

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1815078 0316PM 09/30/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 16

PAGE 9

DRAWER NO DD 128

FEE \$ 10⁰⁰ - 1⁰⁰

NAME OF PLAT

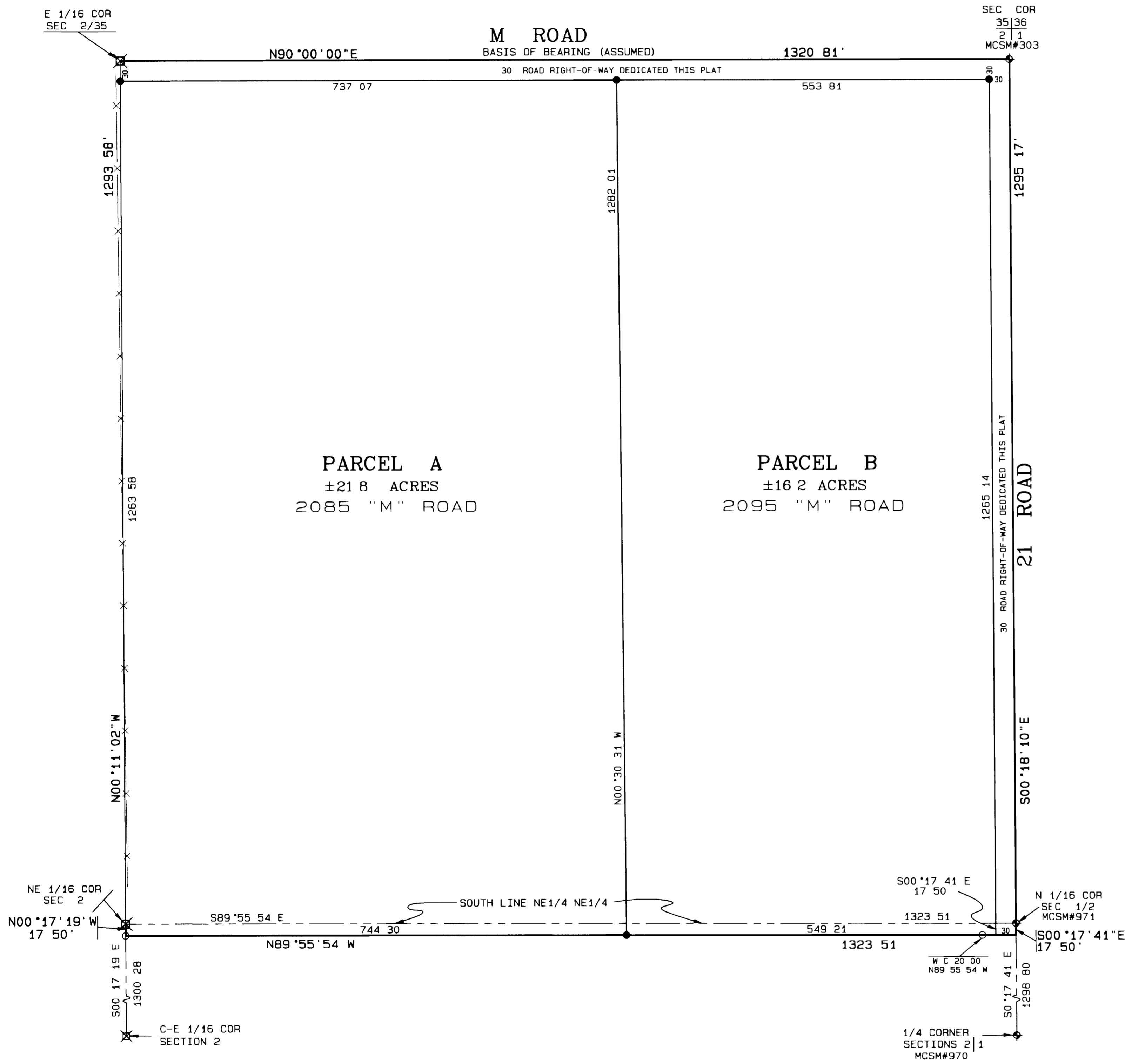
Orchard Simple Land Division

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Missouri - Arkansas Hatcheries Inc.

ORCHARD SIMPLE LAND DIVISION

AN EXEMPTION SURVEY PURSUANT TO SECTION 30-28-101(10)(D)C.R.S.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Missouri - Arkansas Hatcheries Incorporated is the owner of that real property as described in Book 2206 at Pages 593 and 594 of the records of the Mesa County Clerk and Recorder's Office being a parcel of land situated in the SE1/4 of Section 35 Township 2 North Range 2 West of the Ute Meridian Mesa County Colorado being more particularly described as follows

All that part of the NE1/4 NE1/4 and the north 17 50 feet of the SE1/4 NE1/4 of Section 2 Township 1 North Range 2 West of the Ute Meridian Mesa County Colorado Said parcel contains 39 8 acres more or less

That said owners have caused the said property to be laid out and surveyed as ORCHARD SIMPLE LAND DIVISION a land division of a part of the County of Mesa in the State of Colorado

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities including but not limited to electric lines gas lines telephone lines together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance and replacement of such lines Such easements and rights of ways shall be utilized in a reasonable and prudent manner

That all expenses for street paving or the installation of utilities referred to above, shall be furnished by the seller or purchaser not by the County of Mesa

IN WITNESS WHEREOF said owner has caused their names to be hereunto subscribed this 8th day of Sept A D 1997

Paul A Osborne
PAUL A OSBORNE PRESIDENT
Missouri - Arkansas Hatcheries Inc

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 8th day of Sept A D 1997 by Paul A Osborne President Missouri - Arkansas Hatcheries Inc

Witness my hand and official seal *Paula Kay Cole*
Notary Public

Address 1100 Blair Avenue

My commission expires 9-1-99

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 29 day of September A D 1997 by the Board of County Commissioners of the County of Mesa State of Colorado

William B. Senora
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:16 o'clock P M. this 30th day of September A D 1997 and is duly recorded in Plat Book No 16 at Page 9

Reception No 1815078 Fee \$ 10.00 Drawer No DD128

Alisa Huxtable Deputy
Monika Todd Clerk and Recorder

SURVEYOR'S STATEMENT

I Steven L Hagedorn a registered Professional Land Surveyor in the State of Colorado do hereby certify that this subdivision plat and survey of ORCHARD SIMPLE LAND DIVISION, was made by me and/or under my direct supervision and checking and that both are accurate to the best of my knowledge and belief

Steven L Hagedorn
Steven L Hagedorn PLS/24306

8-29-1997
Date



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- ⊗ FOUND B L M 3 1/4 ALUM MONUMENT
- FOUND 2 ALUM CAP ON A #5 REBAR STAMPED D H SURVEYS INC L S 24306
- SET 2 ALUM CAP ON A #5 REBAR STAMPED D H SURVEYS INC L S 24306

AREA SUMMARY

PARCELS ±38 0 ACRES 95%
ROADS ±1 8 ACRES 5%
TOTAL ±39 8 ACRES 100%

ORCHARD SIMPLE LAND DIVISION
LOCATED IN THE
NE1/4 SECTION 2, T.1N, R.2W, UTE MERIDIAN

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S L H	Checked By M W D	Job No 199-97-05
Drawn By TMODEL	Date FEBRUARY, 1997	Sheet 1 OF 1

NOTE The NE1/4 NE1/4 is aka Government Lot1, Section 2

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3-5-101

NOTE Reference is hereby made to the Mesa County Surveyor's Record of Deposit for Deposit No 1141-95 for information regarding this survey

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.

