

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1887849 02/09/99 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$30.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 382, 383, 384

DRAWER NO GG 76

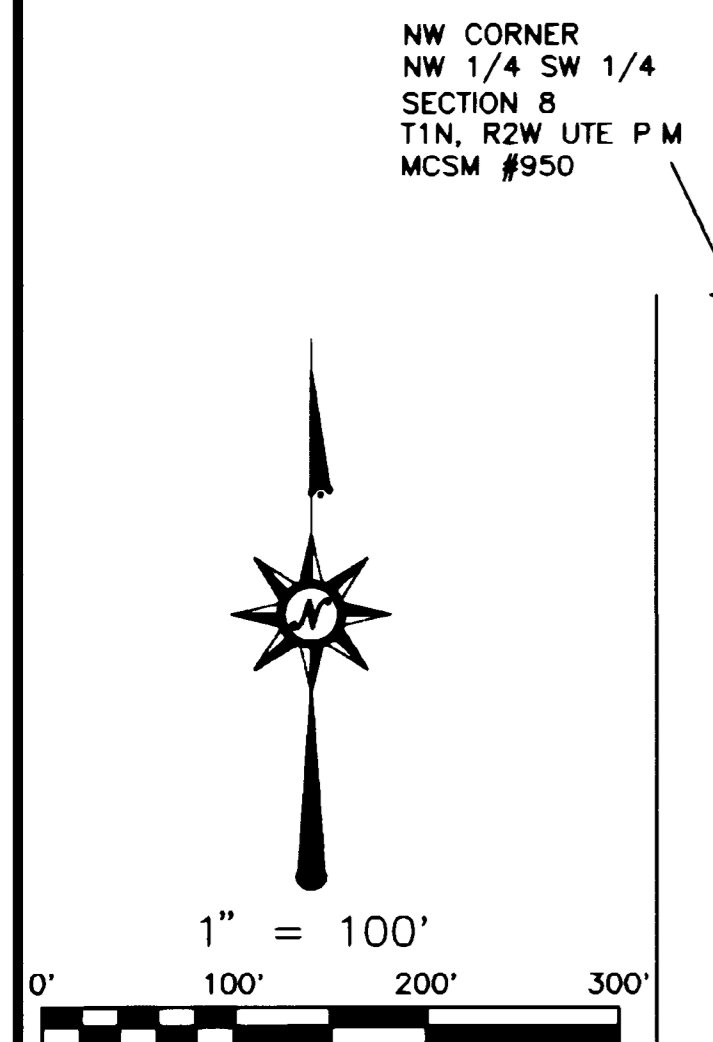
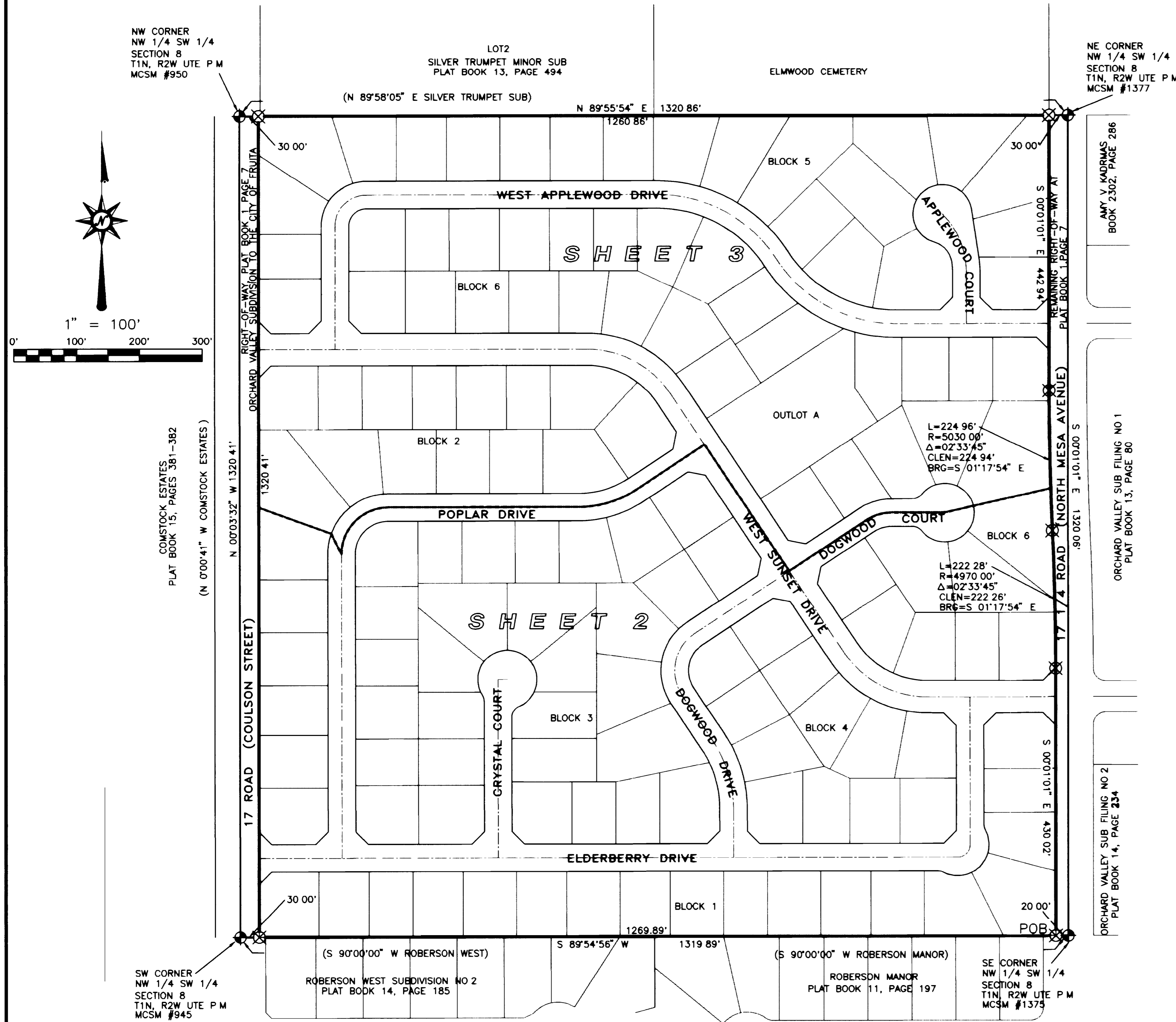
FEE \$ 30.⁰⁰ + \$ 1.⁰⁰

NAME OF PLAT Orchard Valley West Subdivision

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Carnes Construction + Development Inc.

ORCHARD VALLEY WEST SUBDIVISION



CERTIFICATE OF DEDICATION AND OWNERSHIP

Carnes Construction & Development, Inc. the sole owner in fee simple of all that real property, recorded in Book 2514 Pages 864-865, Mesa County Real Property Records, described as follows:
 That part of Lot 2 Orchard Subdivision including vacated right of way recorded in Book 1373 at pages 229-230 and in Book 1382 at pages 673-675, being more particularly described as follows:
 Commencing at a Mesa County Survey Marker for the SE Corner of the NW1/4 SW1/4, Section 8, T1N, R2W of the Ute P.M., thence along the south line of the NW1/4 SW1/4 of said Section 8, S89°54'56" W 20.00 feet to a point on the westerly right-of-way line of 17 1/4 Road and the Point of Beginning, thence continuing along said south line S89°54'56" W 1269.89 feet to a point on the easterly right-of-way line of 17 Road, thence along said easterly right-of-way N00°03'32" W 1320.41 feet to a point on the north line of the NW1/4 SW1/4 of said Section 8, thence along said north line N89°55'54" E 1260.86 feet to a point on the westerly right-of-way line of 17 1/4 Road, thence along said westerly right-of-way line the following four courses S00°01'01" E 442.94 feet, thence along the arc of a 5030.00 foot radius curve to the left a distance of 224.96 feet (the central angle of which is 02°33'45" and the chord of which bears S01°17'54" E 224.94 feet), thence along the arc of a 4970.00 foot radius curve to the right a distance of 222.28 feet (the central angle of which is 02°33'45" and the chord of which bears S01°17'54" E 222.26 feet), thence S00°01'01" E 430.02 feet to the beginning.
 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 Valley West 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 the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of required public improvements for the Orchard Valley West 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 further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, in Book _____ at page _____, as Reception No. _____
 Owner states that there are no lienholders of records

EXECUTED this 8th day of December, 1998
 STATE OF COLORADO }
 COUNTY OF MESA } ss C. Chris Carnes
 Carnes Construction & Development, Inc.
 C. Chris Carnes
 The foregoing instrument was acknowledged before me this 8th day of December, 1998, by C. Chris Carnes
 WITNESS MY HAND AND OFFICIAL SEAL
 My commission expires 01/18/02
David VonBurg
 Notary Public

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 16th day of December, 1998
David Fanning
 Chairman

BOARD OF TRUSTEES CERTIFICATE

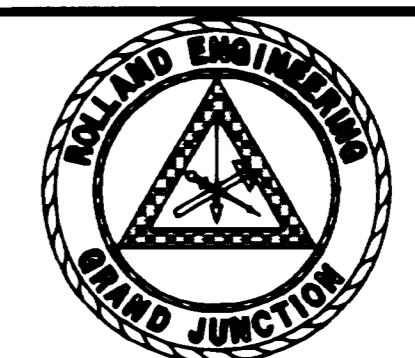
This plat approved by the City Council of the City of Fruita, Colorado, this _____ day of _____, 1998, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon, subject to the provision that approval in no way obligates 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 Board of Trustees
John A. Ballou
 Mayor
 CITY OF FRUITA, COLORADO
 Witness my hand and seal of the City of Fruita, Colorado

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 4:30 o'clock at P.M., on the 9th day of February, 1999 and is duly recorded in Book 16 at Page 382, 383, 384, as Reception No. 1887849 Drawer No. 6676
Monika Todd
 Clerk - Recorder
 MESA COUNTY CLERK AND RECORDER
 By Lucille McElroy
 Deputy
 FEES 30.00

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 Valley West 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,
 EXECUTED this 7 day of December, 1998
Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



File Name: C:\SC14\WORK\8020\OVP1.DWG

ORCHARD VALLEY WEST SUBDIVISION

IN THE NW 1/4, SW 1/4, SECTION 8, TOWNSHIP 1 N, RANGE 2 W UTE MERIDIAN CITY OF FRUITA, MESA COUNTY, COLORADO

Designed	RAM	Checked	RAM	Proj#	8020	Sheet	1
Drawn	JLG	Date	9/9/98	By	11/30/98	Of	3

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

LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ SET REBAR & CAP IN CONC LS-18469
- ⊙ FOUND REBAR

NOTE LOT CORNERS SHALL BE MONUMENTED BY A COLORADO REGISTERED SURVEYOR PRIOR TO SALE OF ANY LOTS WITHIN A BLOCK

SUMMARY

NUMBER OF LOTS	137	
LOT AREA	30.04 AC	78.33%
ROW AREA	7.45 AC	19.42%
OUTLOT A	0.86 AC	2.25%
TOTAL AREA	38.35 AC	100%

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.

BASIS OF BEARING

Basis of bearing between Mesa County Survey Markers for the SE Corner NW1/4 SW1/4 Section 8, T1N, R2W, Ute P.M., and the SW Corner NW1/4 SW 1/4 Section 8, Bearing being South 89°54'56" West. This basis conforms to the bearings established by Orchard Valley Subdivision Filing No. One, Plat Book 13, Page 80, Mesa County Records

FLOOD PLAIN STATEMENT

This property is not within areas mapped by FEMA for flood information

GENERAL NOTES

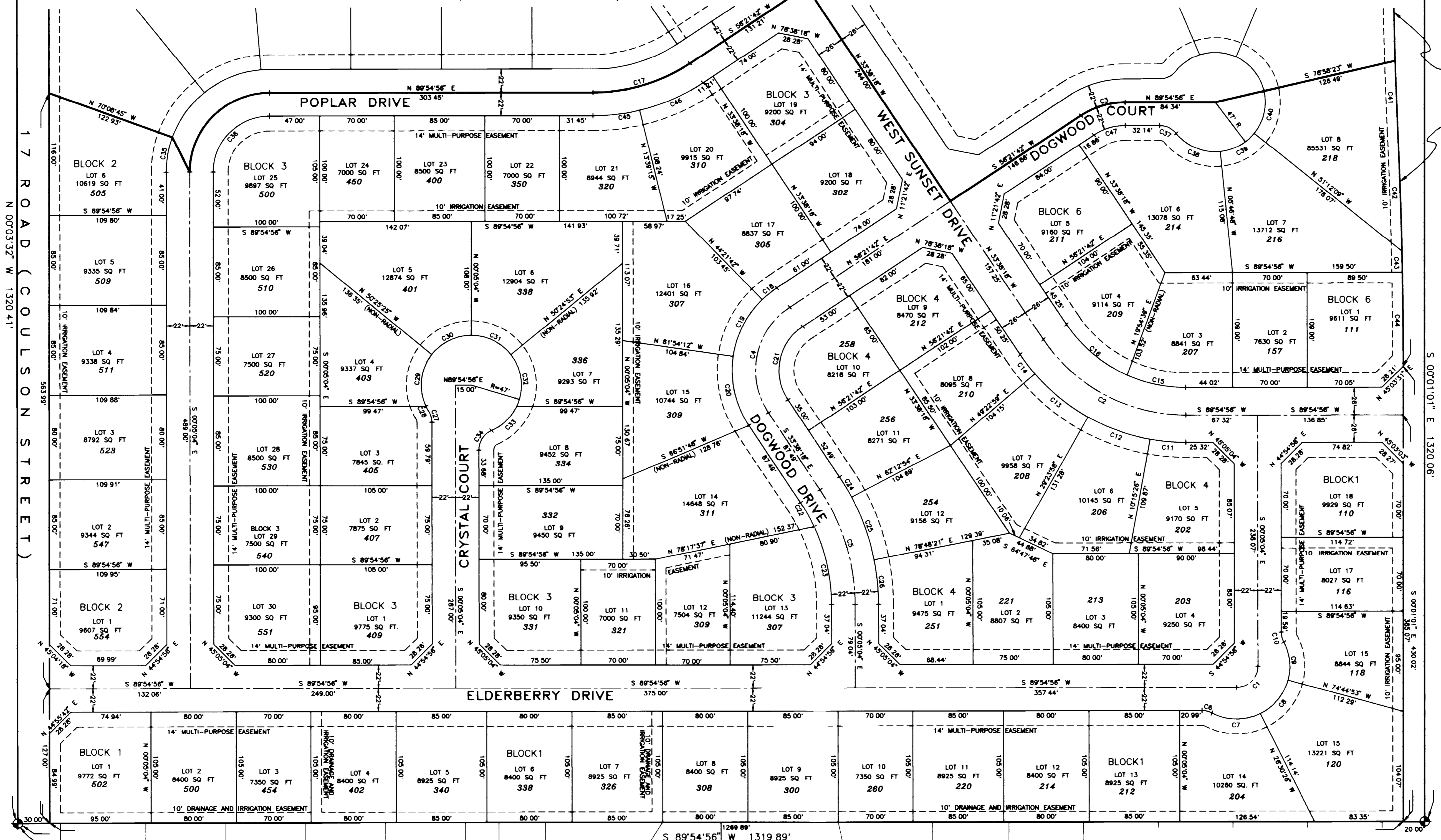
- 1 Title information is from Mesa County real property records
- 2 Grand Junction Drainage District drainage easement, Book 2231, Pages 38-39 of the Mesa County real property records, shall be extinguished and released by the District upon relocation of existing drainage improvements within the following corridor a 20 foot wide drainage easement along the easterly line of Lot 11, Block 5, and within the street right-of-way of West Applewood and West Sunset Drive as shown hereon

NW CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M.

ORCHARD VALLEY WEST SUBDIVISION

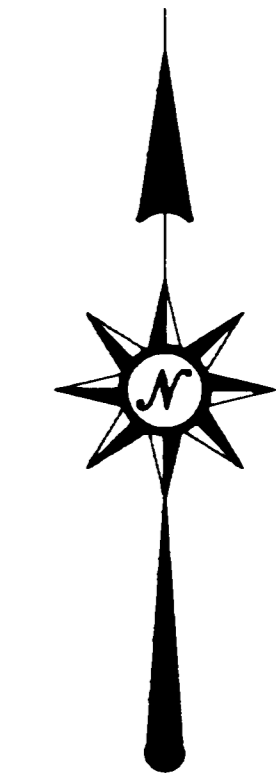
(SEE SHEET 3)

NE CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M.



L=224.96'
R=5030.00'
Δ=02°33'45"
CLEN=224.94'
BRG=S 01°17'54" E

L=222.28'
R=4970.00'
Δ=02°33'45"
CLEN=222.26'
BRG=S 01°17'54" E



1" = 50'
0' 50' 100' 150'

LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
 - ⊗ SET REBAR & CAP IN CONC LS-18469
 - ⊙ FOUND REBAR
- NOTE: LOT CORNERS SHALL BE MONUMENTED BY A COLORADO REGISTERED SURVEYOR PRIOR TO SALE OF ANY LOTS WITHIN A BLOCK

SHEET INDEX

- SHEET 1 - DEDICATION & OVERALL SITE
- SHEET 2 - LOTS 1-6 BLK 2
LOTS 1-8 BLK 6
BLOCK 1,3,4
- SHEET 3 - LOTS 7-20 BLK 2
LOTS 9-35 BLK 6
BLOCK 5

SE CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M.

SW CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M.

SHEET 2 CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	31.42'	28.28'	N 44°54'56" E	90°00'00"	20.00'
C2	180.00'	157.63'	151.33'	S 61°51'41" E	56°28'46"	85.87'
C3	75.00'	43.92'	43.30'	N 73°08'19" E	33°33'14"	22.51'
C4	72.00'	113.10'	101.83'	N 112°14'24" E	80°00'00"	72.00'
C5	187.00'	115.37'	113.73'	S 18°51'41" E	33°33'14"	59.39'
C6	20.00'	9.86'	9.57'	N 76°14'49" W	27°40'29"	4.93'
C7	50.00'	47.20'	45.47'	S 89°27'30" E	54°05'22"	25.53'
C8	50.00'	42.11'	40.87'	S 38°22'21" W	48°14'56"	22.39'
C9	50.00'	37.53'	36.68'	S 06°15'13" E	43°00'40"	19.70'
C10	20.00'	9.86'	9.57'	N 13°50'19" W	27°40'29"	4.93'
C11	186.00'	33.57'	33.53'	S 84°54'48" E	10°20'30"	16.83'
C12	186.00'	62.14'	61.85'	S 70°10'18" E	19°08'32"	31.36'
C13	186.00'	64.87'	64.55'	S 30°38'31" E	18°59'01"	32.77'
C14	186.00'	22.65'	22.64'	S 37°07'36" E	06°58'43"	11.34'
C15	134.00'	58.47'	56.05'	S 78°00'42" E	24°08'45"	28.66'
C16	134.00'	75.54'	74.55'	S 48°47'19" E	32°18'01"	38.80'
C17	185.00'	96.63'	95.25'	N 73°08'19" E	33°33'14"	49.74'
C18	94.00'	17.59'	17.57'	N 51°00'00" E	10°43'24"	8.82'
C19	94.00'	61.59'	60.50'	N 28°52'03" E	37°52'30"	31.95'
C20	94.00'	68.47'	66.97'	S 12°46'15" E	35°83'	35.83'
C21	50.00'	78.54'	70.71'	N 11°21'42" E	90°00'00"	50.00'
C22	175.00'	26.46'	26.44'	S 29°18'24" E	06°39'48"	13.26'
C23	175.00'	76.02'	75.43'	S 12°31'47" E	24°53'28"	38.62'

SHEET 2 CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C24	219.00'	22.37'	22.36'	S 30°42'42" E	06°51'12"	11.20'
C25	219.00'	63.42'	63.19'	S 19°28'22" E	16°35'28"	31.93'
C26	219.00'	42.46'	42.40'	S 05°38'21" E	11°06'34"	21.30'
C27	20.00'	11.07'	10.83'	S 15°42'11" E	31°14'22"	5.68'
C28	47.00'	5.35'	5.35'	S 28°31'49" E	06°31'22"	2.88'
C29	47.00'	51.83'	49.25'	N 06°19'33" E	63°11'22"	28.91'
C30	47.00'	42.72'	41.27'	N 63°57'37" E	52°04'46"	22.98'
C31	47.00'	42.72'	41.27'	S 63°57'37" E	52°04'46"	22.98'
C32	47.00'	51.70'	49.13'	S 06°24'37" E	63°01'14"	28.81'
C33	47.00'	53.67'	52.98'	N 45°37'31" E	41°03'03"	17.80'
C34	20.00'	23.12'	21.85'	N 33°01'59" E	66°14'06"	13.05'
C35	97.00'	33.78'	33.56'	N 09°53'04" E	19°58'19"	17.05'
C36	53.00'	83.25'	74.95'	N 44°54'56" E	80°00'00"	53.00'
C37	20.00'	17.87'	17.28'	S 64°29'30" E	51°10'51"	9.58'
C38	47.00'	46.68'	44.78'	S 67°20'31" E	56°52'35"	25.45'
C39	47.00'	37.26'	36.29'	N 81°30'32" E	48°28'21"	18.67'
C40	47.00'	42.51'	41.08'	N 12°53'07" E	51°49'28"	22.83'
C41	5030.00'	88.02'	88.02'	S 02°11'31" E	07°46'29"	54.01'
C42	4870.00'	112.23'	112.23'	S 01°35'57" E	01°17'54"	56.12'
C43	4870.00'	20.00'	20.00'	S 01°10'13" E	09°13'50"	10.00'
C44	4870.00'	88.84'	88.84'	S 00°32'32" E	01°01'31"	44.47'
C45	187.00'	44.29'	44.19'	N 83°07'50" E	13°34'11"	22.25'
C46	187.00'	85.22'	84.89'	N 66°21'13" E	19°59'03"	32.95'
C47	53.00'	31.04'	30.60'	N 73°08'19" E	33°33'14"	15.98'

GENERAL NOTES

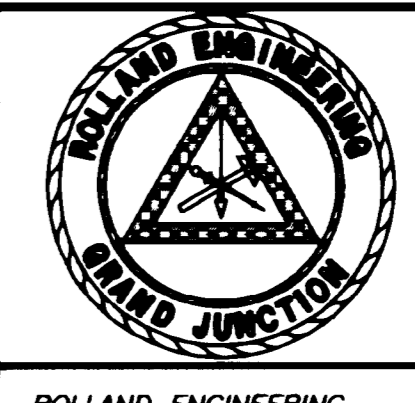
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- Grand Junction Drainage District drainage easement, Book 2231, Pages 38-39 of the Mesa County real property records, shall be extinguished and released by the District upon relocation of existing drainage improvements within the following corridor a 15 foot wide drainage easement along the easterly line of Lot 11, Block 5, and within the street right-of-way of West Applewood Drive and West Sunset Drive as shown hereon

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 Valley West 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.

EXECUTED this 7 day of December, 1998

Richard A. Mason
Registered Professional Land Surveyor
No 18469



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

File Name: C:\SC14\WORK\8020\OVP2.DWG

ORCHARD VALLEY WEST SUBDIVISION

IN THE NW 1/4, SW 1/4, SECTION 8
TOWNSHIP 1 N, RANGE 2 W UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO

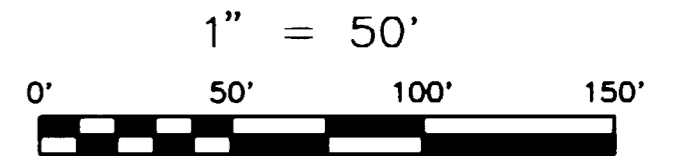
Designed	RAM	Checked	RAM	Proj#	8020	Sheet	2
Drawn	JLG	Date	9/9/98	Rev	11/30/98	Of	3

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ORCHARD VALLEY WEST SUBDIVISION

NW CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M

NE CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M



LEGEND

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- ⊗ SET REBAR & CAP IN CONC LS-18469
- ⊙ FOUND REBAR

NOTE LOT CORNERS SHALL BE MONUMENTED BY A COLORADO REGISTERED SURVEYOR PRIOR TO SALE OF ANY LOTS WITHIN A BLOCK

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BLOCK 1,3,4
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LOTS 9-35 BLK 6
BLOCK 5

L=224.96'
R=5030.00'
Δ=02°33'45"
CLN=224.94'
BRG=S 01°17'54" E

SE CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M

SEE SHEET 2

SW CORNER
NW 1/4 SW 1/4
SECTION 8
T1N, R2W UTE P.M

SHEET 3 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	75.00'	117.81'	106.07'	N 44°54'56" E	90°00'00"	75.00'
C2	185.00'	96.63'	95.25'	N 73°08'19" E	33°33'14"	49.74'
C3	180.00'	137.63'	121.33'	S 61°51'41" E	56°28'48"	85.87'
C4	75.00'	43.82'	43.30'	N 73°08'19" E	33°33'14"	22.81'
C5	50.00'	78.54'	70.71'	N 44°54'56" E	90°00'00"	50.00'
C6	225.58'	225.82'	218.51'	S 61°24'23" E	57°21'22"	123.39'
C7	225.58'	225.82'	218.51'	S 61°24'23" E	57°21'22"	123.39'
C8	132.00'	20.07'	20.06'	S 04°28'28" E	08°42'49"	10.06'
C9	97.00'	52.86'	52.02'	N 38°24'28" E	31°02'25"	27.00'
C10	97.00'	57.87'	57.02'	N 68°03'10" E	34°10'59"	29.83'
C11	143.00'	83.74'	82.55'	N 73°08'19" E	33°33'14"	43.11'
C12	134.00'	44.82'	44.71'	S 43°14'28" E	19°12'22"	22.87'
C13	134.00'	87.09'	85.57'	S 71°27'52" E	37°14'24"	45.15'
C14	188.00'	23.53'	23.52'	S 86°27'36" E	07°14'59"	11.78'
C15	188.00'	87.39'	87.02'	S 72°27'21" E	20°45'27"	34.07'
C16	188.00'	71.17'	70.74'	S 51°06'55" E	21°58'28"	38.03'
C17	188.00'	21.15'	21.14'	S 36°53'45" E	06°30'54"	10.59'
C18	97.00'	58.81'	58.00'	N 73°08'19" E	33°33'14"	29.24'
C19	20.00'	17.87'	17.28'	N 64°19'31" E	51°10'06"	9.58'
C20	47.00'	27.24'	26.86'	N 55°20'27" E	33°12'43"	14.02'
C21	47.00'	34.93'	34.14'	S 66°45'37" E	42°35'10"	18.32'
C22	47.00'	43.02'	41.53'	S 39°14'49" E	52°28'24"	23.15'
C23	72.00'	42.54'	41.92'	N 18°50'28" E	33°51'00"	21.91'
C24	72.00'	48.92'	47.99'	N 53°13'53" E	38°55'53"	25.45'

SHEET 3 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C25	72.00'	21.84'	21.58'	N 81°18'22" E	17°13'07"	10.90'
C26	28.00'	43.98'	39.80'	N 44°54'56" E	90°00'00"	28.00'
C27	247.58'	66.45'	65.24'	S 82°09'51" E	15°50'31"	34.45'
C28	247.58'	65.48'	65.27'	S 86°40'07" E	15°50'31"	32.92'
C29	247.58'	62.04'	61.88'	S 51°54'56" E	147°21'28"	31.18'
C30	247.58'	51.89'	51.79'	S 38°43'59" E	12°00'30"	28.04'
C31	203.58'	35.80'	35.78'	S 37°48'01" E	10°04'33"	17.95'
C32	203.58'	130.74'	128.50'	S 61°12'09" E	36°47'49"	67.71'
C33	203.58'	37.28'	37.20'	S 84°50'33" E	10°29'07"	18.68'
C34	30.00'	36.38'	34.19'	S 43°32'04" E	89°28'23"	20.80'
C35	47.00'	40.21'	38.99'	S 53°43'51" E	48°00'49"	21.43'
C36	47.00'	47.32'	45.35'	S 02°24'42" E	57°41'50"	25.89'
C37	47.00'	43.20'	41.70'	N 54°48'06" E	32°40'06"	23.28'
C38	47.00'	40.41'	39.18'	S 74°15'58" E	49°15'48"	21.55'
C39	47.00'	33.50'	32.79'	S 29°12'59" E	40°50'12"	17.50'
C40	154.00'	23.42'	23.40'	S 04°28'28" E	08°42'49"	11.73'
C41	5030.00'	140.02'	140.02'	S 01°00'26" E	01°35'42"	70.02'
C42	203.58'	75.13'	74.70'	S 79°30'47" E	21°08'38"	38.00'
C43	203.58'	128.87'	126.54'	S 50°50'06" E	36°12'44"	66.56'
C44	247.58'	78.23'	78.89'	S 41°53'48" E	18°20'07"	39.98'
C45	247.58'	83.34'	82.95'	S 80°42'28" E	19°17'12"	42.07'
C46	247.58'	19.04'	19.03'	S 72°33'14" E	04°24'22"	9.52'
C47	247.58'	66.23'	66.04'	S 82°51'18" E	15°19'41"	33.32'
C48	97.00'	8.08'	8.08'	N 87°31'48" E	04°48'17"	4.04'
C49	110.00'	16.73'	16.71'	S 04°28'28" E	08°42'49"	8.38'
C50	5030.00'	16.92'	16.92'	S 02°06'48" E	00°11'34"	8.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°21'36" W	281.58'
L2	S 85°09'06" W	254.51'
L3	N 84°13'12" E	250.25'
L4	N 83°36'06" E	250.25'
L5	S 77°44'29" E	97.00'
L6	S 71°36'19" E	192.14'
L7	N 71°00'41" W	239.05'

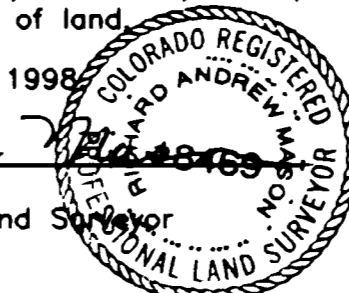
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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 Valley West 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.

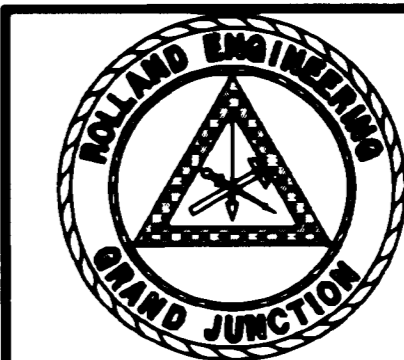
EXECUTED this 7 day of December, 1998

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



GENERAL NOTES

- Title information is from Mesa County real property records
- Grand Junction Drainage District drainage easement, Book 2231, Pages 38-39 of the Mesa County real property records, shall be extinguished and released by the District upon relocation of existing drainage improvements within the following corridor: a 15 foot wide drainage easement along the westerly line of Lot 11, Block 5, and within the street right-of-way of West Applewood Drive and West Sunset Drive as shown hereon.



ROLLAND ENGINEERING
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File Name: C:\SC14\WORK\B020\OVP3.DWG

ORCHARD VALLEY WEST SUBDIVISION			
IN THE NW 1/4, SW 1/4, SECTION 8, TOWNSHIP 1 N, RANGE 2 W UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
RAM	RAM	8020	3
Drawn	Date	By	Of
JLG	9/9/98	11/30/98	3