

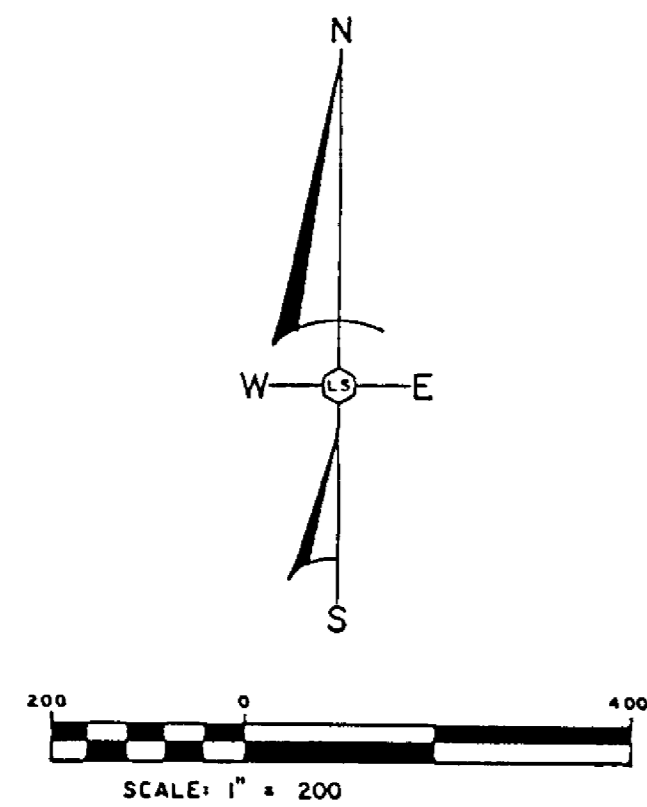
ORTH MINOR SUBDIVISION

A REPLAT OF PARCEL ONE, ORTH SIMPLE LAND DIVISION, TOGETHER WITH THE SE1/4 NE1/4 OF SECTION 4, T.1N., R.2W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.

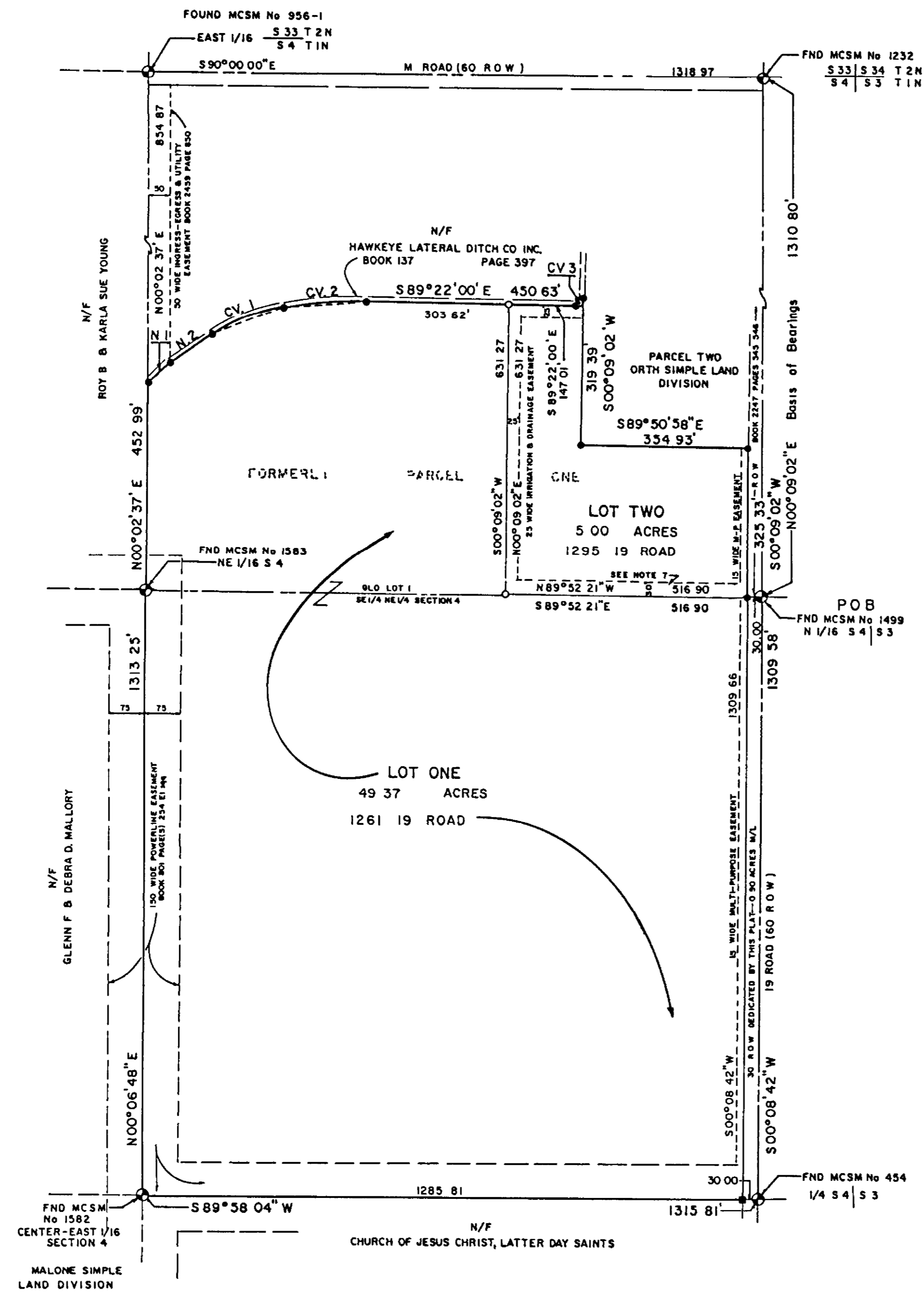
No	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
CV 1	368.31'	25°47'32"	165.80'	164.40'	N68°05'36"E
CV 2	1047.83'	09°38'38"	176.37'	176.16'	N85°48'41"E
CV 3	14.84'	90°40'17"	23.49'	21.11'	N45°17'51"E

No	BEARING	DISTANCE
N 1	N48°49'49"E	66.80'
N 2	N55°11'59"E	108.18'

Lots	54.37 Acres
Right Of Way	0.90 Acres
Total Area	55.27 Acres



- LEGEND & ABBREVIATIONS**
- Found Mesa County Survey Marker
 - Found No 5 rebar with 2" diameter Alloy Cap, "STILES LS 24331"
 - Found No.5 rebar with 1.5" diameter Alloy Cap, "H R COPE RPLS 11221"
 - Set No 5 rebar with 2" diameter Alloy Cap, "STILES LS 24331"
 - GLO Government Land Office.
 - MCSM Mesa County Survey Marker
 - M/L More or Less
 - N/F Now or Formerly
 - P O B Point of Beginning
 - R O W Right Of Way
 - sq ft. square feet



GENERAL NOTES

- Record title information for these parcels may be found in Book 2406 at Page 926 and in Plat Book 15 at Page 351
- Reservations as may be found in U.S. Patent recorded November 13, 1906 in Book 70 at Page 313
- Right of Way for utilities granted to Grand Valley rural Power Lines, Inc. as found in Book 369 at Page 139
- Right of way granted to Colorado-Ute Electric Association as may be found in Book 792 at Page 473 and Book 801 at Page 254
- The Basis of Bearings for this Subdivision Plat is based upon a line between a found Mesa County Survey Marker for the North 1/16 Corner, East Boundary of Section 4, T 1 N, R 2 W, Ute Meridian, and a found Mesa County Survey Marker for the Northeast Corner of said Section 4, as is shown on the plat of "Orth Simple Land Division" as may be found recorded in Plat Book 15 at Page 351, with said bearing being N00°09'02"E
- Record Title Information was taken from Title Insurance Policy No F58-001736, issued by Transnation Title Insurance Company as provided by client.
- Lot Two is subject to a 30 foot wide access, utility and irrigation & drainage easement in favor of Lot One

NOTICE This development 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 CRS 35-3-101

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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M. this 9th day of March A.D., 1999,
 And is duly recorded in Plat Book No. 17 at Page 16
 Reception No. 1892170 Drawer GG101 Fee 10.00 100
 Engle H. Johnson
 Deputy
 Monica Todd
 Clerk and Recorder

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 8th day of March A.D., 1999,
 Board of County Commissioner's of the County of Mesa, Colorado
 Kathryn K. Hall
 Chairman

LIENHOLDER'S SIGNATURE OF CONSENT

Grand Valley National Bank, does hereby certify that it is the holder of a Mortgage Lien against the land shown on this plat and hereby consents to the subdivision of the land of Jerry L. Orth and Karen Orth, Owners, into ORTH MINOR SUBDIVISION as is shown hereon
 EXECUTED This 4th day of March, 1999
 Cathy Davis, President - FLUITA
 Mortgagee or Lienholder

SURVEYOR'S CERTIFICATE

I, LeRoy H. Stiles, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this survey was actually done upon the ground under my direct supervision and responsibility. I further state that this subdivision plat does accurately represent said survey and conforms to the Statutes applicable to said subdivision plats in the State of Colorado, to the best of my knowledge, information and belief

LeRoy H. Stiles
 24331
 Date 3/4/99
 Registration No. PLS 24331

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS

That the undersigned, Jerry L. Orth and Karen Orth are the Owners of those Real Properties being the SE1/4 NE1/4 of Section 4, T 1 N, R 2 W, Ute Meridian, County of Mesa, State of Colorado, as may be found in Book 2406 at Page 926 together with Parcel One, Orth Simple Land Division as may be found in Plat Book 15 at Page 351 in the Land Records of the Mesa County Clerk and Recorder, with the exterior Boundary of said real properties together being more particularly described as follows: Commencing at a found Mesa County Survey Marker for the North 1/16 corner East Boundary of Section 4, T 1 N, R 2 W, Ute Meridian from whence a found Mesa County Survey Marker for the Northeast Corner of said Section 4, bears N00°09'02"E, a distance of 1310.80 feet with all bearings contained herein being relative thereto, Thence S00°08'42"W, a distance of 1309.58 feet to a found Mesa County Survey Marker for the East 1/4 Corner of said Section 4, said point being the POINT OF BEGINNING, Thence S89°58'04"W, a distance of 1315.81 feet to a found Mesa County Survey Marker for the Center-East 1/16 of said Section 4, Thence N00°06'48"E, a distance of 1313.25 feet to a found Mesa County Survey Marker for the Northeast 1/16 Corner of said Section 4, Thence N00°02'37"E, by and with the West Line of GLO Lot 1 of said Section 4 a distance of 452.99 feet to a point on the Southerly line of Land Now or Formerly of the Hawkeye Lateral Ditch Company, Inc., Thence in a generally northeasterly, easterly and northeasterly direction and by and with said Southerly Line of the Hawkeye Lateral Ditch Company Inc. the following courses: N48°49'49"E, a distance of 66.80 feet, Thence N55°11'59"E, a distance of 108.18 feet to a point of curvature of a curve deflecting to the right, Thence in a general northeasterly direction and along the arc of said curve, having a radius of 368.31 feet, a central angle of 25°47'32", a chord of 164.40 feet, with said chord bearing N68°05'36"E, a distance of 165.80 feet to a point of compound curvature of a curve deflecting to the right, Thence in a general easterly direction and along the arc of said curve, having a radius of 1047.83 feet, a central angle of 09°38'38", a chord of 176.16 feet, with said chord bearing N85°48'41"E, a distance of 176.37 feet to a point of tangency, Thence S89°22'00"E, a distance of 450.63 feet to a point of curvature of a curve deflecting to the left, Thence in a general northeasterly direction and along the arc of said curve, having a radius of 14.84 feet, a central angle of 90°40'17", a chord of 21.11 feet with said chord bearing N45°17'51"E, a distance of 23.49 feet to a point on the West Line of Parcel Two, Orth Simple Land Division, Thence departing said Southerly line of the Hawkeye Lateral Ditch Company, Inc., and running S00°09'02"W, a distance of 319.39 feet, Thence S89°50'58"E, bounded northerly by said Parcel Two, a distance of 354.93 feet to a point on the West Right-of-Way Line of 19 Road, as may be found described in Book 2247 at Pages 545 & 546, Thence S00°09'02"W, by and with said West Right-of-Way Line, a distance of 325.33 feet to a point on the North Line of the aforementioned SE1/4 NE1/4 of Section 4, Thence S89°52'21"E, by and with said North Line a distance of 30.00 feet to the POINT OF BEGINNING. Said described property contains 55.27 acres, more or less.

That said Owners have caused the said Real Property to be laid out and surveyed as the "ORTH MINOR SUBDIVISION", a subdivision of a part of Mesa County, Colorado. That said Owners do hereby dedicate and set apart all of the streets and roads as may be shown on the accompanying plat to the use of the Public forever and hereby dedicates to the Public Utilities those portions of a said Real Property which may be labeled as Utility Easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone line, together with 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 utilized in a reasonable and prudent manner. That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa. In witness whereof, said Owners have caused their names to be hereunder subscribed this 4th day of March, A.D., 1999.

Jerry L. Orth
 Karen Orth

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th Day of March, A.D., 1999

By Jerry L. Orth and Karen Orth, Owners
 4-19-00
 My Commission Expires
 Cynthia A. Searcy
 Notary Public

ORTH MINOR SUBDIVISION
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