

# VALLEY WEST SUBDIVISION, FILING NO. TWO

**INDICATION**

KNOW ALL MEN BY THESE PRESENTS:

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

Commencing at the NE Corner of said Section 36; Thence S 00° 02' 40" E along the east line of the NE 1/4 of said Section 36 a distance of 1174.98 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 02' 40" E along said east line of the NE 1/4 of said Section 36 a distance of 697.58 feet to a point on the north right of way of I-70 Access Road; Thence along said north right of way of I-70 Access Road by the following six courses and distances: (1) N 89° 29' 30" W 28.60 feet; (2) Thence along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears S 10° 34' 50" W 41.93 feet; (3) S 49° 59' 30" W 410.57 feet; (4) S 52° 31' 30" W 448.49 feet; (5) Thence along the arc of a curve to the left whose radius is 180.00 feet and whose long chord bears S 37° 37' 30" W 92.60 feet; (6) S 49° 59' 30" W 183.25 feet to a point on the south line of the NE 1/4 of said Section 36; Thence S 89° 59' 30" W along said south line of the NE 1/4 of Section 36 a distance of 653.78 feet to a point on the northerly right of way of U.S. Highway 6 & 50; Thence N 56° 39' 00" W along said northerly right of way of U.S. Highway 6 & 50 a distance of 480.07 feet; Thence N 33° 21' 00" E 490.00 feet; Thence S 56° 39' 00" E 335.00 feet; Thence along the arc of a curve to the left whose radius is 401.29 feet and whose long chord bears N 16° 41' 20" E 230.11 feet; Thence S 89° 58' 20" E 675.00 feet; Thence N 00° 01' 40" E 595.22 feet; Thence N 48° 53' 58" E 54.21 feet to a point on the northerly bank of the Independent Ranchmans Ditch; Thence along said northerly bank of the Independent Ranchmans Ditch by the following four (4) courses and distances: (1) S 63° 49' 40" E 100.00 feet; (2) N 80° 26' 20" E 100.00 feet; (3) N 63° 57' 20" E 316.20 feet; (4) N 84° 20' 20" E 154.80 feet to the TRUE POINT OF BEGINNING, containing 30.34 acres.

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

That said owner does 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 owner has caused its name to be hereunto subscribed this 20<sup>TH</sup> day of APRIL A.D., 1979.

C.B.W. Builders, Inc.

William E. Foster  
William E. Foster, President

Warren E. Gardner  
Warren E. Gardner, Secretary

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20<sup>TH</sup> day of APRIL A.D., 1979 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc.

Witness my hand and official seal. My commission expires: 4-21-82.  
Shayla A. Berry  
Notary Public

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

#1192076

I hereby certify that this instrument was filed in my office at 1:12 o'clock P.M. this 18 day of May A.D., 1979 and is duly recorded in Plat Book No. 12, Page 1667/17.

Carl Sawyer  
Clerk and Recorder

Deputy

Fees: 80.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 23 day of April A.D., 1979.

County Planning Commission of the County of Mesa, Colorado.

Henry E. Gallatt  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 23<sup>rd</sup> day of April A.D., 1979.

Board of County Commissioners of the County of Mesa, Colorado.

Maxine Allred  
Chairman

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Valley West, 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.

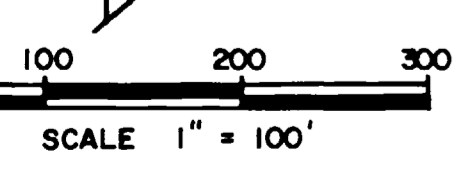
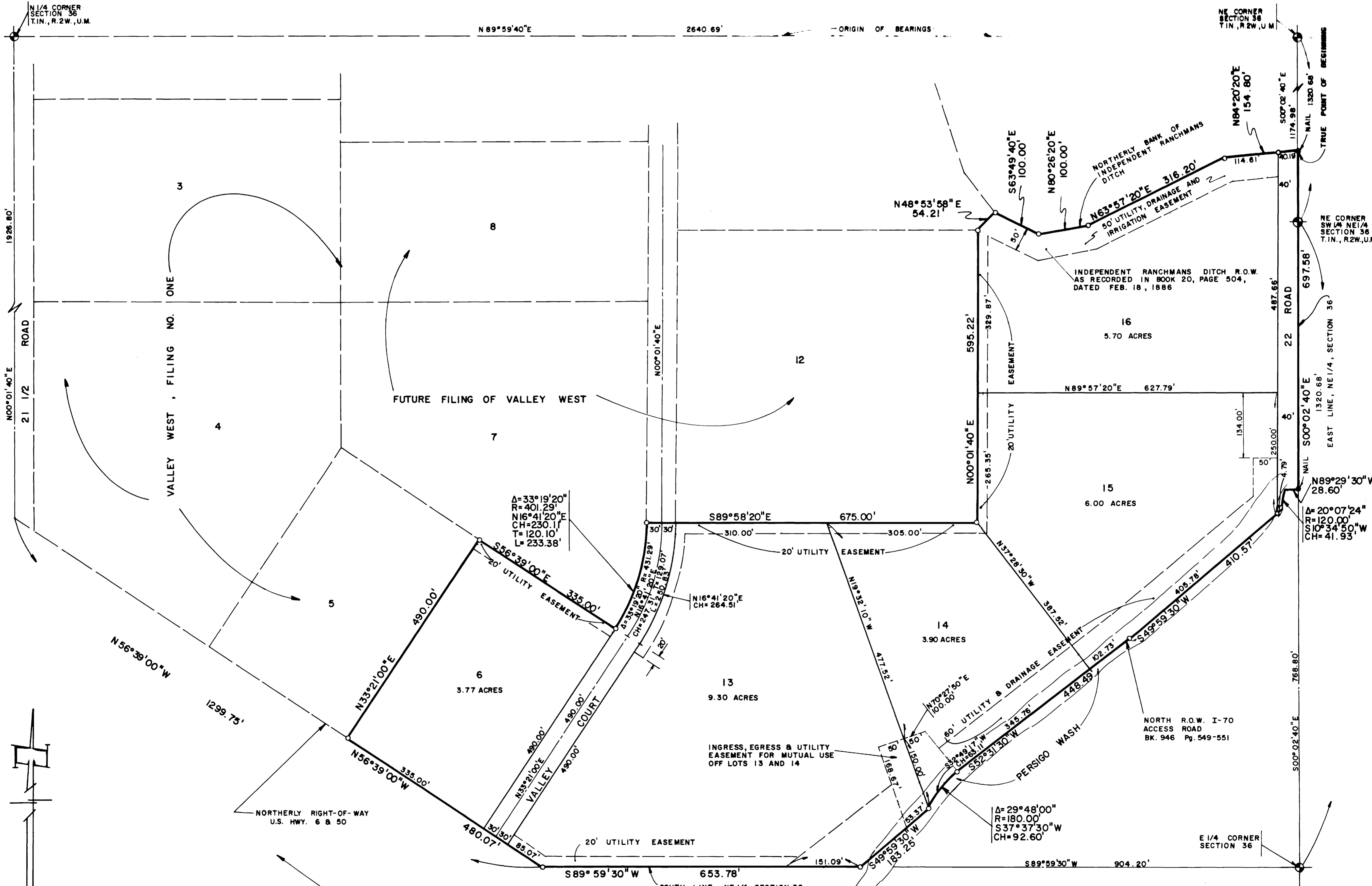
James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



By: Bill Berman  
Mesa County Road Department

Date: 4-25-79

# VALLEY WEST SUBDIVISION, FILING NO. TWO



- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ▲ A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES		
Total Acres In Lots	28.67 Ac.	or 94.50%
Total Acres In Streets	1.67 Ac.	or 5.50%
<b>Total Acres</b>	<b>30.34 Ac.</b>	<b>or 100.00%</b>

SE CORNER SECTION 36 T.1N., R.2W., U.M.

**Sheet 2 of 2**

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