

SPRING VALLEY FILING No. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Warie L. Peach and Melden A. Peach are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of Southwest Quarter of the Southeast Quarter of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, as shown on the accompanying thereof, said tract being more particularly described as follows:

Commencing at the South 1/4 Corner and considering the West line of the Southwest Quarter of the Southeast Quarter of said Section 1 to bear North 00°02'05" East with all other bearings contained herein relative thereto, Thence North 00°02'05" East along said West Line of the Southwest Quarter of the Southeast Quarter of Section 1 a distance of 285.75 feet to the True Point of Beginning; Thence continuing North 00°02'05" East along said West line of the Southwest Quarter of the Southeast Quarter of Section 1, a distance of 889.25 feet; Thence South 89°57'55" East, 505.00 feet; Thence South 00°02'05" West, 125.04 feet; Thence along the arc of a curve to the left whose radius is 230.00 feet and whose long chord bears South 18°23'35" East, 145.41 feet; Thence South 36°49'15" East, 191.86 feet; Thence along the arc of a curve to the right whose radius is 270.00 feet and whose long chord bears South 18°23'35" East, 170.70 feet; Thence South 00°02'05" West, 180.21 feet; Thence North 85°55'16" West, 247.37 feet; Thence along the arc of a curve to the left whose radius is 220.00 feet and whose long chord bears South 76°24'00" West, 133.62 feet; Thence South 58°43'15" West, 166.77 feet; Thence along the arc of a curve to the right whose radius is 205.00 feet and whose long chord bears South 74°22'40" West, 110.65 feet; Thence North 89°57'55" West, 94.37 feet to the True Point of Beginning. The above described tract contains 11.52 acres.

That the said owners have caused this said real property to be laid out and surveyed as Spring Valley Filing No. One a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owners do 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 those portions of said real property which are labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains, and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

IN WITNESS WHEREOF, said owners, Warie L. Peach and Melden A. Peach, have caused their names to be hereunto subscribed this 14th day of November, A.D. 1973.

Warie L. Peach
Warie L. Peach
Melden A. Peach
Melden A. Peach

STATE OF COLORADO)
)ss

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of November, A.D. 1973, by Warie L. Peach and Melden A. Peach.

My commission expires 2nd 9 1977

Witness my hand and official seal

Frederick W. Finkbeiner
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____, A.D. 1973, and is duly recorded in plat book _____, page _____.

Clerk and Recorder

By: _____
Deputy

CITY APPROVAL

This plat of Spring Valley Filing No. One, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, A.D. 1973, by

W. J. ...
Utilities Coord. Committee

President of Council

Grand Jct. City Mgr

Director of Development

Grand Jct. City Planning
Commission, Chairman

Grand Jct. City Engineer

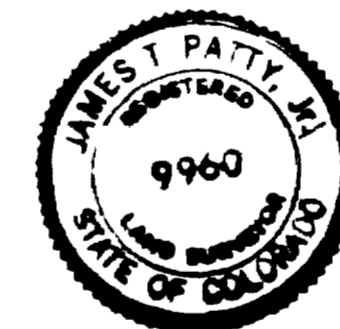
SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Spring Valley Filing No. One a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colo. Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963, 136-2-2 as amended.

By: *Robert C. ...* Date 11-15-73
Mesa County Surveyor



- 5/8" Rebar & Monument Cap Set in Conc.
 - ⊙ Indicates Mesa County Brass Cap
 - ▲ 5/8" Rebar and Monument Cap Set At All Lot Corners
 - Street Monuments
- NOTE: All Easements Are 10 foot Utility, Drainage, & Irrigation Easements.

Scale 1"=100'

