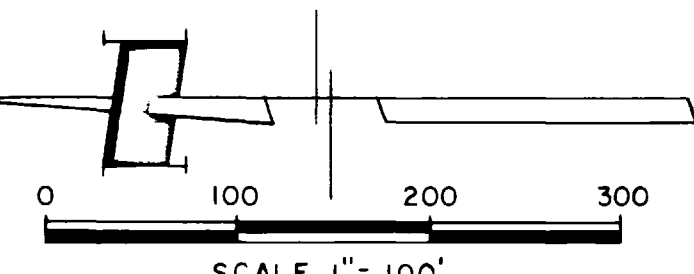
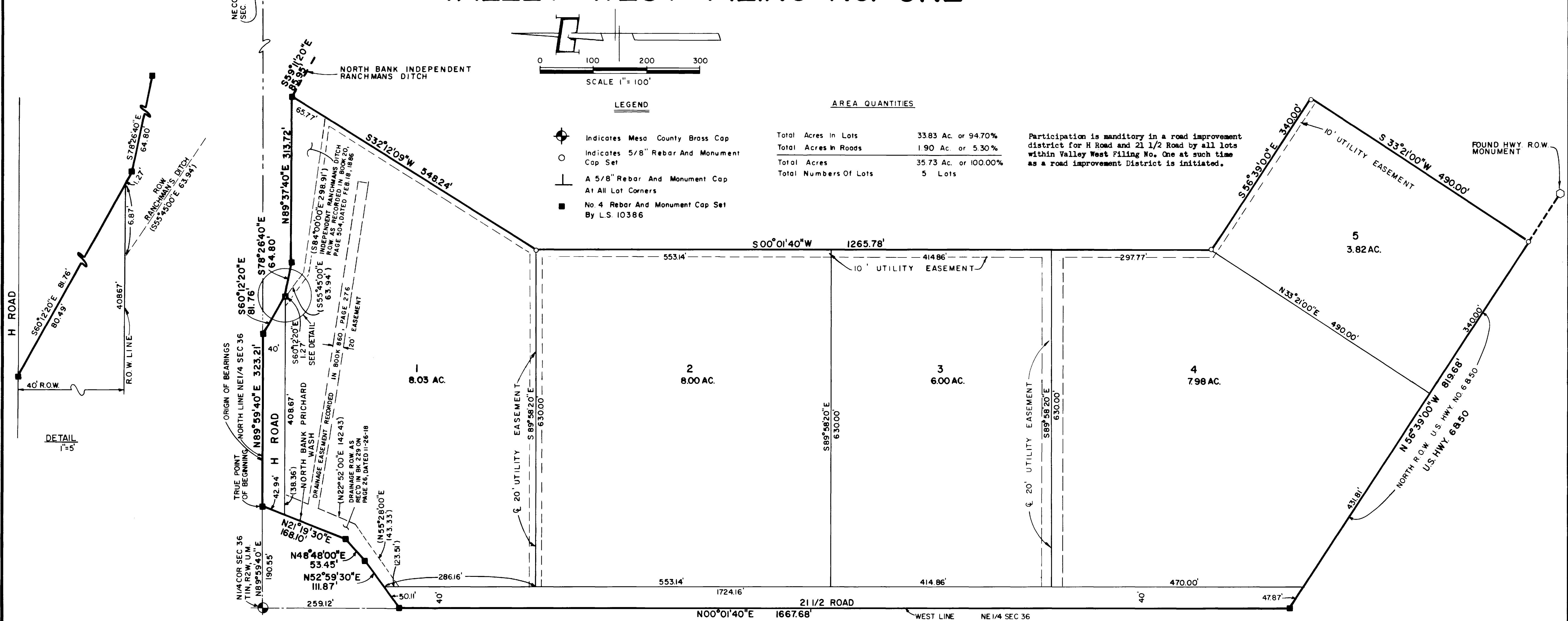


VALLEY WEST FILING NO. ONE



LEGEND

- ⊙ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- No 4 Rebar And Monument Cap Set By L.S. 10386

AREA QUANTITIES

Total Acres in Lots	33.83 Ac. or 94.70%
Total Acres in Roads	1.90 Ac. or 5.30%
Total Acres	35.73 Ac. or 100.00%
Total Numbers Of Lots	5 Lots

Participation is mandatory in a road improvement district for H Road and 21 1/2 Road by all lots within Valley West Filing No. One at such time as a road improvement District is initiated.

DETAIL
1"=5'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 Section 36, T.1N., R.2W., Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the N 1/4 Corner of said Section 36; Thence N. 89° 59' 40" E along the North line NE 1/4 of said Section 36 a distance of 190.55 feet to the TRUE POINT OF BEGINNING; Thence continuing N. 89° 59' 40" E along said North line NE 1/4 of Section 36 a distance of 323.21 feet; Thence S. 60° 12' 20" E 81.76 feet; Thence S. 78° 26' 40" E 64.80 feet; Thence N. 89° 37' 40" E 313.72 feet; Thence S. 32° 12' 09" W 548.24 feet; Thence S. 00° 01' 40" W 1265.78 feet; Thence S. 56° 39' 00" E 340.00 feet; Thence S. 33° 21' 00" W 490.00 feet to a point on the North right-of-way of U. S. Highway 6 & 50. Thence N. 56° 39' 00" W along said North right-of-way 819.68 feet to a point on the West line NE 1/4 of said Section 36; Thence N. 00° 01' 40" E along said West line NE 1/4 of Section 36 a distance of 1667.68 feet; Thence N. 52° 59' 30" E 111.87 feet; Thence N. 48° 48' 00" E 53.45 feet; Thence N. 21° 19' 30" E 168.10 feet to the TRUE POINT OF BEGINNING. Containing 35.73 Acres.

That said owners have caused the said real property to be laid out and surveyed as Valley West, Filing No. One a subdivision of a part of Mesa County, Colorado.

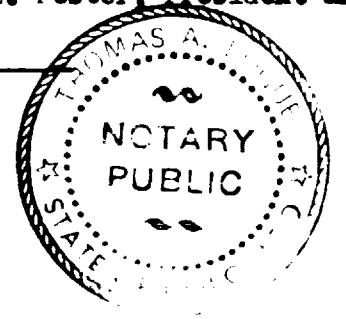
That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the Public forever, and hereby dedicate those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat to the Public Utilities as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14th day of APRIL, A.D., 1978.
William E. Foster William E. Foster, President C.B.W. Builders Inc.
Warren E. Gardner Warren E. Gardner, Secretary C.B.W. Builders, Inc.

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 14th day of APRIL, A.D., 1978 by William E. Foster, President and Warren E. Gardner, Secretary, C.B.W. Builders, Inc. My Commission Expires: Nov. 9, 1981
Thomas A. Logue Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)ss
RECEPTION NO. 1161732
I hereby certify that this instrument was filed in my office at 4:25 o'clock P.M., this 30 day of May, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 26.
Earl Sawyer Clerk and Recorder
Deputy _____ Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of April, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.
Mary A. Buss Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28th day of APRIL, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.
Earl Sawyer Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Valley West, Filing No. One, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.
James T. Patty Jr. James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960
Date: 4-17-78
Bill Benson Mesa County Road Department



VALLEY WEST FILING NO. ONE

