

SPRING VALLEY FILING THREE

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

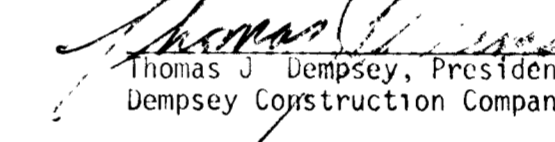
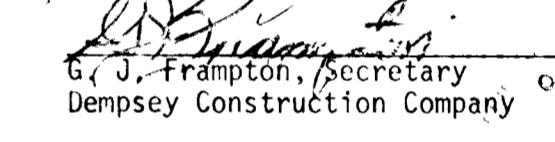
That the undersigned Dempsey Construction Company, a California Corporation, is the Owner of that real property situated in the County of Mesa, State of Colorado and being a part of the Southeast Quarter (SE1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4Cor.) of said Section 1; Thence North 00°02'05" East along the West line Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) of said Section 1 a distance of 636.00 feet to the True Point of Beginning; Thence continuing North 00°02'05" East along said West line Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) of Section 1 a distance of 521.06 feet; Thence South 89°57'55" East 481.02 feet; Thence along the arc of a curve to the left whose radius is 293.31 feet and whose long chord bears North 13°05'05" East 36.50 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears South 80°28'54" East 50.00 feet; Thence continuing South 80°28'54" East 111.76 feet; Thence North 09°11'40" East 115.91 feet; Thence North 64°17'24" East 149.83 feet; Thence North 71°33'54" East 126.49 feet; Thence South 23°18'10" East 180.74 feet; Thence North 63°36'09" East 76.47 feet; Thence South 27°01'51" East 120.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears South 27°01'51" East 50.00 feet; Thence continuing South 27°01'51" East 205.06 feet; Thence South 39°36'39" West 188.22 feet; Thence South 80°58'56" West 34.36 feet to a point on the boundary of Spring Valley Filing Two by the following eleven courses and distances: North 69°16'28" West 197.80 feet, South 02°14'29" West 103.35 feet; South 31°26'52" West 192.42 feet; North 61°04'25" West 120.00 feet; North 41°25'55" West 63.71 feet; North 61°03'32" West 119.59 feet; North 28°56'28" East 70.00 feet; North 61°03'32" West 153.74 feet; North 89°57'55" West 197.61 feet; South 00°02'05" West 280.00 feet; North 89°57'55" West 145.00 feet to the True Point of Beginning, containing 12.184 Acres.

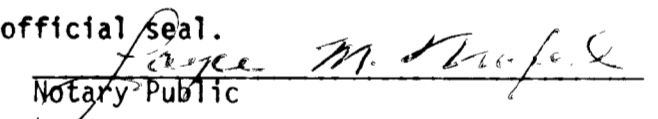
That the said owner has caused the said real property to be laid out and surveyed as Spring Valley Filing No. Three, a subdivision of a part of the County of Mesa, City of Grand Junction. That said owner does hereby dedicate and set apart all streets and public sites as shown on the accompanying plat 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.

I, WITNESS WHEREOF, said owner, Dempsey Construction Company, a California Corporation, has caused its corporate name to be hereunto subscribed this 17th day of July, A.D., 1975.

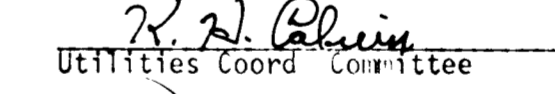
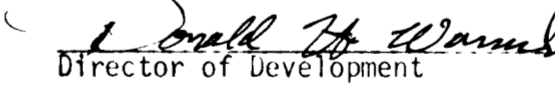

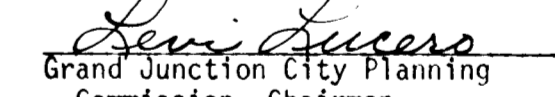
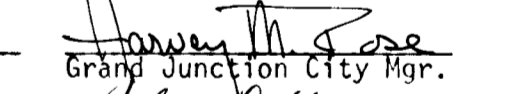
 Thomas J. Dempsey, President
 G. J. Frampton, Secretary
 Dempsey Construction Company

STATE OF COLORADO } ss The foregoing instrument was acknowledged before me this 17th day of July, A.D., 1975, by Thomas J. Dempsey as President of Dempsey Construction Company and G. J. Frampton as Secretary of Dempsey Construction Company.

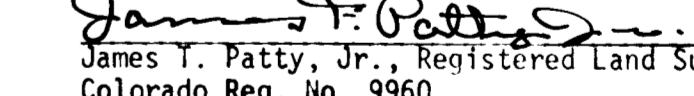
My commission expires 11/19/76 Witness my hand and official seal.
 Notary Public

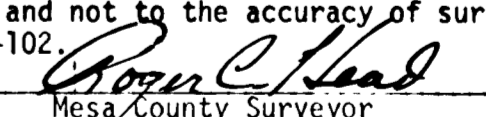
STATE OF COLORADO } #1102317 CLERK AND RECORDER'S CERTIFICATE
 COUNTY OF MESA } ss I hereby certify that this instrument was filed in my office at 11:40 o'clock P.M., Feb 19, A.D., 1976, and is duly recorded in plat book 11, page 188.
 Earl Sawyer Clerk and Recorder By: Deputy

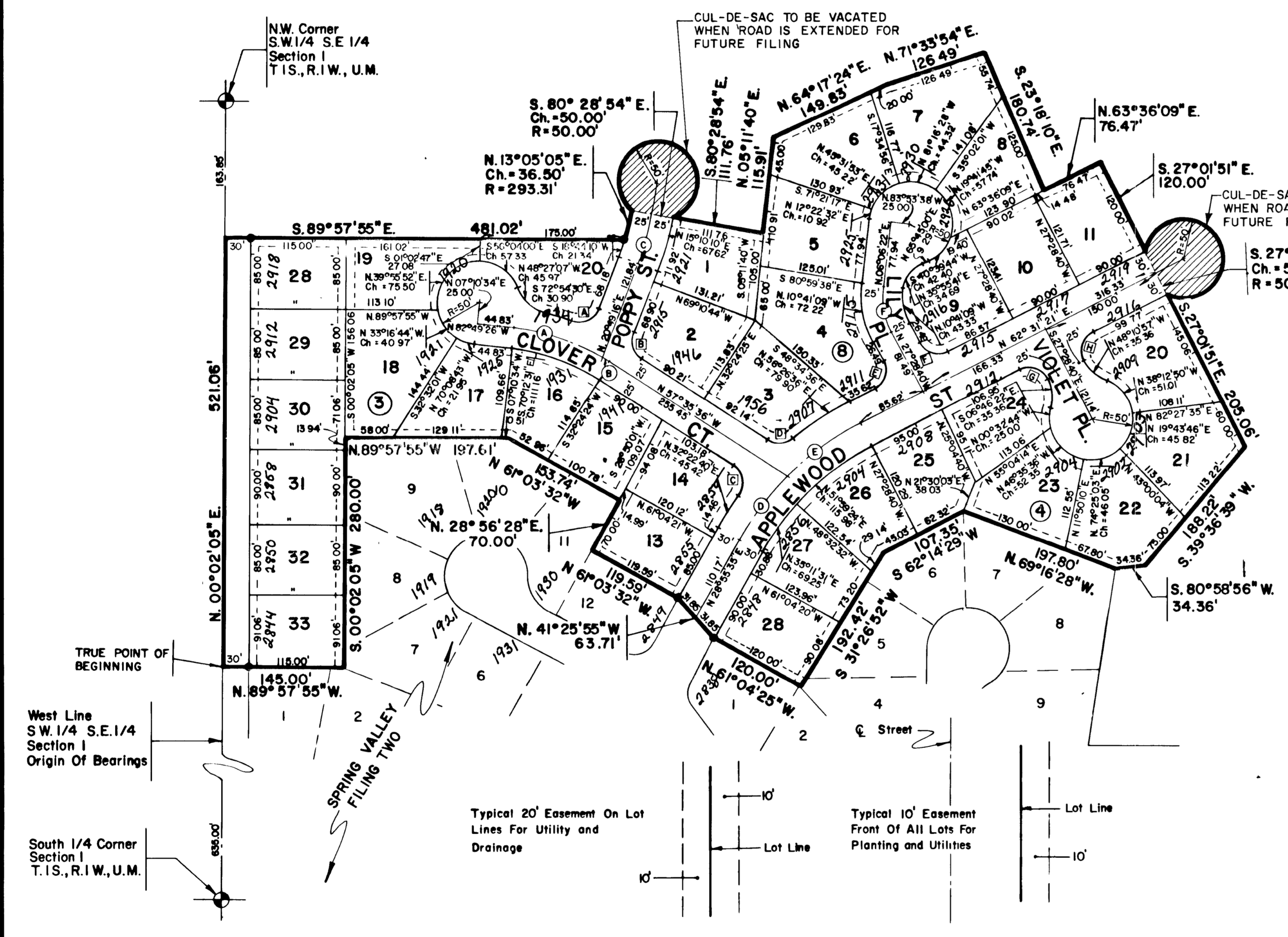
CITY APPROVAL
 This plat of Spring Valley Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 22 day of October, A.D., 1975, by

 W. D. Blain, Utilities Coord. Committee
 Robert H. Warrick, Director of Development
 Robert H. Warrick, Grand Junction City Mgr.
 Robert H. Warrick, Grand Junction City Planning Commission, Chairman
 Robert H. Warrick, Grand Junction City Mgr.

SURVEYOR'S CERTIFICATE
 I, James T. Patty, Jr., do hereby certify that the accompanying plat of Spring Valley Filing No. Three, a subdivision of a part of the County of Mesa, has been prepared under by 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. 1973, 38-51-101-102.
 BY:  Donald C. Head, Mesa County Surveyor Date: 11-21-75



- Mesa County Brass Cap
- 5/8" Rebar & Monument Cap At All Lot Corners
- Ⓐ Street Centerline Curve
- Ⓑ Lot Return Curve
- Ⓒ Block Number
- Concrete Monument With 5/8" Rebar & Monument Cap

AREA QUANTITIES
 Total Acres = 12.184
 Total No. of Lots = 34
 Total Area in Lots = 9.124
 Total Area in Public R.O.W. = 3.060 Ac

West Line S.W. 1/4 S.E. 1/4 Section 1 Origin Of Bearings
 South 1/4 Corner Section 1 T.1S., R.1W., U.M.

STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	22°58'04"	279.49'	111.29'	S.71°20'24"E		112.04'
B	02°15'46"	279.49'	11.04'	S.58°43'29"E		11.04'
C	11°18'10"	318.31'	62.69'	S.15°10'10"W		62.79'
D	15°47'15"	347.25'	95.38'	N.36°49'12"E		95.38'
E	17°48'31"	347.25'	107.50'	N.83°37'08"E		107.93'
F	33°35'02"	100.00'	57.78'	N.10°41'09"W	30.18'	56.61'

RETURN DATA

RETURN	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	89°10'43"	25.00'	35.10'	S.65°24'37"W	24.64'	38.91'
B	78°24'52"	25.00'	31.61'	N.18°23'10"W	20.39'	34.21'
C	93°25'21"	25.00'	36.41'	S.10°52'55"E	26.54'	40.76'
D	72°02'35"	25.00'	29.40'	S.66°23'07"W	18.18'	31.43'
E	90°00'00"	25.00'	35.36'	S.17°31'20"W	28.00'	39.27'
F	"	"	"	N.72°28'40"W	"	"
G	"	"	"	S.72°28'40"E	"	"
H	90°00'00"	25.00'	35.36'	N.17°31'21"E	25.00'	39.27'



**SPRING VALLEY
FILING THREE**

PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO

JULY, 1975