

FINAL PLAT ORCHARD RIDGE SUBDIVISION

IN THE SE 1/4 NE 1/4 OF SECTION 7, T1N, R2W OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
Radar Development, LLC, a Colorado limited liability company, being the sole owner in fee simple of all that real property recorded in Book 3767 at Page 696 of Mesa County Real Property Records and described as follows:

That certain parcel of land situate in the SE 1/4 NE 1/4 of Section 7, Township One North, Range Two West of the Ute Meridian, City of Fruita, Mesa County, Colorado, the perimeter of which is described as a result of survey as follows:

Commencing at a Mesa County Survey Marker for the N.E. Corner of the SE 1/4 NE 1/4 of said Section 7, from whence a Mesa County Survey Marker for the E 1/4 Corner of said Section 7 bears S00°08'01"W 1320.32 feet; thence S89°48'39"W for a distance of 30.00 feet to the westerly right-of-way line of 17 Road and the point of beginning; thence the following courses and distances:

1. S00°08'01"W, on said westerly right-of-way line, for a distance of 762.51 feet to Comstock Estates Subdivision;
2. Continuing on the record lines of said Comstock Estates S88°32'54"W 10.01 feet; S 371°13'01"W for a distance of 44.33 feet;
3. S48°27'01"W for a distance of 346.80 feet;
4. S33°42'01"W for a distance of 46.10 feet;
5. S00°05'01"W for a distance of 276.12 feet to the southerly line of the SE 1/4 NE 1/4 of said Section 7;
6. S89°47'40"W, on said southerly line, for a distance of 878.64 feet;
7. S89°47'40"W, on said southerly line, for a distance of 1320.67 feet to the northerly line of the SE 1/4 NE 1/4 of said Section 7;
8. N00°08'01"E, for a distance of 1320.67 feet to the northerly line of the SE 1/4 NE 1/4 of said Section 7;
9. N89°48'39"E for a distance of 1214.78 feet to the beginning.

[33.45 acres]

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the Orchard Ridge Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use all the streets shown hereon, including drives and easements shown hereon for the purposes set forth below. We hereby accept the responsibility for the completion of required public improvements for the Orchard Ridge Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We do hereby dedicate to the public utilities the utility easements shown hereon and do hereby dedicate to the irrigation users irrigation easements shown hereon.

All street roads and rights-of-way shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Fruita 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 Utility Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved public utilities 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, and communication lines.

All Drainage Easements shown hereon are hereby dedicated to the City of Fruita 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.

A Pedestrian easement shown hereon is hereby dedicated to the City of Fruita for use as a public trail for non-motorized pedestrian traffic.

An Emergency Access easement shown hereon is hereby dedicated to the City of Fruita for use by City and public emergency response personnel and vehicles for ingress and egress.

Outlet A shown hereon is dedicated to the City of Fruita for a perpetual, non-exclusive blanket easement over and across Outlet A, for use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with the residents of this subdivision, subject to nondiscriminatory rules and regulations promulgated by the Orchard Ridge Homeowners Association.

Outlet B shown hereon is hereby dedicated to the City of Fruita for use as a public trail for non-motorized pedestrian traffic.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

EXECUTED this 28th day of October, 2004.
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 28th day of October, 2004, by C. Chris Carnes
 WITNESS MY HAND AND OFFICIAL SEAL.
 My commission expires: 1-24-2006
 Notary Public

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 4th day of NOVEMBER, 2004

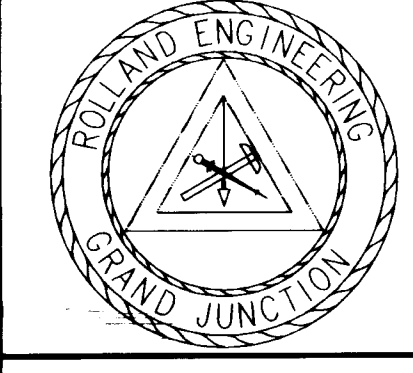
FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 5th day of August, 2003, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of 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, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development 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 Fruita City Council.

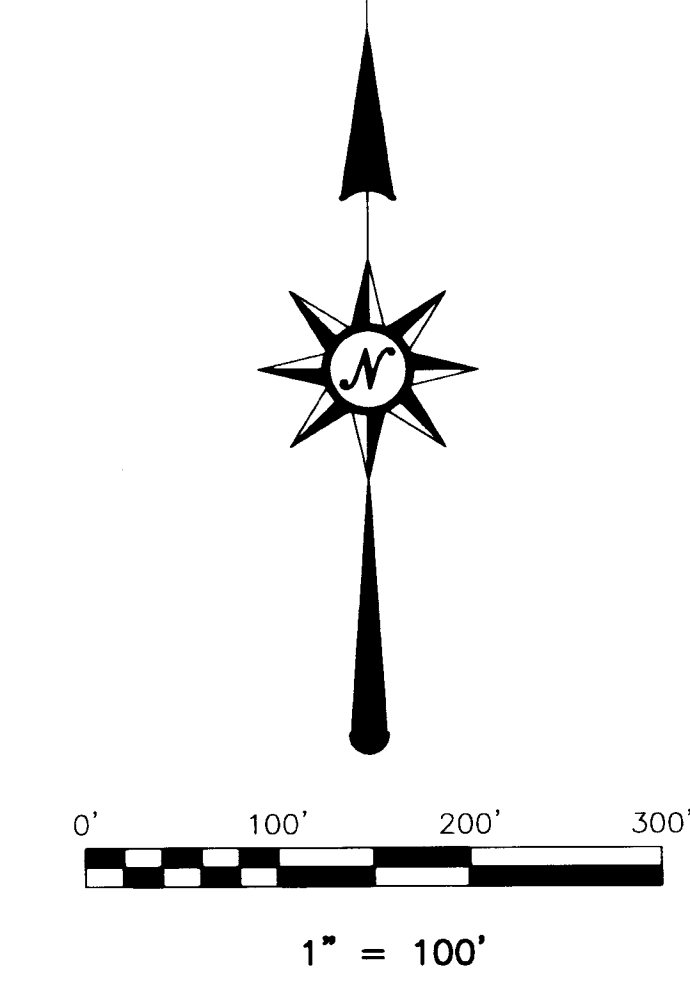
CITY OF FRUITA, COLORADO
 By: [Signature]
 Witness my hand and seal of the City of Fruita, Colorado



INDEX OF SHEETS			
SHEET 1 - OWNERSHIP, DEDICATION AND CERTIFICATES			
SHEET 2 - NORTH 1/2 OF STREET, LOT AND EASEMENT GEOMETRY			
SHEET 3 - SOUTH 1/2 OF STREET, LOT AND EASEMENT GEOMETRY			



File Name: C:\4027\4027PL1.DWG			
ORCHARD RIDGE SUBDIVISION FINAL PLAT			
IN THE SE 1/4 NE 1/4 OF SECTION 7 T1N, R2W OF THE UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
ESS	RAM	4027	1
Drawn	Date	Rev	Of
ESS	10/27/04		3



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP LS-18469

SHEET INDEX

- 1 OVERALL VIEW AND DEDICATION LANGUAGE
- 2 DETAIL VIEW OF NORTH HALF
- 3 DETAIL VIEW OF SOUTH HALF

AREA SUMMARY

	ACRES	PERCENTAGE
LOTS (97)	26.29	78.6%
OUTLOT A	1.00	3.0%
OUTLOT B	0.08	0.2%
RIGHT-OF-WAY	6.08	18.2%
TOTAL:	33.45	100.0%

GENERAL NOTES

1. Basis of bearings is S00°08'01"W 1320.32 feet between Mesa County Survey Markers for the East 1/4 Corner and the N.E. Corner SE 1/4 NE 1/4 of Section 7, Township One North, Range Two West of the Ute Meridian, and is derived from MesaCo LCS.
2. Title information from Mesa County real property records and from American Land Title Company, Case No. ALTC-17584, effective date September 23, 2004.
3. Evidence of previous survey indicated by the following found Monuments.
 - A. Found alloy cap (LS-24320) S05°42'E 1.06'
 - B. Found alloy cap (LS-24320) S75°28'E 3.36'
 - C. Found alloy cap (LS-24320) S01°49'E 1.95'
 - D. Found alloy cap (LS-24320) S02°04'E 2.01'
 - E. Found alloy cap (LS-24320) S00°50'W 1.92'
4. An irrigation easement, granted to the Elmwood Lateral Association, in Book 3510 at Page 308, has a prior and senior interest to the irrigation and drainage easement granted over the same area to the Homeowners Association.
5. A portion of Outlet B is burdened with a 20 foot irrigation and drainage easement and also an irrigation easement for Elmwood Lateral Association.
6. Outlet A shown hereon is hereby granted and conveyed to Orchard Ridge Homeowners Association for Open Space and irrigation purposes, subject to the various easements dedicated and granted on this Final Plat, said grant shall be recorded by separate instrument.
7. All signage easements shown hereon are hereby granted and conveyed to Orchard Ridge Homeowners Association for signage purposes, and shall be recorded by separate instrument.
8. All private irrigation easements shown hereon are hereby granted and conveyed to Orchard Ridge Homeowners Association for irrigation purposes, and shall be recorded by separate instrument.

SUBORDINATION BY LIENHOLDER

Ben E. Carnes being the holder of a promissory note secured by a deed of trust dated October 27, 2004 and recorded in Book 3767 at Page 697, in the office of the Clerk and Recorder of Mesa County Colorado hereby consents to the subdivision of the lands set forth in this Final Plat, Orchard Ridge Subdivision, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Ben E. Carnes
 2499 US Hwy 6 & 50
 Grand Junction, CO 81505
 By: [Signature]
 Ben E. Carnes
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 28th day of October, 2004, by Ben E. Carnes
 WITNESS MY HAND AND OFFICIAL SEAL.
 My commission expires: 1-24-2006
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

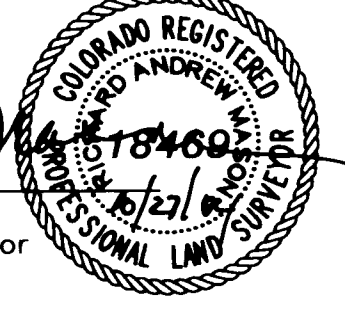
This plat was filed for record in the office of the Mesa County Clerk and Recorder at 8:52 o'clock at A.M. on the 12th day of NOVEMBER 2004 and is duly recorded in Book 3777 on Page 752-754 as Document No. 2224010.
 By: [Signature]
 MESA COUNTY CLERK AND RECORDER
 Deputy
 Declarations of Protective Covenants are filed in Book 3777 at Page 790-814, as Document No. 2224010.

TITLE CERTIFICATE

AMERICAN LAND TITLES does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Radar Development, LLC free and clear of all liens, taxes, and encumbrances, except as follows: DEED OF TRUST BK 3767 PG 697
 EXECUTED this 28th day of October, 2004.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, 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, correct, and complete plat of the Orchard Ridge 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, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify, to the best of my knowledge, that the requirements of Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth in the Declaration of Covenants, Conditions, and Restrictions of Orchard Ridge Subdivision recorded concurrently herewith.
 EXECUTED this 27 day of October, 2004.
 By: [Signature]
 Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



**FINAL PLAT
ORCHARD RIDGE SUBDIVISION**
IN THE SE1/4 NE1/4 OF SECTION 7, T1N, R2W OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

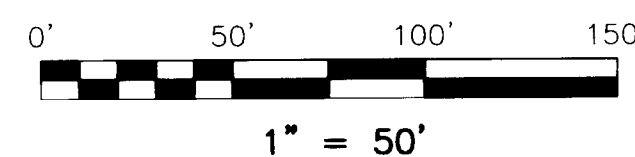
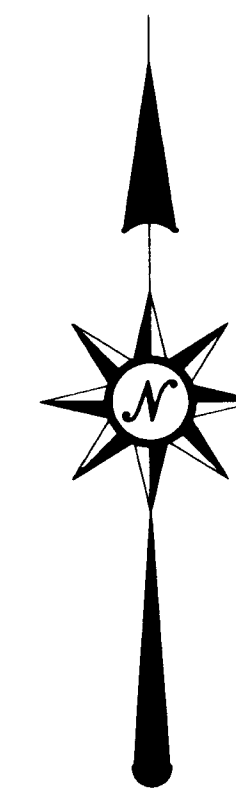
G. & J. GOLLIHER
BK 2889 PG 200

N 89°48'39" E 1320.15'

1214.78'

MCSM
N.E. CORNER
SE1/4 NE1/4
SECTION 7
T1N, R2W, U.M.

K 3/4
ROAD



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND MONUMENT AS NOTED
- SET REBAR & ACP LS-18469
- STREET ADDRESS NUMBER (TYP)

SHEET INDEX

- 1 OVERALL VIEW AND DEDICATION LANGUAGE
- 2 DETAIL VIEW OF NORTH HALF
- 3 DETAIL VIEW OF SOUTH HALF

LINE TABLE
(APPLICABLE TO SHEETS 2 AND 3)

LINE	BEARING	DISTANCE
L1	N 00°08'01" E	29.34'
L2	N 44°58'20" E	42.35'
L3	S 00°08'01" W	29.51'
L4	N 00°07'46" E	20.00'
L5	N 89°47'40" E	298.83'
L6	N 01°30'16" E	293.50'
L7	N 51°27'01" E	452.45'
L8	S 00°08'01" W	36.25'

AREA SUMMARY

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CENTERLINE ROAD CURVE TABLE
(APPLICABLE TO SHEETS 2 AND 3)

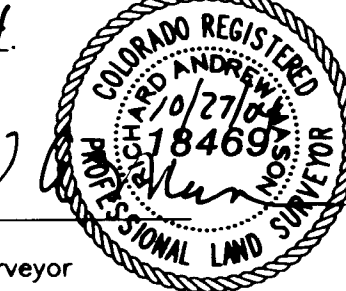
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	42.00'	66.21'	59.56'	N 45°01'40" E	90°19'22"	42.24'
CC2	42.00'	10.18'	10.15'	N 08°48'34" W	1°33'10"	5.11'
CC3	42.00'	58.03'	51.97'	N 51°58'15" W	76°26'12"	33.07'
CC4	42.00'	65.74'	59.23'	S 44°58'25" W	89°40'29"	41.76'
CC5	42.00'	66.22'	59.57'	S 45°02'05" E	90°20'30"	42.25'
CC6	150.00'	193.73'	180.54'	N 52°47'40" E	74°00'00"	113.03'
CC7	150.00'	125.79'	122.14'	N 65°46'14" E	48°02'53"	66.86'
CC8	150.00'	67.94'	67.36'	N 28°46'14" E	25°57'07"	34.56'
CC9	150.00'	93.35'	91.85'	N 33°37'21" E	35°39'20"	48.24'
CC10	150.00'	134.35'	129.90'	N 25°47'31" E	51°19'00"	72.06'
CC11	250.00'	242.86'	233.42'	S 27°57'55" W	55°39'30"	131.97'
CC12	200.00'	118.68'	116.95'	S 72°47'40" W	34°00'00"	61.15'
CC13	200.00'	119.87'	118.09'	N 17°02'05" W	34°20'30"	61.80'

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, 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, correct, and complete plat of the Orchard Ridge Subdivision, as laid out, plotted, 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, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify, to the best of my knowledge, that the requirements of Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth in the Declaration of Covenants, Conditions, and Restrictions of Orchard Ridge Subdivision recorded concurrently herewith.

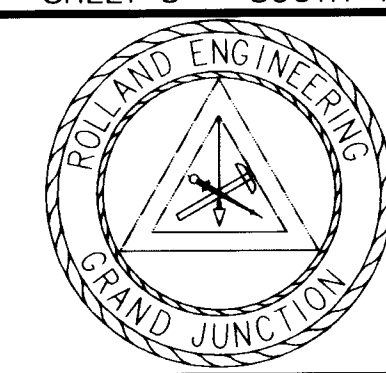
EXECUTED this 27 day of October, 2004.

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



INDEX OF SHEETS

- SHEET 1 - OWNERSHIP, DEDICATION AND CERTIFICATES
- SHEET 2 - NORTH 1/2 OF STREET, LOT AND EASEMENT GEOMETRY
- SHEET 3 - SOUTH 1/2 OF STREET, LOT AND EASEMENT GEOMETRY



File Name: C:\PROJECTS\4027\4027GPL2.DWG

**ORCHARD RIDGE
SUBDIVISION
FINAL PLAT**
IN THE SE1/4 NE1/4 OF SECTION 7
T1N, R2W OF THE UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO

Designed	Checked	RAM	Proj#	Sheet
ESS	ESS	RAM	4027	2
Drawn	Date	Rev.	Of	
ESS	10/27/04		3	

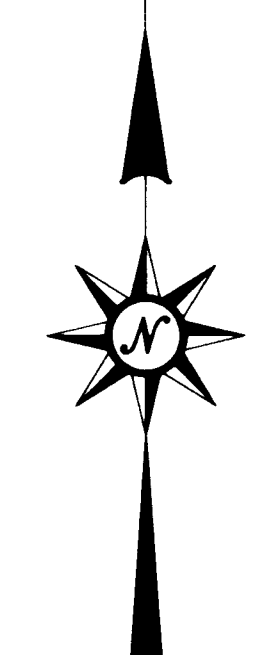
CURVE TABLE
(APPLICABLE TO SHEETS 2 AND 3)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	180.13'	97.35'	N 13°04'26" W	206°24'54"	213.05'
C2	50.00'	47.87'	46.06'	N 54°51'26" E	54°51'26"	25.95'
C3	50.00'	30.95'	30.46'	N 17°32'37" E	35°27'56"	15.99'
C4	50.00'	38.98'	38.00'	S 22°31'20" E	44°39'57"	20.54'
C5	50.00'	60.13'	56.57'	S 79°18'20" E	68°54'03"	34.30'
C6	50.00'	2.20'	2.20'	S 64°58'53" W	02°31'32"	1.10'
C7	IS NOT USED					
C8	28.50'	12.98'	12.87'	S 76°45'53" W	26°05'32"	6.60'
C9	28.50'	13.99'	13.85'	S 76°07'18" E	28°08'06"	7.14'
C10	50.00'	125.53'	95.07'	N 46°01'13" E	143°51'04"	153.21'
C11	50.00'	12.45'	12.42'	S 69°11'15" E	14°16'01"	6.26'
C12	50.00'	51.25'	49.03'	N 74°18'58" E	58°43'32"	28.13'
C13	50.00'	56.80'	53.80'	N 12°24'30" E	65°05'23"	31.91'
C14	50.00'	5.03'	5.03'	S 23°01'15" E	05°46'08"	2.52'
C15	28.50'	12.95'	12.84'	S 12°53'04" E	26°02'28"	6.59'
C16	28.50'	12.94'	12.83'	N 13°08'28" E	26°00'35"	6.58'
C17	50.00'	124.03'	94.59'	S 44°54'57" E	142°07'25"	145.72'
C18	50.00'	40.02'	38.95'	N 03°13'14" E	45°51'03"	21.15'
C19	50.00'	47.42'	45.67'	S 46°52'36" E	54°20'37"	25.67'
C20	50.00'	10.07'	10.05'	S 79°49'01" E	11°32'13"	5.05'
C21	50.00'	26.52'	26.21'	N 79°13'07" E	30°23'32"	13.58'
C22	28.50'	12.82'	12.71'	N 76°54'30" E	25°46'20"	6.52'
C23	172.00'	76.41'	75.79'	N 77°04'03" E	25°27'16"	38.85'
C24	28.50'	28.01'	26.89'	S 87°30'28" E	56°18'14"	15.25'
C25	28.50'	8.58'	8.55'	N 72°57'50" E	17°14'50"	4.32'
C26	28.50'	19.43'	19.05'	S 78°53'03" E	39°03'24"	10.11'
C27	50.00'	137.70'	98.13'	N 41°44'48" E	157°47'44"	254.80'
C28	50.00'	48.90'	46.97'	S 87°22'19" E	56°01'56"	26.60'
C29	50.00'	46.64'	44.97'	N 37°53'17" E	53°26'53"	25.17'
C30	50.00'	42.16'	40.92'	S 12°59'37" E	48°18'55"	22.43'
C31	28.50'	28.01'	26.89'	S 08°59'57" E	56°18'14"	15.25'
C32	172.00'	10.08'	10.08'	N 17°28'25" E	03°21'30"	5.04'
C33	128.00'	79.66'	78.38'	N 33°37'21" E	35°39'20"	41.16'
C34	128.00'	49.88'	49.56'	N 26°57'28" E	22°19'35"	25.26'

CURVE TABLE
(APPLICABLE TO SHEETS 2 AND 3)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C35	128.00'	29.78'	29.71'	N 44°47'08" E	13°19'45"	14.96'
C36	172.00'	154.05'	148.95'	N 25°47'31" E	51°19'00"	82.62'
C37	172.00'	39.21'	39.12'	N 44°55'12" E	13°03'38"	19.69'
C38	172.00'	71.00'	70.50'	N 26°33'48" E	23°39'10"	36.02'
C39	172.00'	43.84'	43.72'	N 07°26'07" E	14°36'12"	22.04'
C40	272.00'	264.23'	253.96'	N 27°57'55" E	55°39'30"	143.59'
C41	272.00'	47.94'	47.87'	N 05°11'05" E	10°05'50"	24.03'
C42	272.00'	79.98'	79.69'	N 18°39'26" E	16°50'52"	40.28'
C43	272.00'	79.98'	79.69'	N 35°30'18" E	16°50'52"	40.28'
C44	272.00'	56.33'	56.23'	N 49°51'42" E	11°51'56"	28.27'
C45	222.00'	131.74'	129.81'	N 72°47'40" E	34°00'00"	67.87'
C46	222.00'	13.85'	13.85'	N 57°34'55" E	03°34'29"	6.93'
C47	222.00'	78.24'	77.83'	N 69°27'54" E	20°11'30"	39.53'
C48	222.00'	39.65'	39.60'	N 84°40'40" E	10°14'01"	19.88'
C49	128.00'	165.32'	154.06'	N 52°47'40" E	74°00'00"	96.45'
C50	128.00'	151.54'	142.84'	N 55°52'41" E	67°49'59"	86.07'
C51	128.00'	13.78'	13.77'	N 18°52'41" E	06°10'01"	6.90'
C52	172.00'	107.04'	105.32'	N 33°37'21" E	35°39'21"	55.32'
C53	172.00'	14.93'	14.92'	N 18°16'51" E	04°58'20"	7.47'
C54	172.00'	80.74'	80.00'	N 34°12'52" E	26°53'44"	41.13'
C55	172.00'	11.37'	11.37'	N 49°33'23" E	03°47'17"	5.69'
C56	128.00'	114.64'	110.85'	N 25°47'31" E	51°19'00"	61.49'
C57	128.00'	82.02'	80.62'	N 33°05'37" E	36°42'48"	42.47'
C58	128.00'	32.62'	32.54'	N 07°26'07" E	14°36'12"	16.40'
C59	228.00'	221.48'	212.88'	N 27°57'55" E	55°39'30"	120.36'
C60	178.00'	106.69'	105.10'	S 17°02'05" E	34°20'30"	55.00'
C61	222.00'	133.06'	131.08'	N 17°02'05" E	34°20'30"	68.60'
C62	222.00'	18.52'	18.52'	S 02°15'14" E	04°46'49"	9.27'
C63	222.00'	76.81'	76.43'	N 14°33'23" E	19°49'28"	38.79'
C64	222.00'	37.73'	37.68'	S 29°20'13" E	09°44'13"	18.91'
C65	178.00'	105.63'	104.08'	N 72°47'40" E	34°00'00"	54.42'
C66	178.00'	43.64'	43.53'	N 62°49'04" E	14°02'47"	21.93'
C67	178.00'	61.99'	61.68'	N 79°49'04" E	19°57'13"	31.31'

**FINAL PLAT
ORCHARD RIDGE SUBDIVISION
IN THE SE1/4 NE1/4 OF SECTION 7, T1N, R2W OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO**



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND MONUMENT AS NOTED
- SET REBAR & ACP LS-18469
- STREET ADDRESS NUMBER (TYP)

GENERAL NOTES

- Basis of bearings is S00°08'01"W 1320.32 feet between Mesa County Survey Markers for the East 1/4 Corner and the N.E. Corner SE1/4 NE1/4 of Section 7, Township One North, Range Two West of the Ute Meridian, and is derived from MesaCo LCS.
- Title information from Mesa County real property records and from American Land Title Company, Case No. ALTC-17584, effective date September 23, 2004.
- Evidence of previous survey indicated by the following found Monuments:
A. Found alloy cap (LS-24320) S05°42'E 1.06'
B. Found alloy cap (LS-24320) S75°28'E 3.36'
C. Found alloy cap (LS-24320) S01°49'E 1.95'
D. Found alloy cap (LS-24320) S02°04'E 2.01'
E. Found alloy cap (LS-24320) S00°50'W 1.92'
- An irrigation easement, granted to the Elmwood Lateral Association, in Book 3510 of Page 308, has a prior and senior interest to the irrigation and drainage easement granted over the same area to the Homeowners Association.
- A portion of Outlot B is burdened with a 20 foot irrigation and drainage easement and also an irrigation easement for Elmwood Lateral Association.

LINE TABLE
(APPLICABLE TO SHEETS 2 AND 3)

LINE	BEARING	DISTANCE
L1	N 00°08'01" E	29.34'
L2	N 44°58'20" W	42.55'
L3	S 00°08'01" W	29.51'
L4	N 00°07'46" E	20.00'
L5	N 89°47'40" E	298.83'
L6	N 01°30'16" E	293.50'
L7	N 51°27'01" E	452.45'
L8	S 00°08'01" W	36.25'

AREA SUMMARY

LOTS (97)	ACRES	PERCENTAGE
LOTS (97)	26.29	78.6%
OUTLOT A	1.00	3.0%
OUTLOT B	0.08	0.2%
RIGHT-OF-WAY	6.08	18.2%
TOTAL:	33.45	100.0%

CENTERLINE ROAD CURVE TABLE (APPLICABLE TO SHEETS 2 AND 3)

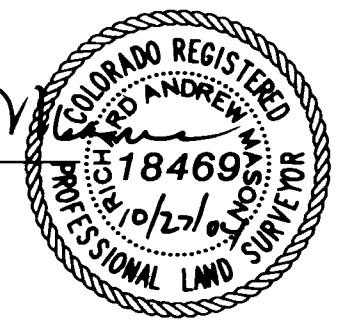
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	42.00'	66.21'	59.56'	N 45°01'40" W	90°19'22"	42.24'
CC2	42.00'	10.18'	10.15'	N 06°48'34" W	13°53'10"	5.11'
CC3	42.00'	56.03'	51.97'	N 51°58'15" W	76°28'12"	33.07'
CC4	42.00'	65.74'	59.23'	S 44°58'25" W	89°40'29"	41.76'
CC5	42.00'	66.92'	59.57'	S 45°02'05" E	90°20'30"	42.25'
CC6	150.00'	193.73'	180.54'	N 52°47'40" E	74°00'00"	113.03'
CC7	150.00'	125.79'	122.14'	N 65°46'14" E	48°02'53"	66.86'
CC8	150.00'	67.94'	67.36'	N 28°46'14" E	25°57'07"	34.56'
CC9	150.00'	93.35'	91.85'	N 33°37'21" E	35°39'20"	48.24'
CC10	150.00'	134.35'	129.90'	N 25°47'31" E	51°19'00"	72.06'
CC11	250.00'	242.86'	233.42'	S 27°57'55" W	55°39'30"	131.97'
CC12	200.00'	118.68'	116.95'	S 72°47'40" W	34°00'00"	61.15'
CC13	200.00'	119.87'	118.09'	N 17°02'05" W	34°20'30"	61.80'

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, 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, correct, and complete plat of the Orchard Ridge Subdivision, as laid out, plotted, 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, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify, to the best of my knowledge, that the requirements of Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth in the Declaration of Covenants, Conditions, and Restrictions of Orchard Ridge Subdivision recorded concurrently herewith.

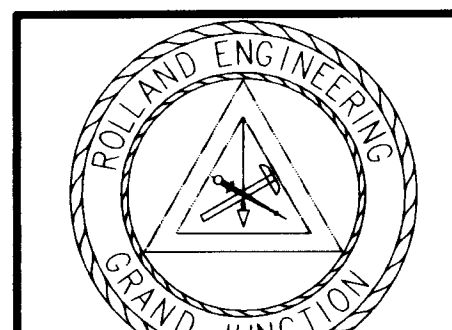
EXECUTED this 07 day of October, 2004

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



INDEX OF SHEETS

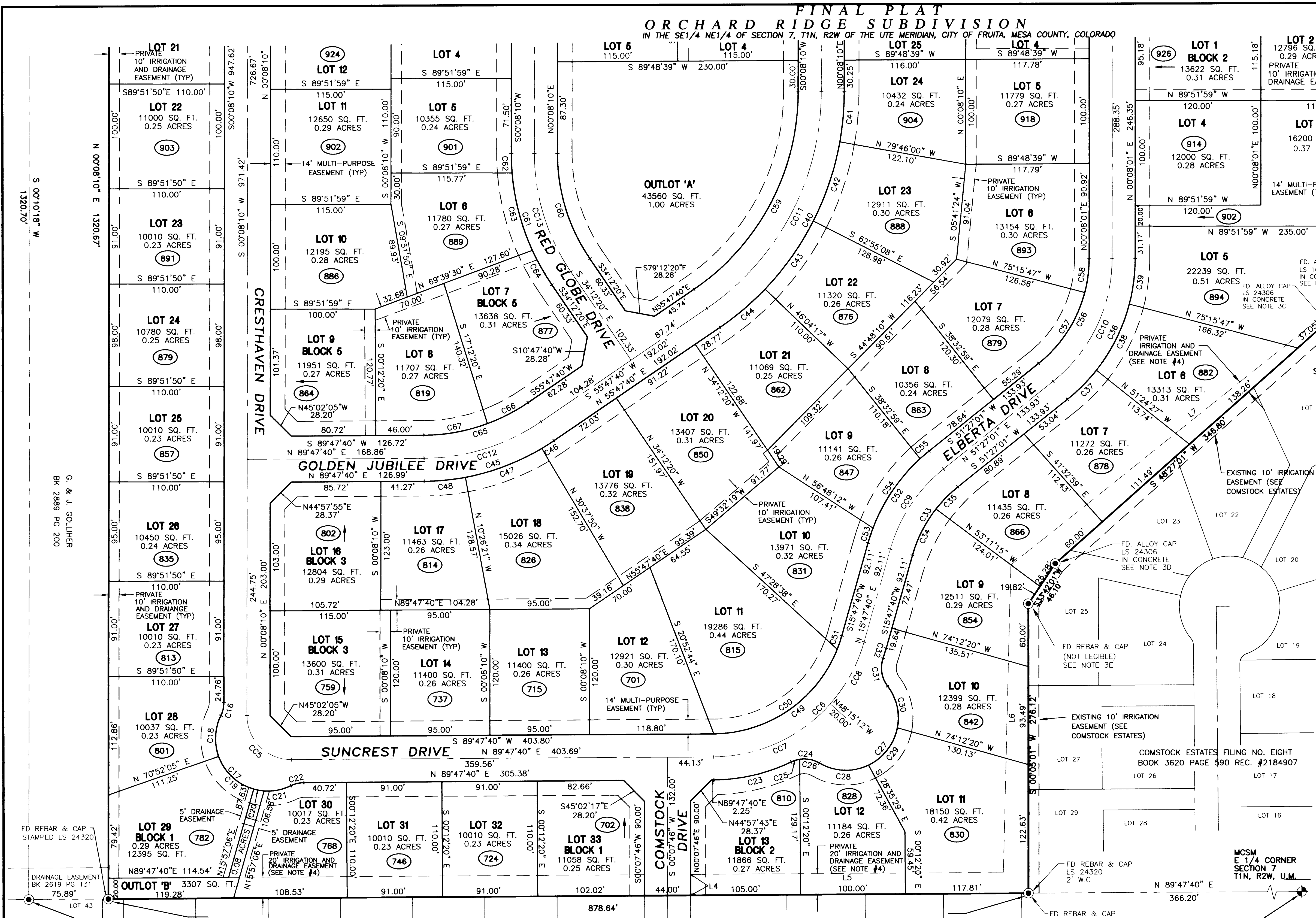
- SHEET 1 - OWNERSHIP, DEDICATION AND CERTIFICATES
- SHEET 2 - NORTH 1/2 OF STREET, LOT AND EASEMENT GEOMETRY
- SHEET 3 - SOUTH 1/2 OF STREET, LOT AND EASEMENT GEOMETRY



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

File Name: C:\PROJECTS\4027\4027PL2.DWG
ORCHARD RIDGE SUBDIVISION FINAL PLAT
IN THE SE1/4 NE1/4 OF SECTION 7, T1N, R2W OF THE UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

Designed	ESS	Checked	RAM	Proj#	4027	Sheet	3
Drawn	ESS	Date	10/27/04	Rv.		of	3



S.W. CORNER SE1/4 NE1/4 SECTION 7, T1N, R2W, U.M.
FD ALLOY CAP STAMPED LS 24306

CURVE TABLE (APPLICABLE TO SHEETS 2 AND 3)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	180.13'	97.35'	N 13°04'26" W	206°24'54"	213.05'
C2	50.00'	47.87'	46.06'	S 45°12'26" E	54°51'26"	25.95'
C3	50.00'	30.95'	30.46'	N 17°32'37" E	35°27'56"	15.99'
C4	50.00'	38.98'	38.00'	S 22°31'20" E	44°39'57"	20.54'
C5	50.00'	60.13'	56.57'	S 79°18'20" E	68°54'03"	34.30'
C6	50.00'	2.20'	2.20'	S 64°58'53" W	02°31'32"	1.10'
C7	IS NOT USED					
C8	28.50'	12.98'	12.87'	S 76°45'53" W	26°05'32"	6.60'
C9	28.50'	13.99'	13.85'	S 76°07'18" E	28°08'06"	7.14'
C10	50.00'	125.53'	95.07'	N 46°01'13" E	143°51'04"	153.21'
C11	50.00'	12.45'	12.42'	S 69°11'15" E	14°16'01"	6.26'
C12	50.00'	51.25'	49.03'	N 74°18'58" E	58°43'32"	28.13'
C13	50.00'	56.80'	53.80'	N 12°24'30" E	65°05'23"	31.91'
C14	50.00'	5.03'	5.03'	S 23°01'15" E	05°46'08"	2.52'
C15	28.50'	12.95'	12.84'	S 12°53'04" E	26°02'28"	6.59'
C16	28.50'	12.94'	12.83'	N 13°08'28" E	26°00'35"	6.58'
C17	50.00'	124.03'	94.59'	S 44°54'51" E	142°07'26"	145.72'
C18	50.00'	40.02'	38.95'	N 03°13'14" E	45°51'03"	21.15'
C19	50.00'	47.42'	45.67'	S 46°52'36" E	54°20'37"	25.67'
C20	50.00'	10.07'	10.05'	S 79°49'01" E	11°32'13"	5.05'
C21	50.00'	26.52'	26.21'	N 79°13'07" E	30°23'32"	13.58'
C22	28.50'	12.82'	12.71'	N 76°54'30" E	25°46'20"	6.52'
C23	172.00'	76.41'	75.79'	N 77°04'03" E	25°27'16"	38.85'

CURVE TABLE (APPLICABLE TO SHEETS 2 AND 3)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C24	28.50'	28.01'	26.89'	S 87°30'28" E	56°18'14"	15.25'
C25	28.50'	8.58'	8.55'	N 72°57'50" E	17°14'50"	4.32'
C26	28.50'	19.43'	19.05'	S 78°53'03" E	39°03'24"	10.11'
C27	50.00'	137.70'	98.13'	N 41°44'48" E	157°47'44"	254.80'
C28	50.00'	48.90'	46.97'	S 87°22'19" E	56°01'56"	26.80'
C29	50.00'	46.64'	44.97'	N 37°53'17" E	53°28'53"	25.17'
C30	50.00'	42.16'	40.92'	S 12°59'37" E	48°18'55"	22.43'
C31	28.50'	28.01'	26.89'	S 08°59'57" E	56°18'14"	15.25'
C32	172.00'	10.08'	10.08'	N 17°28'25" E	03°21'30"	5.04'
C33	128.00'	79.66'	78.38'	N 33°37'21" E	35°39'20"	41.16'
C34	128.00'	49.88'	49.56'	N 26°57'28" E	22°19'35"	25.26'
C35	128.00'	29.78'	29.71'	N 44°47'08" E	13°19'45"	14.96'
C36	172.00'	154.05'	148.95'	N 25°47'31" E	51°19'00"	82.62'
C37	172.00'	39.21'	39.12'	N 44°55'12" E	13°03'38"	19.69'
C38	172.00'	71.00'	70.50'	N 26°33'48" E	23°39'10"	36.02'
C39	172.00'	43.84'	43.72'	N 07°26'07" E	14°36'12"	22.04'
C40	272.00'	264.23'	253.96'	N 27°57'55" E	55°39'30"	143.59'
C41	272.00'	47.94'	47.87'	S 05°11'05" E	10°05'50"	24.03'
C42	272.00'	79.98'	79.69'	N 18°39'26" E	16°50'52"	40.28'
C43	272.00'	79.98'	79.69'	N 35°30'18" E	16°50'52"	40.28'
C44	272.00'	56.33'	56.23'	N 49°51'42" E	11°51'56"	28.27'
C45	272.00'	131.74'	129.81'	N 72°47'40" E	34°00'00"	67.87'
C46	222.00'	13.85'	13.85'	N 57°34'55" E	03°34'29"	6.93'

CURVE TABLE (APPLICABLE TO SHEETS 2 AND 3)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C47	222.00'	78.24'	77.83'	N 69°27'54" E	20°11'30"	39.53'
C48	222.00'	39.65'	39.60'	N 84°40'40" E	10°14'01"	19.88'
C49	128.00'	165.32'	154.06'	N 52°47'40" E	74°00'00"	96.45'
C50	128.00'	151.54'	142.84'	N 55°52'41" E	67°49'59"	86.07'
C51	128.00'	13.78'	13.77'	N 18°52'41" E	06°10'01"	6.90'
C52	172.00'	107.04'	105.32'	N 33°37'21" E	35°39'20"	55.32'
C53	172.00'	14.93'	14.92'	N 18°16'51" E	04°58'20"	7.47'
C54	172.00'	80.74'	80.00'	N 34°12'52" E	26°53'44"	41.13'
C55	172.00'	11.37'	11.37'	N 49°33'23" E	03°47'17"	5.69'
C56	128.00'	114.64'	110.85'	N 25°47'31" E	51°19'00"	61.49'
C57	128.00'	82.02'	80.62'	N 33°05'37" E	36°42'48"	42.47'
C58	128.00'	32.62'	32.54'	N 07°26'07" E	14°36'12"	16.40'
C59	228.00'	221.48'	212.88'	N 27°57'55" E	55°39'30"	120.36'
C60	178.00'	106.89'	105.10'	S 17°02'05" E	34°20'30"	55.00'
C61	222.00'	133.06'	131.08'	S 34°20'30" E	34°20'30"	68.60'
C62	222.00'	18.52'	18.52'	S 02°15'14" E	04°46'49"	9.27'
C63	222.00'	76.81'	76.43'	S 14°33'23" E	19°49'28"	38.79'
C64	222.00'	37.73'	37.68'	S 29°20'13" E	09°44'13"	18.91'
C65	178.00'	105.63'	104.08'	N 72°47'40" E	34°00'00"	54.42'
C66	178.00'	43.64'	43.53'	N 62°49'04" E	14°02'47"	21.93'
C67	178.00'	61.99'	61.68'	N 79°49'04" E	19°57'13"	31.31'