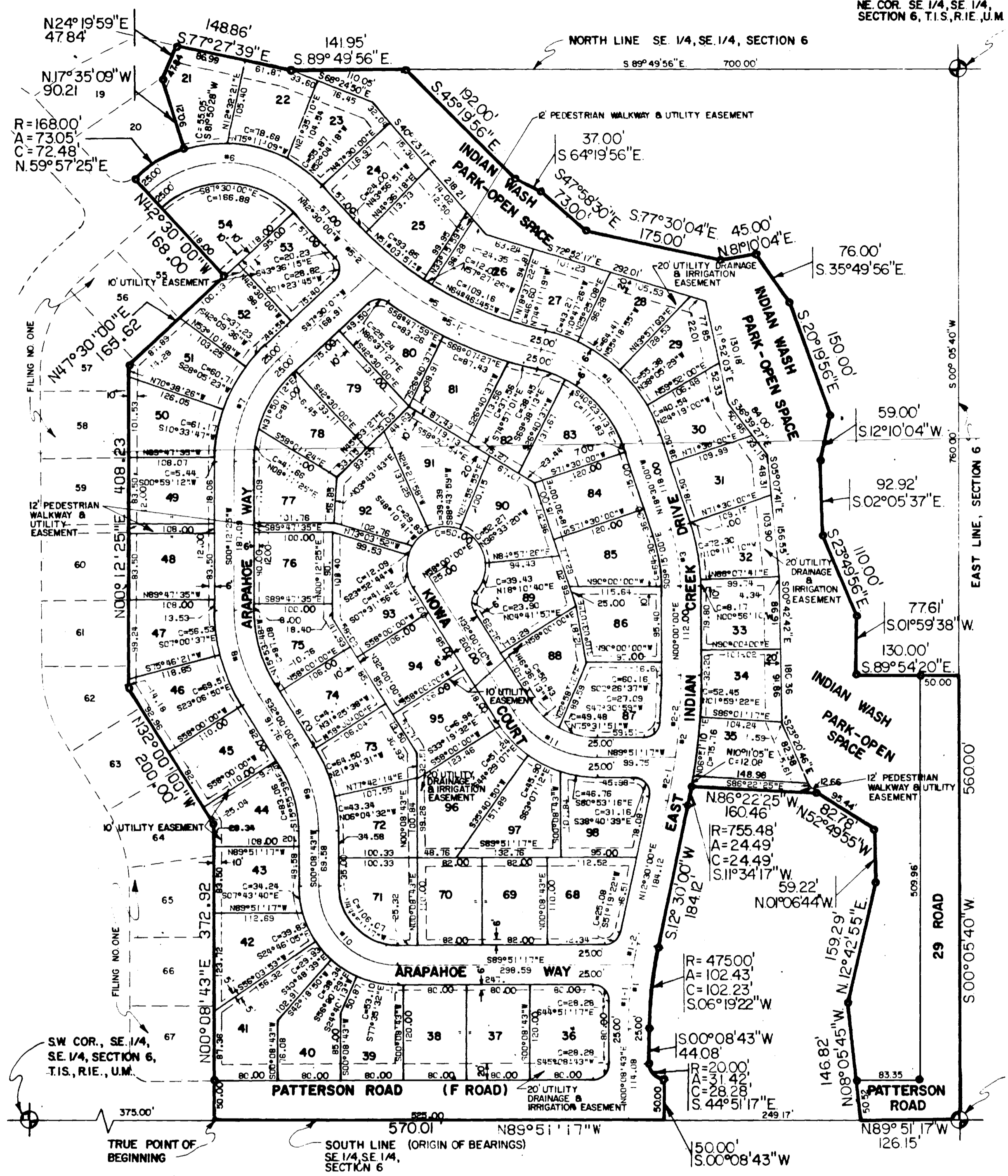


INDIAN VILLAGE SUBDIVISION

FILING NO. TWO

NE COR. SE 1/4, SE 1/4,
SECTION 6, T.1S, R.1E, U.M.

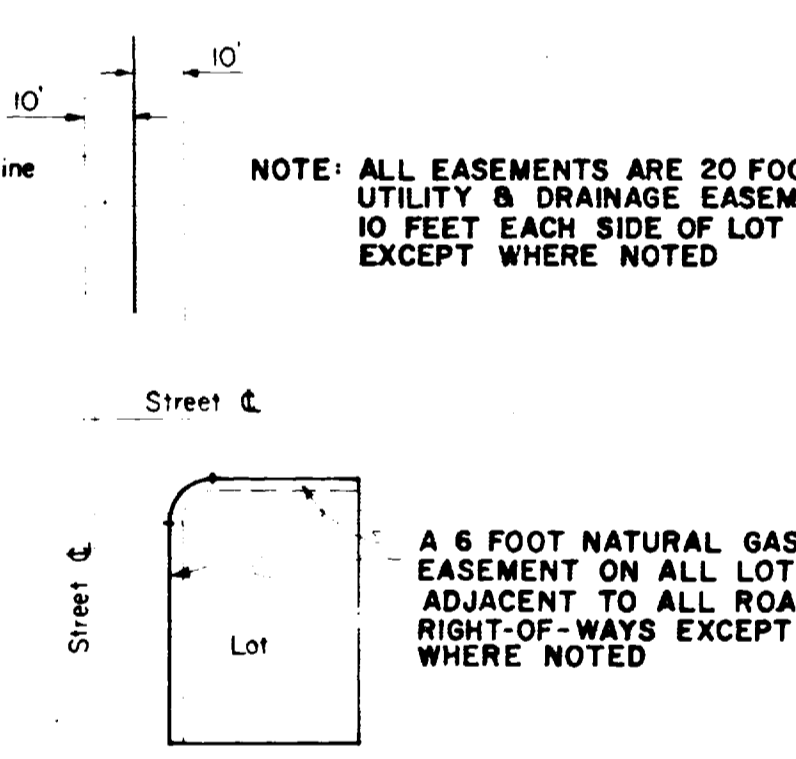


AREA QUANTITIES

TOTAL AREA OF 65 LOTS	=14.261 Ac.
TOTAL AREA OF STREETS	= 5.365 Ac.
TOTAL AREA OF OPEN SPACE	= 3.051 Ac.
TOTAL AREA OF WALKWAYS	= 0.184 Ac.
TOTAL AREA	=22.861 Ac.

- LEGEND**
- ⊕ MESA COUNTY BRASS CAP
 - 5/8" REBAR & MONUMENT CAP SET IN CONCRETE

- NOTES**
- 6' UTILITY & PLANTING EASEMENT ALONG THE FRONT OF ALL LOTS.
 - 5/8" REBAR WITH MONUMENT CAP SET AT ALL LOT CORNERS.



STREET CENTERLINE CURVE DATA

STREET	STATION	CHORD BEARING	CHORD	CHORD BEARING
ARAPAHOE WAY	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
INDIAN WASH	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
PARK-OPEN SPACE	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
EAST INDIAN CREEK DRIVE	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
PATTERSON ROAD (F ROAD)	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E
	1+00	S 89° 49' 56" E	700.00	S 89° 49' 56" E

ALL LOTS BY THIS PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 6, Township 1 South, Range 1 East of the 1st Meridian being more particularly described as follows:

Commencing at the SW Cor. of SE 1/4, SE 1/4 of said Section 6; Thence South 00°51'17" East along the South line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 6 with all bearings contained herein being relative thereto, a distance of 375.00 feet to the True Point of Beginning; Thence along the Eastern boundary of Indian Village Subdivision, Filing No. One by the following eight courses:

- North 00°51'17" East, 375.00 feet;
- North 00°51'17" East, 200.00 feet;
- North 00°51'17" East, 400.00 feet;
- North 00°51'17" East, 165.62 feet;
- North 00°51'17" East, 165.00 feet;
- Thence along the arc of a curve to the right whose radius is 100.00 feet and whose long chord bears South 00°51'17" East, 70.00 feet;
- North 00°51'17" East, 70.00 feet;
- North 00°51'17" East, 47.71 feet;

Thence South 00°51'17" East, 142.00 feet to a point on the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 6; Thence South 00°51'17" East along said North line 141.95 feet; Thence along the Eastern boundary of Indian Village by the following eleven courses:

- South 45°19'56" East, 102.00 feet;
- South 64°19'56" East, 37.00 feet;
- South 47°30'04" East, 73.00 feet;
- South 77°30'04" East, 175.00 feet;
- North 81°10'04" East, 45.00 feet;
- South 35°49'56" East, 76.00 feet;
- South 20°19'56" East, 150.00 feet;
- South 12°19'56" West, 50.00 feet;
- South 02°05'37" East, 92.92 feet;
- South 23°49'56" East, 110.00 feet;
- South 01°50'30" West, 77.61 feet;

Thence South 00°54'20" East, 130.00 feet to a point on the East line of Section 6; Thence South 00°54'20" East along said East line 500.00 feet to the Southeast Corner (SE Cor.) of Section 6; Thence North 00°51'17" West, 121.15 feet along the South line of Section 6; Thence North 00°54'20" East, 146.02 feet; Thence North 12°42'55" East, 100.20 feet; Thence North 01°05'44" West, 50.22 feet; Thence North 52°41'55" East, 102.70 feet; Thence North 00°22'25" West, 100.45 feet; Thence along the arc of a curve to the right whose radius is 755.49 feet and whose long chord bears South 11°34'17" West, 24.49 feet; Thence South 12°30'00" West, 104.12 feet; Thence along the arc of a curve to the left whose radius is 475.00 feet and whose long chord bears South 05°10'22" West, 102.23 feet; Thence South 00°22'43" West, 44.08 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears South 44°51'17" East, 20.28 feet; Thence South 00°22'43" West, 50.00 feet to a point on the South line of Section 6; Thence North 00°51'17" West along said South line 570.01 feet to the True Point of Beginning, containing 22.861 Acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Indian Village Subdivision, Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate to Mesa County, Colorado, the portion of said real property which is labeled as Park-Open Space on the accompanying plat.

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.

That said owner does hereby dedicate to the public utilities those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat as easements for the installation and maintenance of such utilities including, but not limited to telephone lines, electric lines, gas lines, and irrigation lines. Together with the right to trim interfering trees and brush. Together with the perpetual right of ingress and egress for installation, operation and maintenance of such lines. Said easements shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF, said owner, Sego Services, Inc., a Colorado corporation has caused its corporate name to be hereunto subscribed this 10 day of February, A.D., 1978.

Henry J. Faussone
Henry J. Faussone, President Sego Services, Inc.

Carolyn M. Brown
Carolyn M. Brown, Secretary, Sego Services, Inc.

STATE OF COLORADO }
COUNTY OF MESA } ss The foregoing instrument was acknowledged before me this 10 day of February, 1978, by Henry J. Faussone, President, Sego Services, Inc. and James H. Barnes, Secretary, Sego Services, Inc.
My Commission Expires: Nov. 16, 1980 Notary Public *Valerie L. Southwick*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss I hereby certify that this instrument was filed in my office at 4:17 o'clock, P. M., MAY 3, 1978, A.D., 1978 and duly recorded in Plat Book No. 12, Page No. 9
Reception No. 1159476

Earl Sawyer
Earl Sawyer
Clerk and Recorder

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of FEB, A.D., 1978. *R. W. Johnson*
Chairman
County Planning Commission of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24 day of APRIL, A.D., 1978. *Prof. Sinden*
Chairman
Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, Gordon W. Bruchner, do hereby certify that the accompanying plat of Indian Village Subdivision, Filing No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Gordon W. Bruchner
Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer
Colorado Registration Number 8873

Date: MARCH 3, 1978

James Riser
James Riser
Grand Junction City Planning Commission, Chairman

Date: March 7, 1978

Ronald P. Red
Ronald P. Red
Grand Junction City Engineer

Date: February 21, 1978

Arthur M. Vitz
Arthur M. Vitz
Grand Junction City Council, Chairman

Date: APR 11, 1978

INDIAN VILLAGE SUBDIVISION
FILING NO. TWO

COMBUSTION ENGINEERING, INC.

EMAGUIRE
ARCHITECTS · ENGINEERS · PLANNERS

GRAND JUNCTION, COLORADO

JANUARY 1978

