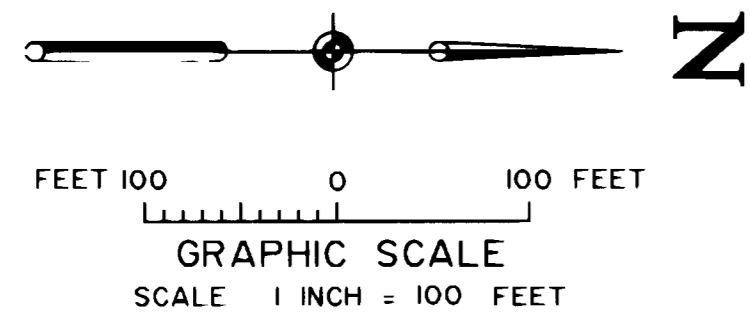


ORCHARD VALLEY SUBDIVISION, PHASE 2 OF FILING 3,
SECTION 8, T 1 N, R 2 W, U M, MESA COUNTY, COLORADO



LEGEND

- FOUND IN PLACE
NO 5 REBAR IN CONC
- FOUND IN PLACE
ALUMINUM CAP IN CONC
L S 18192
- FOUND IN PLACE
ALUMINUM CAP IN CONC
L S 20632
- ⊕ FOUND THIS SURVEY MCSM
BRASS CAP
- △ SET THIS SURVEY 5/8 REBAR
WITH 1/2 DIAMETER ALUMINUM CAP
MARKED BANNER INC 20632
- (75) STREET ADDRESS

NOTES

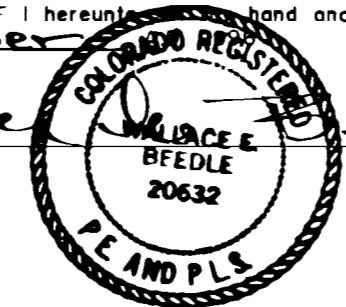
- 1 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
- 2 BASIS OF BEARINGS THE LINE BETWEEN THE SW 1/16 CORNER SECTION 8 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN AND THE C S 1/16 CORNER SECTION 8 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN HAS A BEARING OF S 89° 55' 09" W AS RECORDED ON ORCHARD VALLEY FILING NO 2 BOOK 14 PAGE 234 WITH ALL OTHER BEARINGS HEREON RELATIVE THERETO
- 3 BASIS OF BENCHMARKS CITY OF FRUITA BM A 24 ELEVATION 4503.34 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 EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that Orchard Valley Subdivision Phase 2 of Filing 3 was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:24 o'clock P M on this 6th day of December A D 1996 Book 2069 Page 778-779 Reception Number 1789725
Drawer No 5013
Moube Todal Fee of \$200 + 1.00
Kathy Went
Mesa County Clerk and Recorder
Deputy

SURVEYOR'S CERTIFICATE

I, Wallace E Beedle a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that Orchard Valley Subdivision Phase 2 of Filing 3 Fruita 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 has a precision of 1/15000 or better and monuments were found or set as shown in the plat
IN WITNESS WHEREOF I hereunto affix my hand and official seal this 3 day of December 1996
Wallace E Beedle
P E P L S 20632



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Chuck Wiman Enterprises Inc and Tom Joyner being the sole owners of the property as described in the instrument recorded in Book 2140 at pages 400 and 401 in the records of the Office of the Mesa County Clerk and Recorder upon which ORCHARD VALLEY SUBDIVISION PHASE 2 OF FILING 3 is located 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 does hereby Plat said real property under the name and style of ORCHARD VALLEY SUBDIVISION PHASE 2 OF FILING 3 in accordance with the Plat shown hereon

DESCRIPTION OF ORCHARD VALLEY SUBDIVISION, PHASE 2 OF FILING 3

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 northeasterly corner of Filing 3 Orchard Valley Subdivision whence the C 1/4 corner Section 8 Township 1 North Range 2 West Ute Meridian bears N 89° 56' 21" E 200.00 feet

- 1 Thence S 00° 00' 26" E 353.11 feet
- 2 Thence S 89° 59' 34" W 125.00 feet
- 3 Thence N 00° 00' 26" W 28.37 feet
- 4 Thence S 89° 59' 34" W 162.99 feet
- 5 Thence N 05° 36' 33" E 132.94 feet
- 6 Thence N 00° 00' 26" W 142.13 feet
- 7 Thence S 89° 56' 38" W 449.31 feet
- 8 Thence N 00° 03' 22" W 15.00 feet
- 9 Thence S 89° 56' 38" W 125.00 feet
- 10 Thence N 00° 03' 22" W 25.00 feet
- 11 Thence S 89° 56' 38" W 140.00 feet
- 12 Thence N 00° 01' 01" W 20.00 feet
- 13 Thence N 89° 56' 21" E 489.36 feet to the Point of Beginning

Orchard Valley Subdivision Phase 2 of Filing 3 as described above contains 7.342 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 Fruita 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 Fruita forever
- 2 All Utility Easements to the City of Fruita 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
- 3 All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems
- 4 All Drainage Easements to the Grand Junction Drainage District as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man made facilities above or below ground
- 5 Sight easements as shown hereon are hereby dedicated to the City of Fruita for the use of the public forever Such sight easements shall be kept clear of obstructions which interfere with the line of sight of motorists obstructions shall be no higher than 24 inches within the easement area except in the case of chain link or rail fences which can be easily seen through can be of normal height

All easements include the right of ingress and egress on along over under 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 platted 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

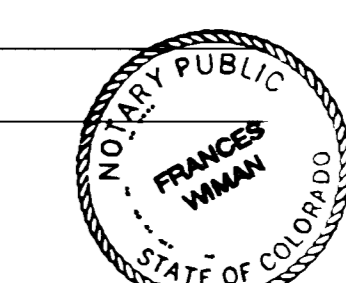
The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon

By Owners of Orchard Valley Subdivision Phase 2 of Filing 3

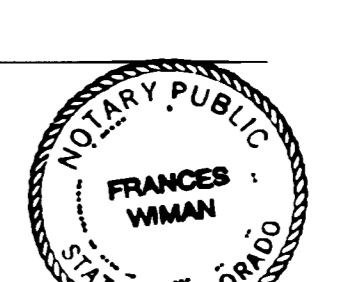
IN WITNESS WHEREOF I hereunto affix my hand this 6 day of December 1996
Chuck Wiman
Chuck Wiman Enterprises Inc

IN WITNESS WHEREOF I hereunto affix my hand this 6 day of December 1996
Tom Joyner
Tom Joyner Owner

ACKNOWLEDGEMENT OF OWNER
State of Colorado)
County of Mesa) ss
On this 6 day of December A D 1996 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
My commission expires 8-18-99
Frances Wiman
Notary Public



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State of Colorado)
County of Mesa) ss
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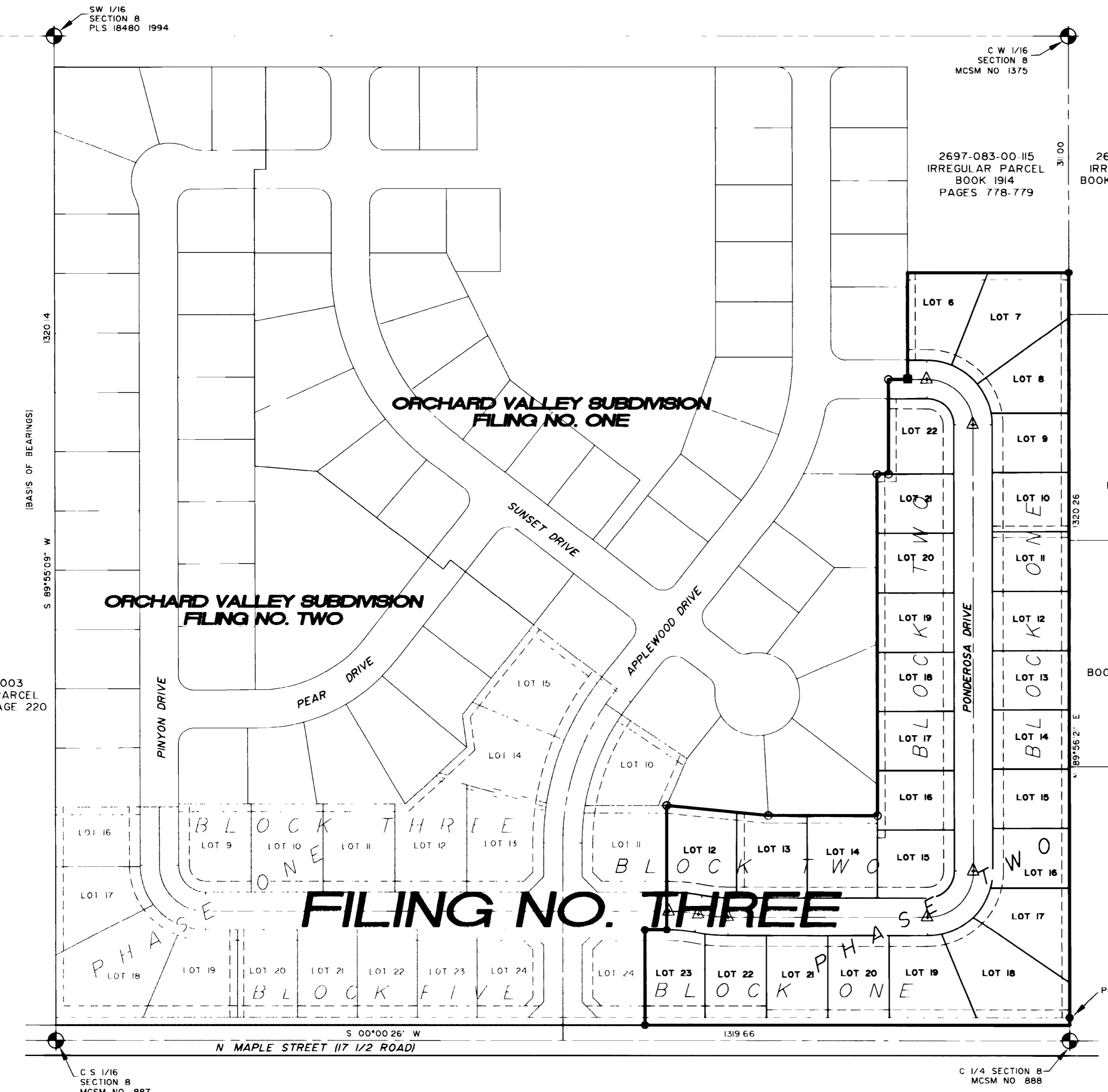
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ORCHARD VALLEY SUBDIVISION
PHASE 2 OF FILING 3
SECTION 8, T 1 N, R 2 W, U M
FRUITA, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE 1" = 100'	JOB NO 8018-08	DATE 12-03-96	SHEET NO 1 of 2
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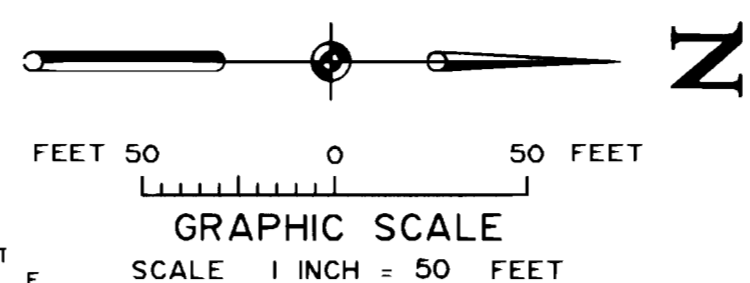
ORCHARD VALLEY SUBDIVISION, PHASE 2 OF FILING 3,
SECTION 8, T 1 N, R 2 W, UM, MESA COUNTY, COLORADO

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 52°00'55" E	3.03
2	S 52°00'55" E	3.03
3	N 00°03'22" W	15.00
4	S 00°03'22" E	25.01
5	N 44°59'34" E	28.28
6	S 45°00'26" E	28.28

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	60.00	94.17	59.92	84.80	N 44°57'21" E	89°56'35"
B	325.00	255.90	11.88	21.58	S 71°00'40" W	37°09'31"
C	325.00	21.67	10.84	21.66	S 53°55'31" E	03°49'11"
D	60.00	94.30	60.06	84.89	N 45°02'02" W	90°03'13"
E	60.00	94.24	60.00	84.85	S 44°56'30" W	89°59'43"
F	200.00	38.79	19.46	38.73	N 05°32'57" E	1°06'46"
G	200.00	38.79	19.46	38.73	S 05°32'57" W	1°06'46"
H	35.00	54.93	34.96	49.47	N 44°58'22" E	89°55'35"
I	85.00	133.41	84.89	120.13	N 44°57'21" E	89°55'35"
J	85.00	133.41	84.89	120.13	N 05°32'57" E	1°06'46"
K	85.00	133.41	84.89	120.13	N 89°19'46" E	0°10'46"
L	85.00	133.41	84.89	120.13	N 70°48'24" E	35°51'59"
M	85.00	133.41	84.89	120.13	N 37°09'03" E	31°26'43"
N	85.00	133.41	84.89	120.13	N 10°42'38" E	21°26'07"
O	300.00	178.92	92.21	176.28	S 72°55'16" E	34°10'20"
P	350.00	47.00	23.54	46.96	S 86°09'37" E	07°41'38"
Q	350.00	91.50	46.01	91.24	S 74°49'26" E	14°58'44"
R	350.00	93.58	47.07	93.30	S 59°40'29" E	13°14'09"
S	300.00	130.00	66.04	128.98	S 68°14'56" E	24°49'41"
T	300.00	48.93	24.52	48.87	S 85°20'06" E	09°20'39"
U	225.00	43.64	21.89	43.57	S 05°32'57" W	1°06'46"
V	175.00	33.94	17.02	33.89	N 05°32'57" E	1°06'46"
W	175.00	33.94	17.02	33.89	S 05°32'57" W	1°06'46"
X	225.00	43.64	21.89	43.57	N 05°32'57" E	1°06'46"
Y	225.00	43.64	21.89	43.57	N 09°25'25" E	03°21'50"
Z	225.00	30.43	15.24	30.41	N 03°52'02" E	07°44'09"
AA	35.00	55.01	35.03	49.52	N 45°02'02" W	90°03'13"
BB	85.00	133.60	85.08	120.26	N 45°02'02" W	90°03'13"
CC	85.00	18.58	9.33	18.54	N 06°16'12" W	12°31'31"
DD	85.00	47.40	24.33	46.79	N 28°30'28" W	33°57'03"
EE	85.00	45.20	23.15	45.17	N 89°43'02" W	30°28'04"
FF	85.00	22.42	11.27	22.35	N 82°30'22" W	15°06'35"
GG	35.00	54.97	35.00	49.50	S 44°56'30" W	89°59'43"
HH	85.00	133.51	84.99	120.20	S 44°56'30" W	89°59'43"
II	85.00	15.08	7.56	15.06	S 84°59'25" W	10°09'51"
JJ	85.00	43.41	22.19	42.94	S 65°08'43" W	29°15'33"
KK	85.00	41.71	21.28	41.29	S 36°27'30" W	28°06'52"
LL	85.00	33.32	16.87	33.10	S 1°10'21" W	22°27'26"

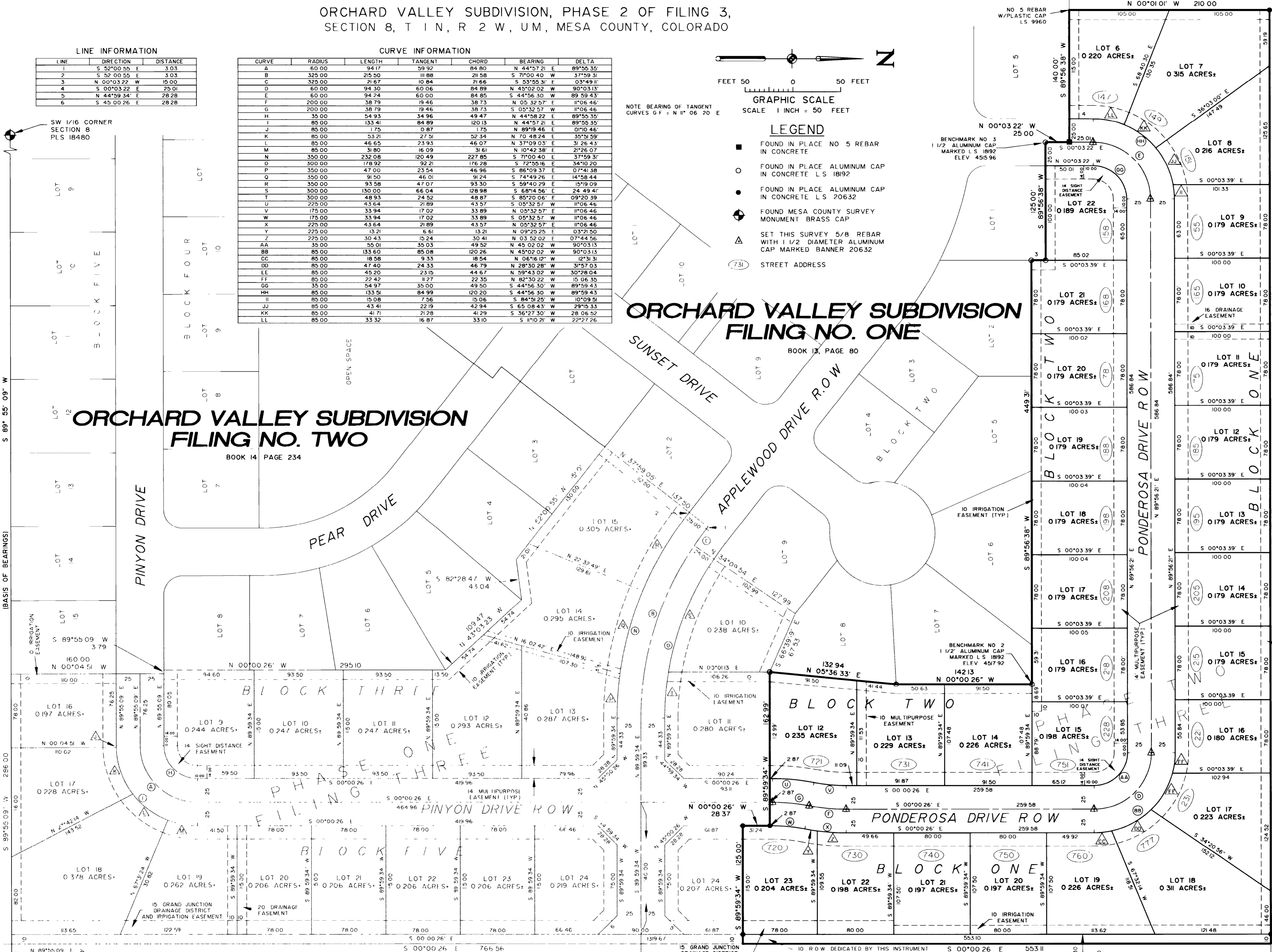


LEGEND

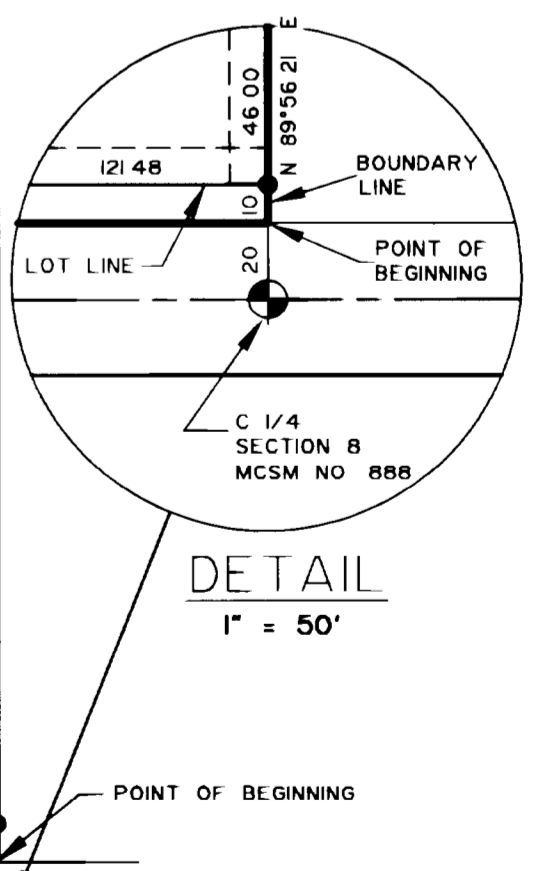
- FOUND IN PLACE NO 5 REBAR IN CONCRETE
- FOUND IN PLACE ALUMINUM CAP IN CONCRETE L.S. 18192
- FOUND IN PLACE ALUMINUM CAP IN CONCRETE L.S. 20632
- ⊕ FOUND MESA COUNTY SURVEY MONUMENT BRASS CAP
- △ SET THIS SURVEY 5/8 REBAR WITH 1/2 DIAMETER ALUMINUM CAP MARKED BANNER 20632
- (731) STREET ADDRESS

ORCHARD VALLEY SUBDIVISION
FILING NO. ONE

ORCHARD VALLEY SUBDIVISION
FILING NO. TWO



WALLACE E. BEEDLE
20632
Dec. 3, 1996



AREA SUMMARY

LOTS	5 891 ACRES±	80 2%
ROADS	1 451 ACRES±	19 8%
TOTAL	7 342 ACRES±	100%

ORCHARD VALLEY SUBDIVISION
PHASE 2 OF FILING 3
SECTION 8, T 1 N, R 2 W, UM
FRUITA, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 50'	8018-08	12-03-96	2 of 2