

SPRING VALLEY - FILING TWO

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 being a part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the South Quarter Corner (S1/4Cor.) of said Section 1, Thence North 00°02'05" East along the West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 1 a distance of 634.00 feet, Thence South 89°57'55" East 145.00 feet, Thence North 00°02'05" East 280.00 feet, Thence South 89°57'55" East 197.61 feet, Thence South 61°03'32" East 153.74 feet, Thence South 28°56'28" West 70.00 feet, Thence South 61°03'32" East 119.59 feet, Thence South 41°25'55" East 63.71 feet, Thence South 61°04'25" East 120.00 feet, Thence North 31°26'52" East 192.42 feet, Thence North 62°14'29" East 107.35 feet, Thence South 69°16'28" East 197.80 feet, Thence South 09°46'18" West 216.99 feet, Thence South 89°46'00" East 114.72 feet, Thence along the arc of a curve to the left whose radius is 450.00 feet and whose long chord bears South 04°23'09" West 65.17 feet, Thence South 89°46'00" East 60.00 feet, Thence South 00°14'00" West 50.00 feet, Thence South 89°46'00" East 113.35 feet to a point on the East line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 1; Thence South 00°00'59" West along said East line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 1 a distance of 435.00 feet to the Southwest Corner (SECor) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 1; Thence North 89°46'00" West along the South line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 1 a distance of 1,322.01 feet to the Point of Beginning. The above described tract contains 21.803 acres.

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

That said owners do hereby dedicate and set apart all streets & public sites 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 19th day of March, A.D., 1975.

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

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6th day of March, A.D., 1975, by Warie L. Peach and Melden A. Peach.

My Commission expires: February 27, 1976
Witness my hand and official seal

Boyd E. Cameron
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:50 o'clock P. M., Apr 24, A.D., 1975, and is duly recorded in plat book 11, page 143.

Earl Sawyer
Clerk and Recorder Deputy Rec 10.00

CITY APPROVAL

This plat of Spring Valley Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 19 day of Feb, A.D., 1975, by:

Robert J. Wilbert Utilities Coord. Committee
Dorothy W. Warriner Director of Development
Maurice R. Schuch President of Council
Loree S. Sueno Grand Junction City Planning Commission, Chairman
Harvey H. Rose Grand Junction City Manager
Robert Young Grand Junction City Engineer

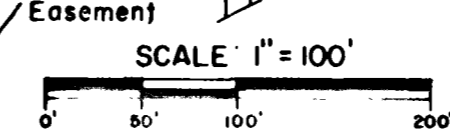
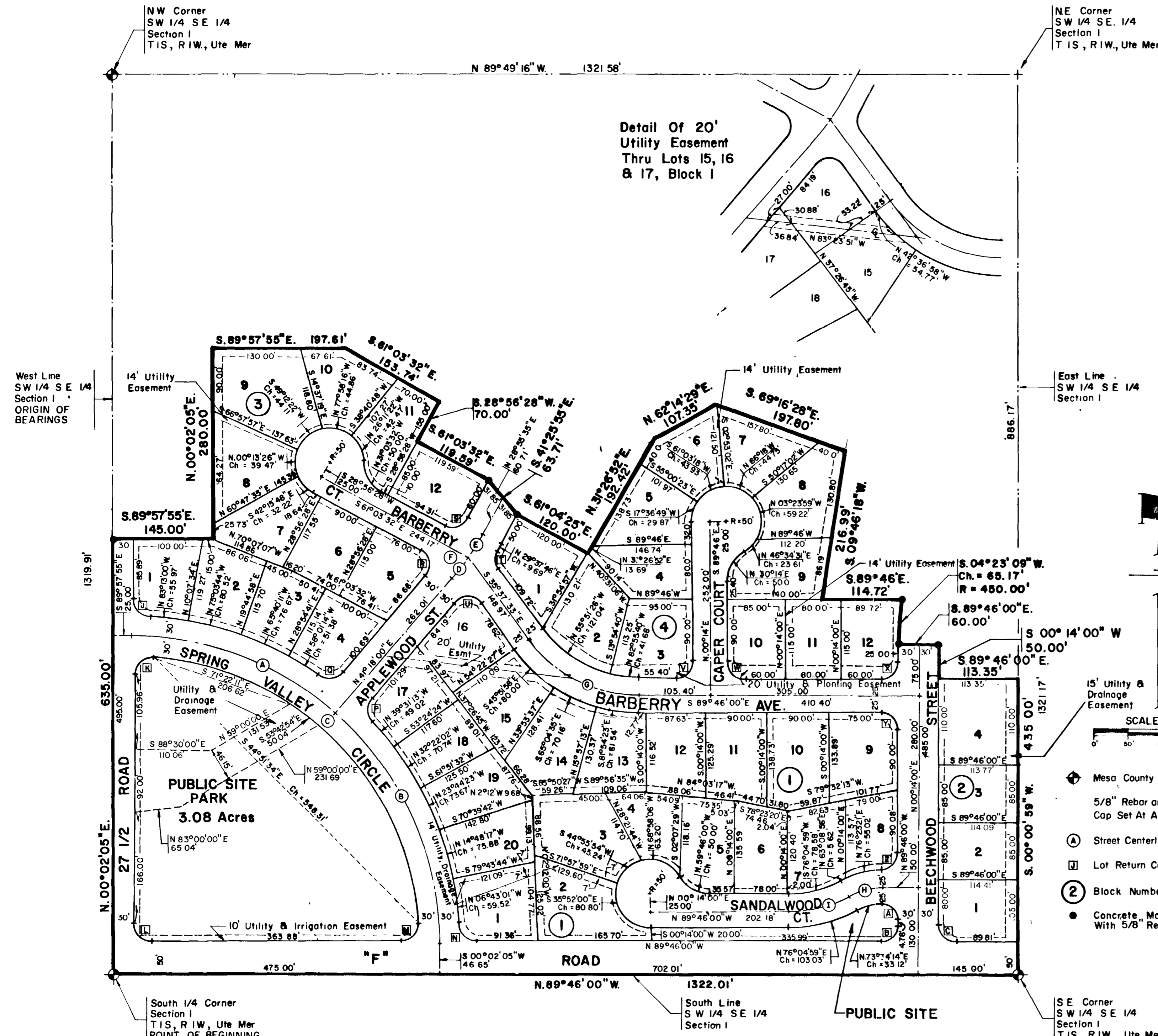
SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Spring Valley Filing No. Two, 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.
Registered Land Surveyor
Colorado 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.

Roger C. Head
Mesa County Surveyor Date: 4-22-1975



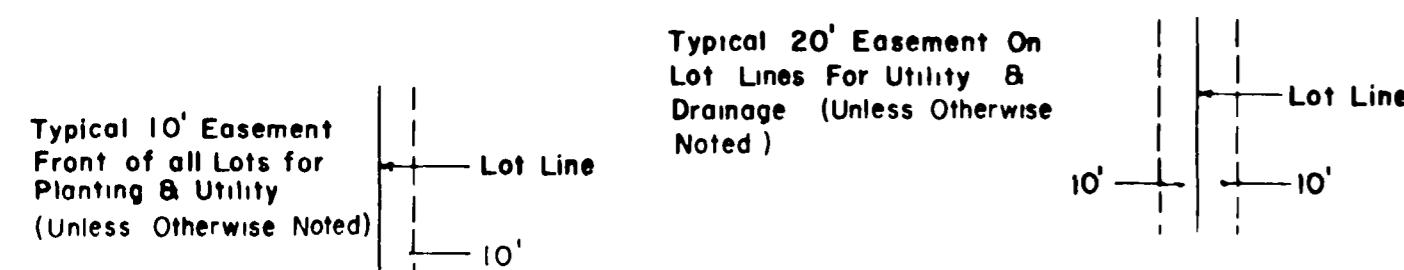
STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	4° 15' 55"	450.00	317.14	S 69° 19' 57" E		324.10
B	48° 44' 05"	450.00	371.33	S 24° 19' 57" E		382.76
C	90° 00' 00"	450.00	636.40	S 44° 57' 55" E	450.00	706.86
D	06° 18' 15"	365.00	40.14	S 38° 08' 53" W		40.16
E	06° 04' 10"	365.00	38.65	S 31° 57' 40" W		38.67
F	12° 22' 25"	365.00	78.67	N 35° 06' 48" E	39.57	78.83
G	54° 08' 27"	200.00	182.03	N 62° 41' 46" W	102.22	188.99
H	28° 18' 03"	107.09	52.36	N 76° 04' 59" E	27.00	52.90
I	28° 18' 03"	185.72	90.81	S 76° 04' 59" W	46.82	91.74

RETURN DATA

RETURN	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
J	86° 35' 38"	25.00	34.29	N 43° 15' 44" W	23.56	37.78
K	94° 21' 22"		36.67	N 47° 12' 46" E	26.98	41.17
L	90° 11' 57"		35.42	N 44° 51' 58" W	25.09	39.36
M	94° 20' 35"		36.67	S 43° 03' 42" W	26.97	41.16
N	86° 36' 16"		34.29	N 46° 27' 53" W	23.56	37.79
P	83° 44' 51"		33.37	N 00° 34' 25" W	22.41	36.34
O	83° 44' 51"		33.37	N 83° 10' 26" E	22.41	36.34
R	102° 21' 32"		38.96	S 09° 52' 46" E	31.07	44.66
S	90° 40' 16"		35.56	N 74° 16' 22" E	25.29	39.56
T	65° 57' 30"		27.22	N 02° 36' 48" W	16.22	28.78
U	103° 04' 27"		39.15	S 87° 09' 46" E	31.47	44.97
V	90° 00' 00"		35.36	N 45° 14' 00" E	25.00	39.27
W	90° 00' 00"		35.36	N 44° 46' 00" W	25.00	39.27
X	90° 00' 00"		35.36	N 45° 14' 00" E	25.00	39.27
Y	90° 00' 00"		35.36	S 44° 46' 00" E	25.00	39.27
Z	88° 10' 34"		34.79	N 44° 19' 17" E	24.22	38.47
A	95° 01' 27"		36.87	S 47° 16' 44" E	27.29	41.46
B	90° 00' 00"		35.36	S 45° 14' 00" W	25.00	39.27
C	90° 00' 00"	25.00	35.36	S 44° 46' 00" E	25.00	39.27

AREA QUANTITIES
Total Acres = 21.803
Total No Of Lots = 48
Total Area In Lots = 12.32
Total Area In Public ROW = 6.19
Total Area In Public Sites = 3.30



Revised 4/22/75
SPRING VALLEY - FILING TWO
PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO NOVEMBER, 1974