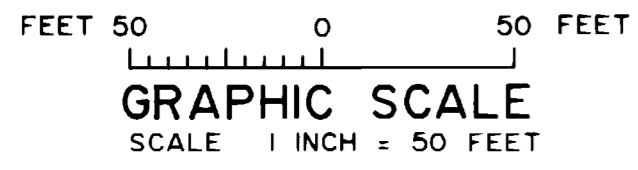


PLAT OF FILING 2, ORCHARD VALLEY SUBDIVISION, SECTION 8, T. 1 N., R. 2 W., U.M., MESA COUNTY, COLORADO

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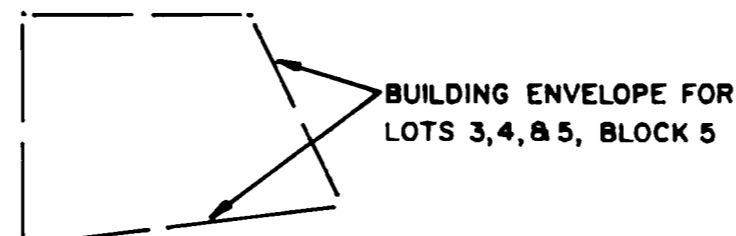
LEGEND

- SET THIS SURVEY, 5/8 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET IN CONCRETE MARKED BANNER INC 20632
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET IN CONCRETE, MARKED L S 18192
- FOUND THIS SURVEY, 5/8" REBAR SET IN CONCRETE
- ⊙ FOUND THIS SURVEY, MCSM BRASS CAP

AREA SUMMARY		
LOTS	5 757 ACRES ±	68.5%
ROADS	1 637 ACRES ±	19.5%
OPEN SPACE	1 011 ACRES ±	12%
TOTAL	8 405 ACRES ±	100%

CENTERLINE CURVE INFORMATION		
①	Δ = 90° 00' 00"	R = 15 00 L = 23 56 T = 15 00 C = 21 21 CB = N 45° 04' 51" W
②	Δ = 51° 56' 04"	R = 200 00 L = 181 29 T = 97 40 C = 175 14 CB = N 26° 02' 53" W

CURVE INFORMATION		
Ⓐ	Δ = 90° 00' 00"	R = 20 00 L = 31 42 T = 20 00 C = 28 28 CB = N 45° 04' 51" W
Ⓑ	Δ = 25° 50' 31"	R = 50 00 L = 22 55 T = 11 47 C = 22 36 CB = S 12° 50' 24" W
Ⓒ	Δ = 141° 41' 02"	R = 50 00 L = 123 64 T = 143 92 C = 94 46 CB = N 45° 04' 51" W
Ⓓ	Δ = 25° 50' 31"	R = 50 00 L = 22 55 T = 11 47 C = 22 36 CB = N 76° 59' 53" E
Ⓔ	NONE	
Ⓕ	Δ = 51° 56' 04"	R = 225 00 L = 203 95 T = 109 58 C = 197 04 CB = S 26° 02' 53" E
Ⓖ	Δ = 41° 06' 14"	R = 50 00 L = 35 87 T = 18 75 C = 35 11 CB = S 02° 12' 33" W
Ⓗ	Δ = 45° 50' 12"	R = 50 00 L = 40 00 T = 21 14 C = 38 94 CB = S 38° 15' 40" E
Ⓙ	Δ = 54° 44' 36"	R = 50 00 L = 47 77 T = 25 89 C = 43 98 CB = S 88° 33' 04" E
Ⓚ	Δ = 15° 15' 33"	R = 225 00 L = 59 92 T = 30 14 C = 59 75 CB = N 07° 42' 37" W
Ⓛ	Δ = 15° 16' 44"	R = 225 00 L = 60 00 T = 30 18 C = 59 82 CB = N 22° 58' 46" W
Ⓜ	Δ = 15° 16' 44"	R = 225 00 L = 60 00 T = 30 18 C = 59 82 CB = N 38° 15' 30" W
Ⓝ	Δ = 06° 07' 03"	R = 225 00 L = 24 02 T = 12 02 C = 24 01 CB = N 48° 57' 23" W
Ⓞ	Δ = 51° 56' 04"	R = 175 00 L = 158 62 T = 85 23 C = 153 25 CB = S 26° 02' 53" E



NOTES

- 1 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
- 2 BASIS OF BEARINGS THE LINE BETWEEN THE SW 1/6 CORNER SECTION 8 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN AND THE C-S 1/6 CORNER SECTION 8 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN ARE ASSUMED TO HAVE A BEARING OF S 89° 55' 09" W WITH ALL OTHER BEARINGS HEREON RELATIVE THERETO
- 3 BASIS OF BENCHMARKS CITY OF FRUITA BM A-24 ELEVATION 4505.34 FEET A FIRE HYDRANT LOCATED AT THE SOUTHEASTERLY CORNER OF THE CHERRY STREET AND MEADOW AVENUE INTERSECTION
- 4 ALL DISTANCES ALONG CURVED LINES ARE ARC DISTANCES
- 5 THE DRAINAGE EASEMENT ON LOTS 3, 4, AND 5 OF BLOCK 5 IS FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF A STORMWATER DETENTION FACILITY. NO PERSON SHALL ALTER THE PHYSICAL SHAPE OF THIS DETENTION FACILITY IN ANY WAY SHAPE OR FORM WITHOUT THE WRITTEN APPROVAL FROM THE CITY OF FRUITA AND THE GRAND JUNCTION DRAINAGE DISTRICT. OWNERS OF LOTS 3, 4, AND 5 OF BLOCK 5 ARE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER DETENTION FACILITY IN ACCORDANCE WITH COVENANTS RECORDED ON THOSE LOTS

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this Plat of Filing 2 Orchard Valley Subdivision was filed for record in the office of the County Clerk and Recorder of Mesa County at 1:23 o'clock P.M. on this 17th day of April A.D. 1994. Reception Number 168218 Drawer AA97 \$ 10.00

Monika Todd
Mesa County Clerk and Recorder

Kathy Wort
Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 17th day of April A.D. 1994 by the Planning Commission of the City of Fruta, Mesa County, Colorado

Ed James Cedeno
Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 5th day of May A.D. 1994 by the Fruta City Council of the City of Fruta, Mesa County, Colorado

Daniel L. Wilkie
Chairman

FRUITA CITY ENGINEER'S APPROVAL

Approved this 27th day of May A.D. 1994 by the Fruta City Engineer of the City of Fruta, Mesa County, Colorado

Stephen D. Bond
City Engineer

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Chuck Wiman Enterprises Inc and Tom Joyner being the sole owners of FILING 2 ORCHARD VALLEY SUBDIVISION in the NE 1/4 of the SW 1/4 of Section 8 Township 1 North Range 2 West Ute Meridian County of Mesa State of Colorado described as follows does hereby Plat said real property in accordance with the Plat shown hereon

LEGAL DESCRIPTION OF FILING 2 ORCHARD VALLEY SUBDIVISION

A tract of land located in the NE 1/4 of the SW 1/4 Section 8 Township 1 North Range 2 West Ute Meridian County of Mesa State of Colorado more fully described as follows

Beginning at the southwesterly corner of Lot 4 Block 5 Filing 2 Orchard Valley Subdivision whence the SW 1/6 corner Section 8 T. 1 N. R. 2 W. U.M. bears S 89° 55' 09" W 40.00 feet

- 1 Thence N 00° 01' 01" W 275.00 feet
- 2 Thence N 89° 55' 09" E 135.03 feet
- 3 Thence S 00° 04' 51" E 15.00 feet
- 4 Thence N 89° 55' 09" E 390.00 feet
- 5 Thence N 05° 09' 29" E 88.08 feet
- 6 Thence N 37° 59' 05" E 208.93 feet
- 7 Thence N 52° 00' 55" W 15.00 feet
- 8 Thence N 37° 59' 05" E 137.50 feet
- 9 Thence S 52° 00' 55" E 19.01 feet
- 10 Thence N 82° 28' 47" E 43.04 feet
- 11 Thence S 43° 03' 23" E 109.47 feet
- 12 Thence S 00° 00' 26" E 295.10 feet
- 13 Thence N 89° 55' 09" E 3.79 feet
- 14 Thence S 00° 04' 51" E 160.00 feet
- 15 Thence S 89° 55' 09" W 974.16 feet to the Point of Beginning

Filing 2 Orchard Valley Subdivision as described above contains 8405 acres more or less

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- 1 All streets and rights-of-way to the City of Fruta for the use of the Public Lot or Tract Owners their guests and invitees and also for use by public services including but not limited to postal service trash collection fire police emergency vehicles and the City of Fruta forever
- 2 The Open Space Tract to the owners of lots and tracts hereby plotted for the purpose of recreation and public park
- 3 All Utility Easements to the City of Fruta for the use of public utilities as perpetual easements for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable TV lines natural gas pipelines sanitary sewer lines, water lines and telephone lines
- 4 All Irrigation Easements to the owners of the lots and tracts hereby plotted as perpetual easements for the installation operation maintenance and repair of private irrigation systems
- 5 All Drainage Easements to the Grand Junction Drainage District as perpetual easements for the conveyance of runoff water which originates within the area hereby plotted or from upstream areas through natural or man-made facilities above or below ground

All easements include the right of ingress and egress on along over and 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 easements the right to dredge provided however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby plotted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

By Owners of Filing 2 Orchard Valley Subdivision

IN WITNESS WHEREOF, I hereunto affix my hand this 2nd day of June 1994

Chuck Wiman
Chuck Wiman
Chuck Wiman Enterprises Inc

IN WITNESS WHEREOF, I hereunto affix my hand this 2nd day of June 1994

Tom Joyner
Tom Joyner
Tom Joyner Owner

ACKNOWLEDGEMENT OF OWNER

State of Colorado) ss
County of Mesa)

On this 2nd day of June A.D. 1994 before me the undersigned officer personally appeared Chuck Wiman and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 3rd day of June 1994

My commission expires 3-29-95

Margaret Steelman
Margaret Steelman
Notary Public

ACKNOWLEDGEMENT OF OWNER

State of Colorado) ss
County of Mesa)

On this 2nd day of June A.D. 1994 before me the undersigned officer personally appeared Tom Joyner and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 3rd day of June 1994

My commission expires 3-29-95

Margaret Steelman
Margaret Steelman
Notary Public

SURVEYOR'S CERTIFICATE

I, Wallace E. Beadle a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that the plat of Filing 2 Orchard Valley Subdivision Fruta, Mesa County, Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision to the best of my knowledge and belief. The survey had a precision of 1/10000 and monuments were found or set as shown in the plat

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 30 day of June 1994

Wallace E. Beadle
Wallace E. Beadle
P.E. PLS 20632

PLAT OF FILING 2
ORCHARD VALLEY SUBDIVISION
SECTION 8, T. 1 N., R. 2 W., U.M.
FRUITA, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 50'	8018-01	3-30-94	1 of 1

