

CURVE DATA SCHEDULE				
CENTERLINE DATA				
SYM	RADIUS	DELTA	LENGTH	TANGENT
A	325 00'	51°56'04"	294 59'	158 28'
B	"	38°02'27"	215 78'	112 04'
PROPERTY LINE DATA				
C	20 00'	78°26'07"	27 38'	16 32'
D	"	90°02'21"	31 43'	20 01'
E	"	90°00'00"	31 42'	20 00'
F	"	89°57'39"	31 40'	19 99'
G	"	90°03'47"	31 44'	20 02'
H	20 00'	89°56'10"	31 39'	19 98'
J	50 00'	41°24'35"	36 14'	18 90'
K	"	"	"	"
L	"	262°29'13"	229 35'	"
M	"	60°00'00"	52 36'	28 87'
N	50 00'	240°00'00"	209 44'	"

CHORD DATA SCHEDULE		
BLOCK 2		
LOT	BEARING	DIST
1	S 71°12'14"E	88 76'
2	S 57°58'10"E	72 59'
4	N 17°16'36"E	35 35'
4	N 00°16'04"E	6 42'
5	N 34°58'52"E	51 58'
6	S 82°59'28"E	51 46'
7	S 27°32'55"E	41 43'
8	S 34°29'07"W	60 95'
9	S 73°39'39"W	6 42'
9	S 58°41'20"W	35 35'
BLOCK 4		
6	S 39°07'20"W	13 74'
5	S 46°22'10"W	74 85'
4	S 58°58'08"W	78 74'
3	S 72°21'03"W	84 40'
2	S 84°35'55"W	64 91'
BLOCK 6		
6	S 80°07'25"E	103 48'
7	S 61°06'14"E	94 78'
13	S 46°17'11"W	86 62'
14	S 63°39'25"W	94 60'
15	S 81°19'17"W	89 67'
18	N 15°59'37"E	27 69'

BLOCK 6 cont		
LOT	BEARING	DIST
1	N 00°06'52"W	16 92'
19	N 45°59'36"E	24 07'
19	N 27°03'40"E	54 25'
20	N 32°26'48"W	44 86'
21	S 89°35'06"W	53 46'
22	S 28°05'25"W	47 21'
26	N 00°23'16"W	64 98'
25	N 01°11'06"W	75 01'
24	N 02°00'41"W	70 04'
23	N 02°29'41"W	14 87'
23	N 02°15'41"W	55 19'
22	N 01°04'40"W	150 17'

ORCHARD VALLEY SUBDIVISION FILING NO. ONE

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF THE SW 1/4
AND A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, T.1N,
R.2W, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know All Men By These Presents

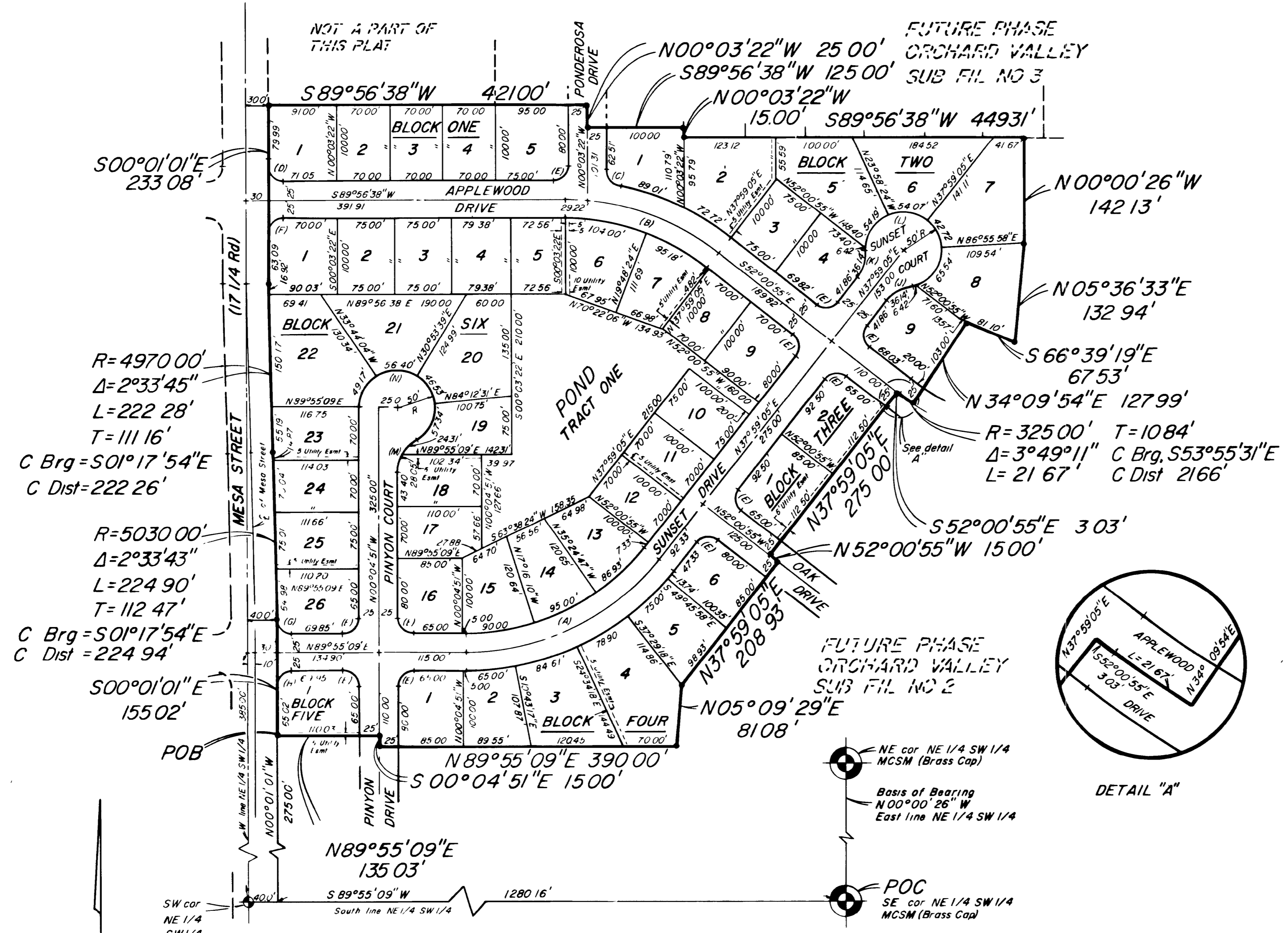
That the undersigned, Fruta Development, a Colorado Partnership, is the owner of that real property situated in the Town of Fruta, County of Mesa, State of Colorado, and being in a part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 1 North, Range 2 West of the Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southeast Corner of said Northeast 1/4 of the Southwest 1/4 of Section 8, being a Mesa County brass cap properly marked and set, with all bearings contained herein being relative to a bearing of N 00°00'26" W between the Southeast corner of said Northeast 1/4 of the Southwest 1/4, and the Northeast corner of said Northeast 1/4 of the Southwest 1/4, being a Mesa County brass cap properly marked and set, thence from the Point of Commencement S 89°55'09" W along the South line of said Northeast 1/4 of the Southwest 1/4, a distance of 1280 16 feet to a point being 40 00 feet east of the Southwest corner of said Northeast 1/4 of the Southwest 1/4, thence N 00°01'01" W parallel with the West line of said Northeast 1/4 of the Southwest 1/4, a distance of 275 00 feet to the Point of Beginning, thence N 89°55'09" E parallel with the South line of said Northeast 1/4 of the Southwest 1/4, a distance of 135 03 feet, thence S 00°04'51" E a distance of 15 00 feet, thence N 89°55'09" E a distance of 390 00 feet, thence N 05°09'29" E a distance of 81 08 feet, thence N 37°59'05" E a distance of 208 93 feet, thence N 52°00'55" W a distance of 15 00 feet, thence N 37°59'05" E a distance of 275 00 feet, thence S 52°00'55" E a distance of 3 03 feet to the beginning of a 325 00 foot radius curve to the left, thence southeasterly along said curve an arc length of 21 67 feet, having a central angle of 0°34'11", to a point on the curve, thence N 34°09'54" E, radially towards the radius point, a distance of 127 99 feet, thence S 66°39'19" E a distance of 67 53 feet, thence N 05°36'33" E a distance of 132 94 feet, said point being 295 00 feet westerly of the last line of said Northeast 1/4 of the Southwest 1/4, thence N 00°00'26" W parallel with said East 1/2 line a distance of 142 13 feet, said point being 250 00 feet South of and measured perpendicular to the North line of said Northeast 1/4 of the Southwest 1/4, thence S 89°56'38" W parallel with said North line a distance of 449 31 feet, thence N 00°03'22" W a distance of 15 00 feet, thence N 00°03'22" W a distance of 25 00 feet, thence S 89°56'38" W being parallel with said North line 421 00 feet to a point being 30 00 feet easterly of the West line of the Northeast 1/4 of the Southwest 1/4, and also being 210 00 feet southerly from said North line on an angle parallel with the West line of said Northeast 1/4 of the Southwest 1/4, thence S 00°01'01" E parallel with said West line 233 08 feet to the beginning of a 4970 00 foot radius curve to the left, thence southeasterly along said curve an arc length of 222 28 feet, having a central angle of 0°23'45", to the point of a reverse curve to the right having a radius of 5030 00 feet, thence southeasterly along said reverse curve an arc length of 224 90 feet, having a central angle of 0°23'43", to the Point of Tangency, said point being 40 00 feet easterly of the West line of said Northeast 1/4 of the Southwest 1/4, thence S 00°01'01" E parallel with said West line a distance of 155 02 feet to the Point of Beginning. Said parcel containing 14 96 acres more or less, subject to easements and street dedications.

That said owner has caused the said real property to be laid out and surveyed as ORCHARD VALLEY SUBDIVISION, FILING NO ONE, a subdivision of a part of the Town of Fruta, County of Mesa, 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 dedicate to the Public Utilities those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to electric lines, gas lines and telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be used in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the Town of Fruta or the County of Mesa.



R=4970 00'
Δ=2°33'45"
L=222 28'
T=111 16'
C Brg=S 01°17'54"E
C Dist=222 26'

R=5030 00'
Δ=2°33'43"
L=224 90'
T=112 47'
C Brg=S 01°17'54"E
C Dist=224 94'

SCALE 1"=100'
DATE OF SURVEY 3-30-1982
DATE DRAWN 4-25-1982

- NOTES
- 1 According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.
 - 2 indicates set pin and cap L S No 18192
 - 3 Bearings shown hereon are based upon the East line of the Northeast 1/4 of the Southwest 1/4 of Section 8
 - 4 All rear lot lines are hereby platted with an 8' foot utility easement. All front lot lines are hereby platted with a 6' foot utility easement, immediately adjacent to all platted roadways. All side lot lines are as shown on plat.

SURVEYOR'S CERTIFICATE

I, HOWARD A. PAUL, do hereby certify that the accompanying plat of ORCHARD VALLEY SUBDIVISION, Filing No. One, a subdivision of the Town of Fruta, County of Mesa, State of Colorado has been prepared under my direction and to the best of my knowledge and belief accurately represents a field survey of same.

HOWARD A. PAUL
Registered Land Surveyor
Colorado Registration No. 18192

In Witness Whereof said owner has caused its name to be hereunto subscribed this 30th day of Sept., A.D. 1982.

Fruta Development, a Colorado Partnership

By: *Wilbert Miller*, Managing Partner
G Douglas Holling, Managing Partner
C Chris Carnes, Managing Partner

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 30th day of Sept., A.D. 1982 by Wilbert Miller, G Douglas Holling, and C. Chris Carnes, Managing Partners of Fruta Development, a Colorado Partnership.

My commission expires June 3, 1984

Witness my hand and official seal *John S. Hill*, Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:31 o'clock A.M. this 21 day of SEPTEMBER, A.D. 1982 and is fully recorded in Book 13, Page 80, Reception No. 1303152

Earl Sawyer, Clerk and Recorder
Mary Baker, Deputy

TOWN PLANNING COMMISSION CERTIFICATE

Approved this 16 day of May, A.D. 1982
Town Planning Commission, Town of Fruta
By: *Edwin Robert*, Chairman
Harry J. Douglas, City Engineer

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 23 day of May, A.D. 1982
Town Board of Trustees of the Town of Fruta
By: *William S. Down*, Mayor, Town of Fruta

BWE
BASIN WEST ENGINEERING
1227 N 23rd Street Suite 104
PO Box 53 (303) 241-1613
Grand Junction, Colorado 81502
Pons Job No C-82-1022

ORCHARD VALLEY SUBDIVISION FIL No 1