

RED VALLEY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ben E. Carnes, Frank Nisley, Jr., and T. J. Harshman are the owners of that real property situated in the County of Mesa, State of Colorado and being that part of Resurvey Tract No. 74 lying within Section 35, T11S, R10W of the 6th P. M. and also Outlot "A" and that part of Lot 30, Block 3, Monument Valley - Filing No. Three as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northeast Corner of Tract 74 of Section 35, T11S, R10W of the 6th Principal Meridian; thence S 0°09'32" W 16.67 feet along the East line of said Tract 74; thence S 89°50'28" E 28.27 feet; thence S 13°49'41" W 73.60 feet; thence S 58°49'41" W 28.28 feet; thence along the arc of a 27.48 foot radius curve to the left 69.60 feet. The chord of which bears N 83°01'06" W 67.44 feet; thence N 83°57'59" W 70.02 feet; thence along the arc of a 22.00 foot radius curve to the left 109.30 feet, the chord of which bears S 75°57'59" W 108.19 feet; thence N 28°12'08" W 42.35 feet to a point on the North line of Section 2, T12S, R10W of the 6th Principal Meridian; thence N 89°51'54" W 419.55 feet along the North line of said Section 2 to the starting corner of said Tract 74 on the North line of said Section 2; thence N 0°09'13" E 230.13 feet along the West line of said Tract 74 to the Northwest Corner of said Tract 74; thence S 89°49'41" E 1320.13 feet along the North line of said Tract 74 to the point of beginning.

Containing 7.256 Acres more or less.

That said owners have caused the said real property to be platted and surveyed as Red Valley Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owners hereby dedicate to the UTILITIES those portions of their property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines; together with the right to install, maintain and use the same; together with the perpetual right of ingress and egress for installation, maintenance and use of the same; and also to dedicate to the PUBLIC the right to install, maintain and use the same.

IN WITNESS WHEREOF, said owners have hereunto set their hands and seals this 19th day of February, A.D., 1983.

Ben E. Carnes, Frank Nisley, Jr., T. J. Harshman

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 19th day of February, A.D., 1983 by Ben E. Carnes, Frank Nisley, Jr., and T. J. Harshman.

My Commission Expires February 2, 1984
Witness my hand and official seal.

Notary Public
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

RECEPTION No. 1315697 FILE 2-77

I hereby certify that this instrument was filed in my office at 10:12 A.M. this 7 day of February, A.D., 1983, and is duly recorded in Plat Book No. 12

Fee: \$10.00
Deputy Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 2nd day of February, A.D., 1983, County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11th day of February, A.D., 1983, Board of County Commissioners of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

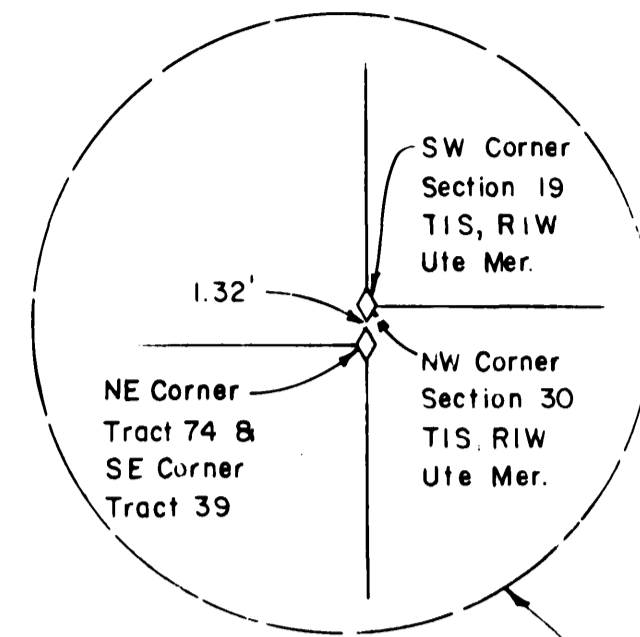
I, Richard A. Mason, do hereby certify that the accompanying plat of Red Valley Subdivision, has been prepared under my direction and accurately represents a field survey of the same.

Richard A. Mason
REGISTERED SURVEYOR
COLORADO REG. NO. 12444

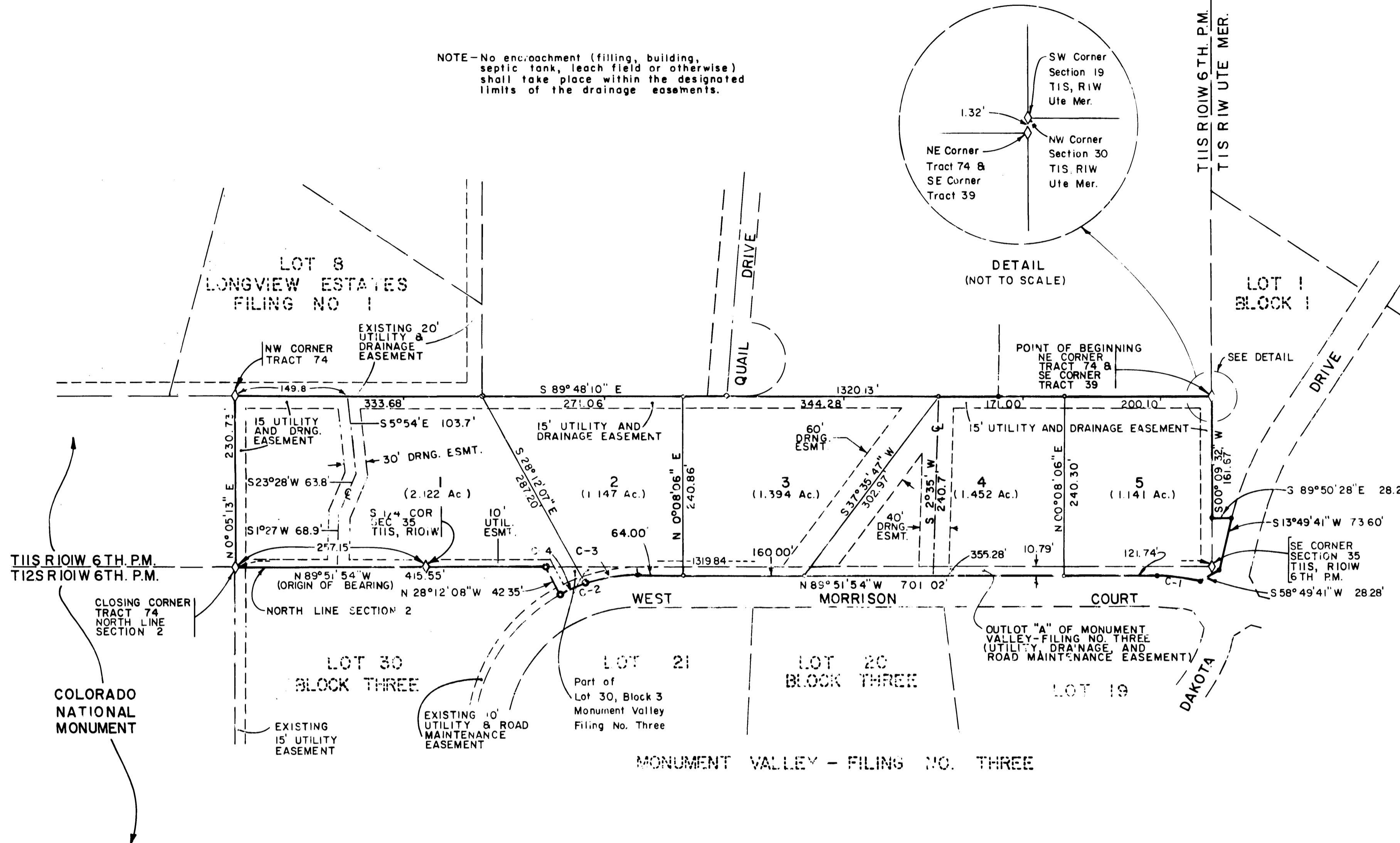
Approved this 12th day of Jan. A.D., 1983, Mesa County Utility Coordinating Committee.

Chairman

NOTE - No encroachment (filling, building, septic tank, leach field or otherwise) shall take place within the designated limits of the drainage easements.

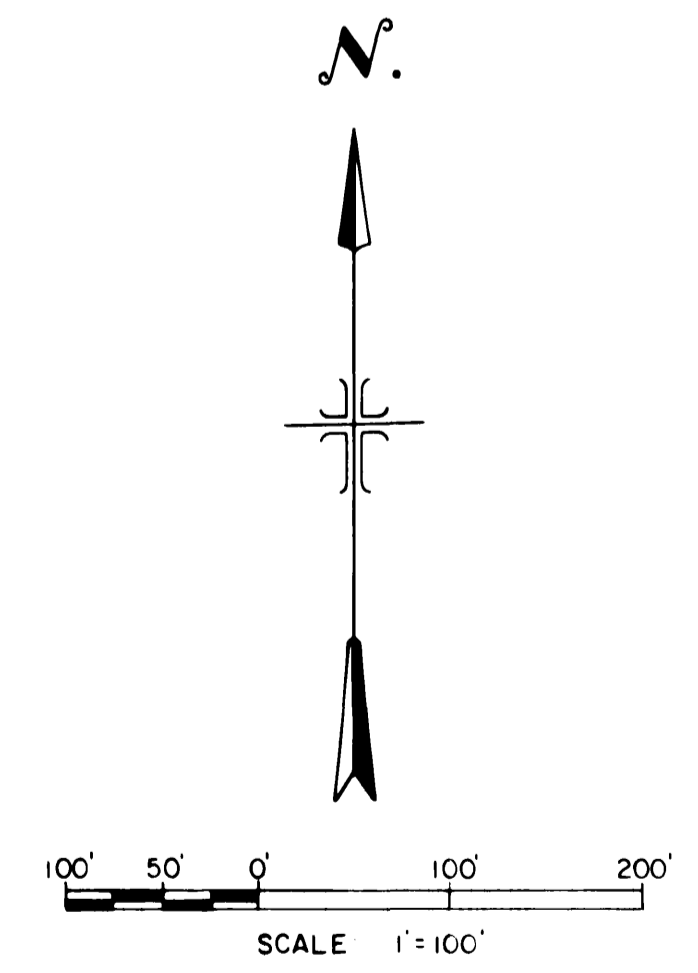


DETAIL (NOT TO SCALE)



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C-1	13°41'35"	274.48'	65.60'	32.96'	65.44'	N 83°01'06" W
C-2	28°20'14"	221.00'	109.30'	55.79'	108.19'	S 75°57'59" W
C-3	18°40'07"	221.00'	72.01'	36.33'	71.69'	S 30°48'02" W
C-4	9°40'07"	221.00'	37.29'	18.69'	37.25'	S 66°37'55" W

AREA QUANTITIES
5 LOTS = 7.256 ACRES OR 100%



- LEGEND
- ◇ GLO BRASS CAP
 - FOUND #5 REBAR/CAP L.S. 9960 SET IN CONCRETE
 - FOUND #5 REBAR/CAP L.S. 3315
 - SET #5 REBAR/CAP WESTERN ENGINEERS L.S. 18469
 - SET #5 REBAR/CAP IN CONCRETE WESTERN ENGINEERS L.S. 18469
 - ◇ FOUND #4 REBAR

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

WESTERN ENGINEERS, INC.
PLAT OF
RED VALLEY SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED - R.A.M. DRAWN - L.S.B. CHECKED - J.B.P.
GRAND JUNCTION, CO. DWG 300-973-1 11/2/82

