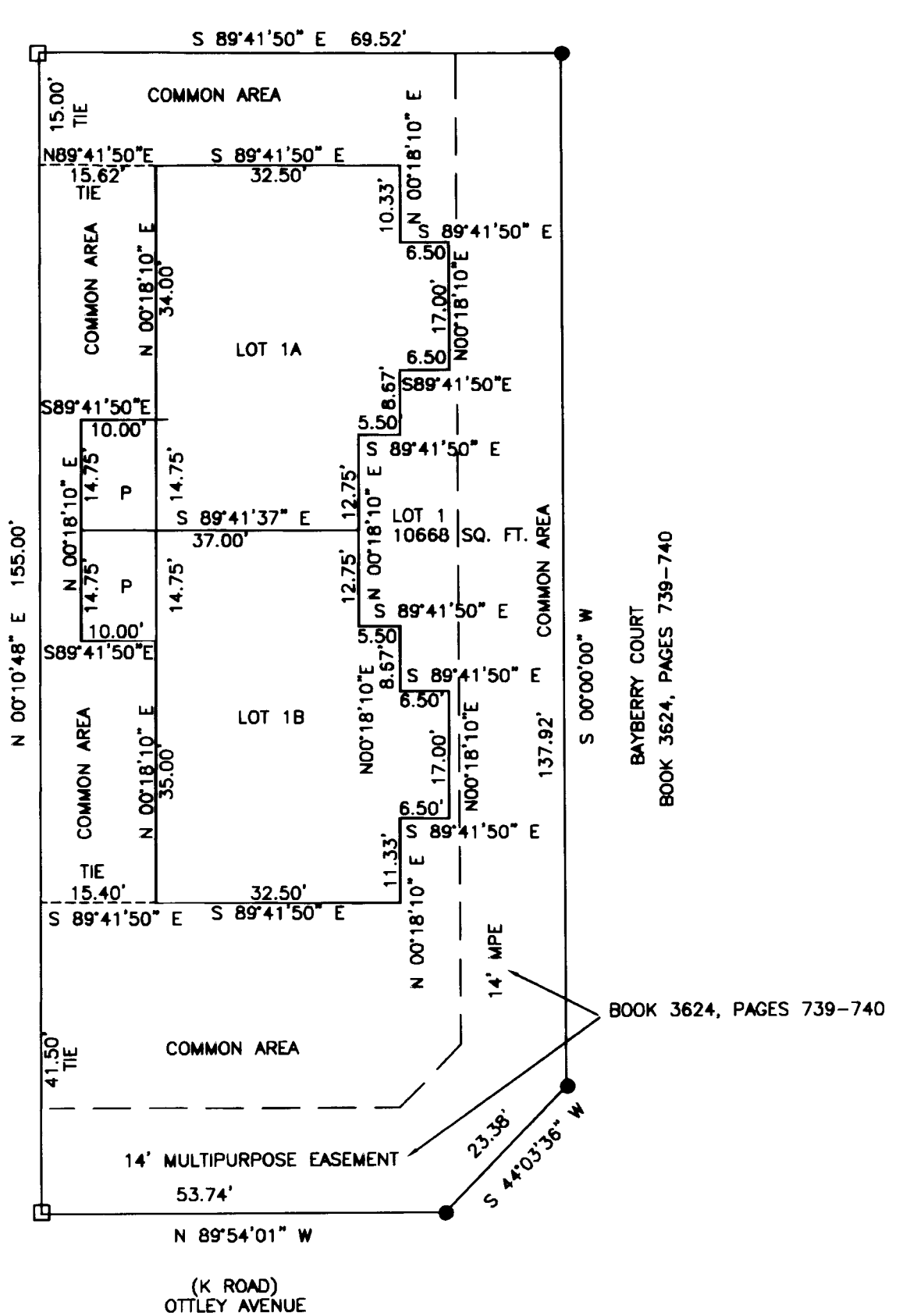
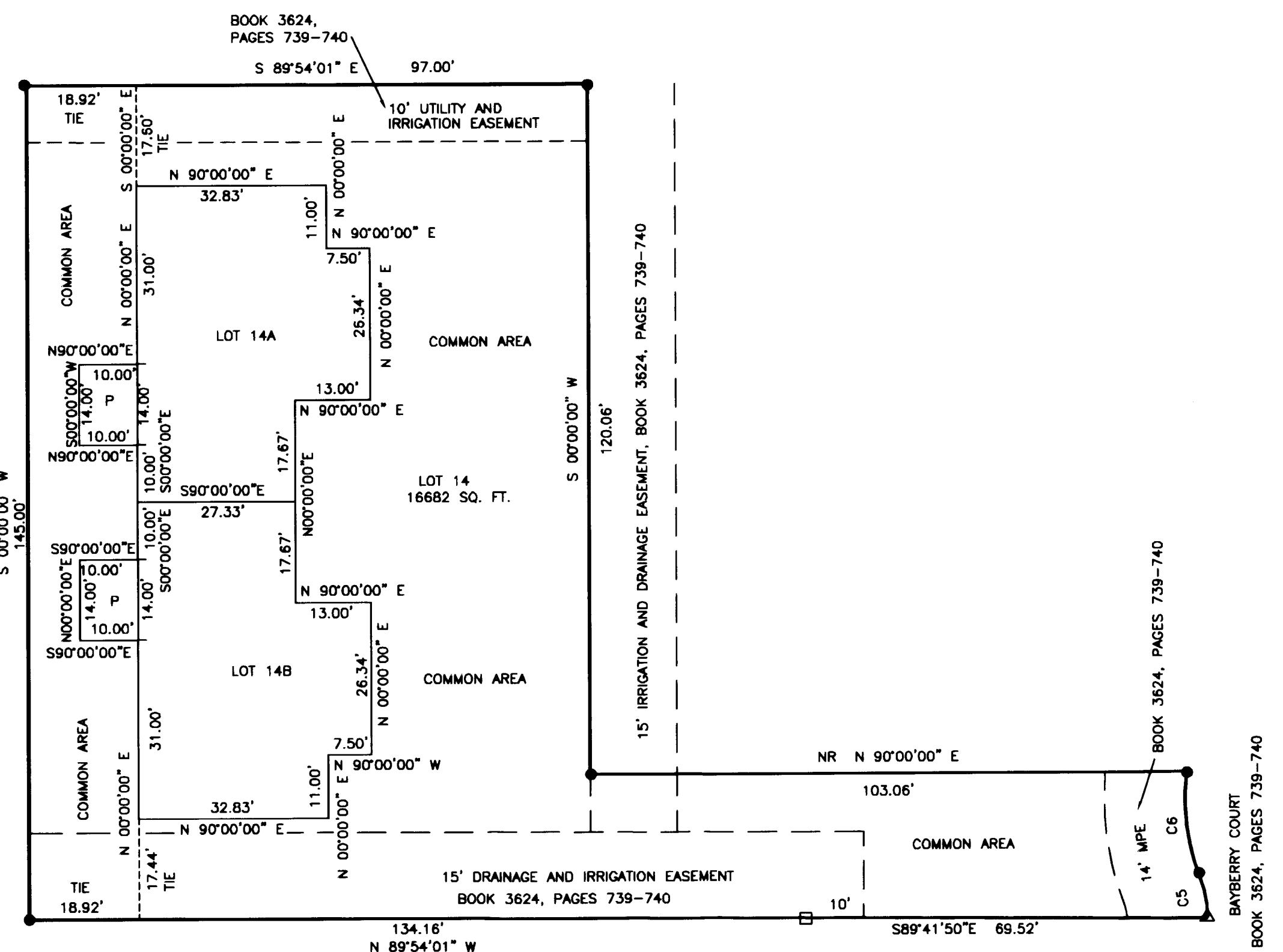
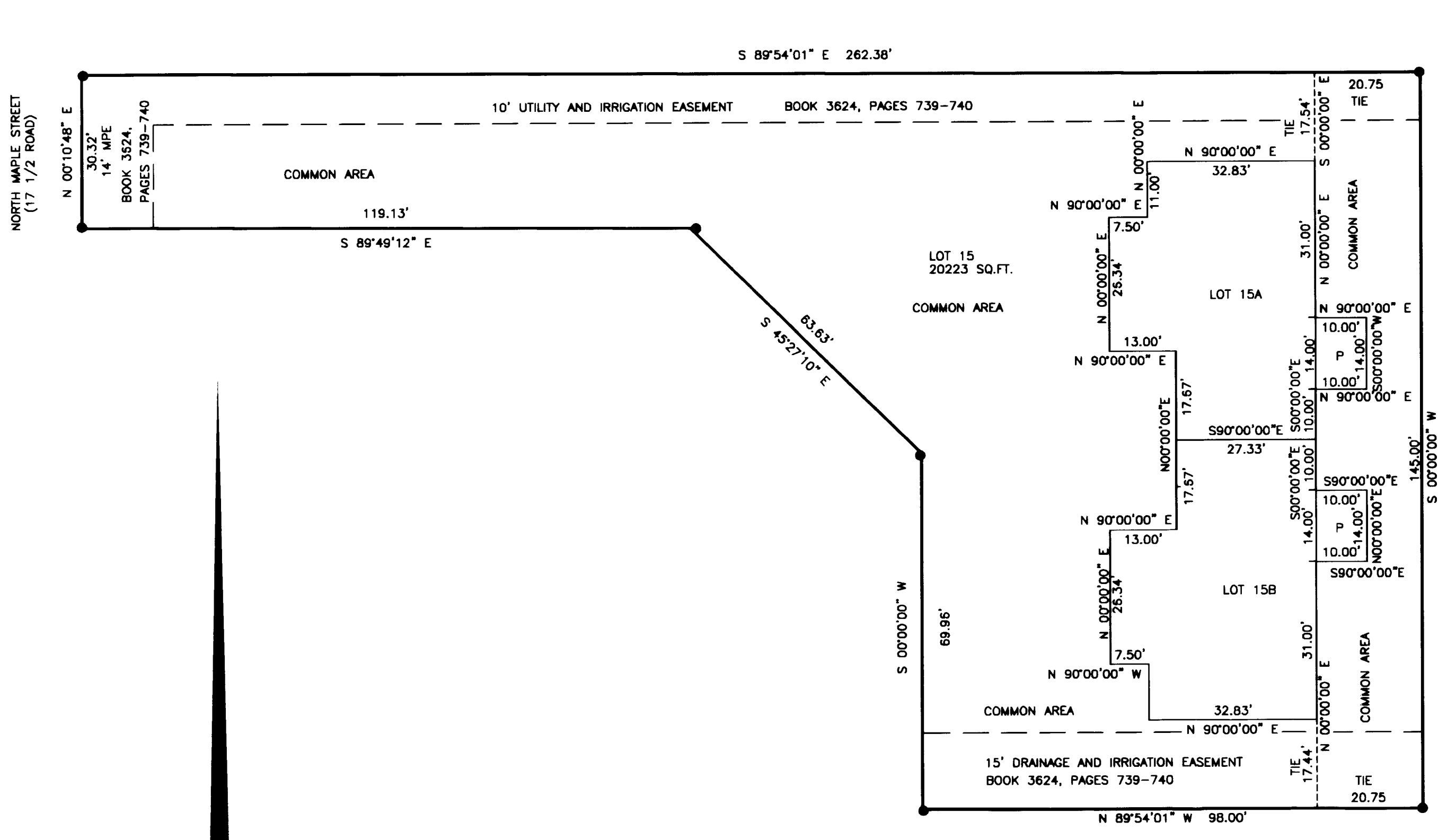
- NOTE:
- CONCRETE SLABS MAY BE PLACED IN THE PATIO AREA BUT SHALL NOT HAVE ANY ROOFS OR COVERING CONSTRUCTED OVER THE PATIO AREA. PATIOS ARE PART OF THE TOWNHOUSE LOT BUT NOT PART OF THE BUILDING ENVELOPE.
 - SEE SHEET 3 OF 3 FOR DIMENSIONS TO LOCATE BUILDING ENVELOPES.
 - ALL BUILDING ENVELOPES MEET MINIMUM SETBACK REQUIREMENTS FOR COMMUNITY RESIDENTIAL ZONING



SHEET 2 OF 3

FINAL PLAT ORCHARD GROVE TOWNHOUSES A REPLAT OF LOTS 1, 6, 14 AND 15 OF ORCHARD GROVE SUBDIVISION PART OF THE SE 1/4 OF SECTION 8, T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO					
W.H. LIZER AND ASSOCIATES ENGINEERING CONSULTING AND LAND SURVEYING 576 25 ROAD-UNIT 8 GRAND JUNCTION, COLORADO					
DATE: 2/4/07	PROJ. NO. 064104-5	SCALE: 1"=40'	FILE NAME: HOUSINGA	DRAWN BY: WHL	CHECKED BY: W.H.L.

FINAL PLAT ORCHARD GROVE TOWNHOUSES A REPLAT OF LOTS 1, 6, 14 AND 15 OF ORCHARD GROVE SUBDIVISION PART OF THE SE 1/4 OF SECTION 8, T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO



CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C5	20.00'	7.36'	7.32'	S 10°32'28" E	21°04'56"	3.72'
C6	38.00'	18.50'	18.31'	S 07°08'15" E	27°53'22"	9.44'
C18	48.00'	20.00'	19.88'	S 33°17'28" W	23°52'24"	10.15'
C27	1175.00'	101.37'	101.33'	S 25°32'52" E	04°56'34"	50.71'

- NOTES:
1. THE DIMENSIONS SHOWN ON EACH LOT DEPICT THE TOWNHOUSE LOT, THE ACTUAL BUILDING AREA IS WITHIN THE LOT EXCEPT THAT AREA SHOWN AS "P" OR PATIO AREA
 2. THE BASIS OF BEARINGS IS BASED ON BEARINGS FROM ORCHARD GROVE SUBDIVISION.
 3. ALL EASEMENTS SHOWN ON THIS PLAT WERE PREVIOUSLY DEDICATED ON ORCHARD GROVE SUBDIVISION, RECORDED IN BOOK 3624, PAGES 739-740, OF THE DEED RECORDS OF MESA COUNTY, COLORADO.
 4. THE COMMON AREAS SHOWN HAVE BEEN COMEYED TO THE ORCHARD GROVE HOMEOWNERS ASSOCIATION BY SEPERATE INSTRUMENT, RECORDED IN BOOK 3624, PAGE 740, OF THE DEED RECORDS OF MESA COUNTY, COLORADO.

- LEGEND
- RECOVERED 5/8" REBAR PREVIOUSLY SET BY W.H. LIZER PLACED CAP MARKED PEPLS 14113 ON REBAR
 - FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 18480
 - △ LEAD PLUG IN WHEEL CHAIR RAMP
 - P PATIO AREA, PART OF THE TOWNHOUSE LOT BUT NOT PART OF THE BUILDING ENVELOPE

- ABBREVIATIONS
- MPE MULTIPURPOSE EASEMENT
 - NR NON RADIAL
 - P PATIO

LAND USE BREAKDOWN

LOT NO.	TOWNHOUSE AREA SQ. FT.	LOT AREA SQ. FT.	% AREA TOWNHOUSE/LOT AREA
1	3843	10668	34.1
6	3752	14014	26.8
14	4098	16682	24.6
15	4098	20223	20.3
TOTAL	15591	61587	25.3



SHEET 3 OF 3

**FINAL PLAT
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CITY OF FRUITA, MESA COUNTY, COLORADO**

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO

DATE: 2/4/07	PROJ. NO.: 084104-5	SCALE: 1"=20'	FILE NAME: HOUSINGB	DRAWN BY: WHL	CHECKED BY: W.H.L.
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