

INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, James D. West, is the owner of a parcel of land situated in the West 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian as recorded in Book 1931 at Pages 738 & 739 Mesa County Records, and being more particularly described as follows:

The SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado; EXCEPT all that portion of said NW1/4 SW1/4 lying South and West of the North Right-Of-Way Line of State Highway 340 as described in that Warranty Deed dated July 17, 1950 and recorded August 10, 1950 in Book 530 at Page 470, Mesa County Records.

That said owners have caused the said real property to be laid out and surveyed as INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2, Mesa County, Colorado

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

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 19th day of July, A.D. 1994.

James D. West

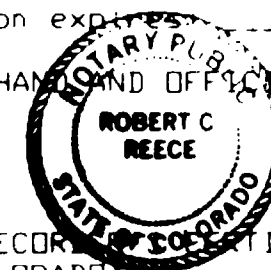
STATE OF COLORADO)
) ss

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1994.

My commission expires _____

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public

CLERK AND RECORDER CERTIFICATE
STATE OF COLORADO)
) ss

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D. 1994 and is duly recorded as Reception Number _____ in Plat Book _____ Page _____ through _____ inclusive.

Clerk and Recorder

Deputy

Fees

Covenants, Conditions and Restrictions recorded in Book _____, Page _____ Reception Number _____ Date _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this _____ day of _____ A.D. 1994 Board of County Commissioners of Mesa County, Colorado

Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this _____ day of _____ A.D. 1994 County Planning Commission of Mesa County, Colorado

Chairperson

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2 a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason

Richard A. Mason
Registered Professional Land Surveyor
No. 14469

7-18-94
Date

CENTERLINE CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	400.00	244.35	240.56	S 17°58'13" W	35°00'00"	126.12
C2	400.00	244.35	240.56	N 17°58'13" E	35°00'00"	126.12
C3	400.00	349.07	338.09	N 24°31'47" W	50°00'00"	186.52
C4	400.00	872.66	709.61	S 12°58'13" W	125°00'00"	768.39
C5	400.00	207.33	205.01	N 60°37'18" E	29°41'50"	106.05
C6	400.00	67.38	67.30	N 85°43'37" E	09°39'05"	33.77
C7	250.00	146.17	144.10	N 73°48'09" E	33°30'00"	75.24
C8	250.00	135.41	133.76	N 41°32'10" E	31°01'57"	69.41
C9	250.00	103.08	102.35	S 77°38'07" E	23°37'27"	52.28

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C10	20.00	31.44	28.30	N 45°30'41" E	90°04'56"	20.03
C11	20.00	31.44	28.30	S 45°30'41" W	90°04'56"	20.03
C12	20.00	32.53	29.06	S 42°51'24" E	93°10'54"	21.14
C13	425.00	71.59	71.51	N 85°43'37" E	09°39'05"	35.88
C14	375.00	63.17	63.09	N 85°43'37" E	09°39'05"	31.66
C15	20.00	17.45	16.90	S 74°06'05" E	49°59'41"	9.33
C16	50.00	61.93	58.04	S 84°35'04" E	70°57'39"	35.64
C17	50.00	56.53	53.57	N 27°32'40" E	64°46'53"	31.72
C18	50.00	50.52	48.40	N 33°47'33" W	57°53'32"	27.65
C19	50.00	75.36	68.43	N 74°05'02" E	86°21'18"	46.90
C20	20.00	17.45	16.90	N 55°54'14" E	49°59'41"	9.33
C21	370.00	204.94	202.33	S 19°36'08" W	31°44'10"	105.1
C22	430.00	111.26	110.95	S 07°52'58" W	14°49'30"	55.94
C23	430.00	151.41	150.63	S 25°22'58" W	20°10'30"	76.50
C24	370.00	226.02	222.52	N 17°58'13" E	35°00'00"	116.66
C25	43.00	44.48	44.36	N 32°30'48" E	05°54'50"	22.21
C26	430.00	218.29	215.95	N 15°00'48" E	29°05'10"	111.55
C27	20.00	31.44	28.30	S 45°30'41" W	90°04'56"	20.03
C28	20.00	31.39	28.26	S 44°29'19" E	89°55'04"	19.97
C29	275.00	35.06	35.04	N 86°54'00" E	07°18'19"	17.55
C30	275.00	125.73	124.63	N 70°09'00" E	26°11'41"	63.98
C31	225.00	90.89	90.27	N 78°58'48" E	23°08'43"	46.07
C32	225.00	40.66	40.61	N 62°13'48" E	10°21'17"	20.39
C33	225.00	72.91	72.59	N 47°46'09" E	18°34'00"	36.78
C34	225.00	48.95	48.86	N 32°15'10" E	12°27'57"	24.57
C35	275.00	148.95	147.13	N 41°32'10" E	31°01'57"	76.35
C36	20.00	17.45	16.90	S 51°01'02" W	49°59'41"	9.33
C37	50.00	98.41	83.28	N 19°37'51" E	112°46'05"	75.21
C38	50.00	43.62	42.25	S 61°44'37" E	49°58'50"	23.30
C39	50.00	43.62	42.25	N 68°16'34" E	49°58'50"	23.30
C40	50.00	58.70	55.48	S 09°39'23" E	61°15'48"	33.16
C41	20.00	17.45	16.90	N 01°01'21" E	49°59'41"	9.33
C42	20.00	31.39	28.26	N 44°29'19" W	89°55'04"	19.97
C43	20.00	31.44	28.30	N 45°30'41" E	90°04'56"	20.03
C44	225.00	92.77	92.12	S 27°38'07" E	23°37'27"	48.05
C45	275.00	113.39	112.59	S 77°38'07" E	23°37'27"	57.51
C46	20.00	17.45	16.90	N 89°10'46" E	49°59'41"	9.33
C47	50.00	28.13	27.76	N 80°17'55" E	32°14'00"	14.45
C48	50.00	73.42	67.00	S 41°30'58" E	84°08'14"	45.13
C49	50.00	73.64	67.16	S 42°44'41" W	84°23'04"	45.32
C50	50.00	69.15	63.77	S 55°26'45" E	79°14'05"	41.39
C51	20.00	17.45	16.90	S 40°49'33" E	49°59'41"	9.33
C52	370.00	322.89	312.74	N 24°31'47" W	50°00'00"	172.53
C53	430.00	152.28	151.49	N 09°40'30" W	20°11'27"	76.95
C54	430.00	20.32	20.32	N 21°10'28" W	02°42'29"	10.16
C55	430.00	20.11	20.11	N 23°52'21" W	02°41'18"	10.16
C56	430.00	182.47	181.10	N 37°22'24" W	24°18'47"	92.63
C57	20.00	31.42	28.28	S 04°31'41" E	90°04'56"	20.03
C58	20.00	17.45	16.90	N 65°28'04" E	49°59'41"	9.33
C59	50.00	95.68	81.73	N 35°38'46" E	109°38'11"	70.93
C60	50.00	62.54	58.54	S 55°00'13" E	71°39'42"	36.10
C61	50.00	86.12	75.86	S 39°49'14" W	98°43'24"	58.23
C62	20.00	17.45	16.90	N 15°28'22" E	49°59'41"	9.33
C63	20.00	31.42	28.28	N 85°28'13" E	90°00'00"	20.00
C64	370.00	313.71	304.39	S 25°14'26" E	48°34'43"	166.98
C65	430.00	361.10	350.58	S 25°28'20" E	48°06'53"	191.96
C66	430.00	291.36	285.82	S 17°59'46" W	38°49'20"	151.52
C67	370.00	212.24	209.35	S 15°28'56" W	32°52'00"	109.13
C68	370.00	212.24	209.35	S 48°20'56" W	32°52'00"	109.13
C69	430.00	179.36	178.07	S 49°21'25" W	23°53'58"	91.01
C70	430.00	30.43	30.42	N 63°20'02" E	04°03'16"	15.22
C71	430.00	75.87	75.77	N 70°24'57" E	10°06'32"	38.03
C72	370.00	69.02	68.92	N 70°07'35" E	10°41'11"	34.61
C73	430.00	58.28	58.23	N 71°35'15" E	07°45'56"	29.18
C74	430.00	134.05	133.51	N 58°46'26" E	17°51'43"	67.57
C75	370.00	42.38	42.36	N 72°11'21" E	06°33'45"	21.21
C76	370.00	50.06	50.02	N 65°01'56" E	07°45'05"	25.07
C77	370.00	99.34	99.04	S 53°27'53" E	13°23'01"	49.37
C78	20.00	40.00	27.26	S 87°11'31" E	85°55'48"	18.63
C79	20.00	17.45	16.90	N 19°13'46" W	49°59'41"	9.33
C80	20.00	17.45	17.36	S 04°13'46" E	19°59'41"	9.81
C81	50.00	21.17	21.01	S 26°21'26" E	24°15'39"	10.75
C82	50.00	20.24	20.11	S 50°05'10" E	23°11'48"	10.26
C83	50.00	64.82	60.38	N 81°10'27" E	74°16'57"	37.87
C84	50.00	77.02	69.63	N 00°05'49" W	88°15'35"	48.50
C85	50.00	43.63	42.26	S 69°13'28" E	49°59'41"	23.31
C86	20.00	17.45	16.90	S 69°13'28" E	49°59'41"	9.33
C87	20.00	31.42	28.28	S 00°46'23" W	90°00'00"	20.00
C88	50.00	78.54	70.71	S 89°13'37" E	90°00'00"	50.00
C89	50.00	83.16	73.90	N 01°52'30" W	95°17'46"	54.85
C90	1382.50	134.80	134.74	N 46°43'47" W	05°35'11"	67.45
C91	1382.50	188.33	188.18	S 53°25'32" E	07°48'18"	94.31
C92	1382.50	240.10	239.79	S 62°18'11" E	09°57'02"	120.35
C93	1382.50	260.77	260.38	S 72°40'55" E	10°48'26"	130.77
C94	1382.50	151.44	151.36	S 81°13'25" E	06°16'34"	75.79

Richard A. Mason
Registered Professional Land Surveyor
No. 14469

Plat of INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2

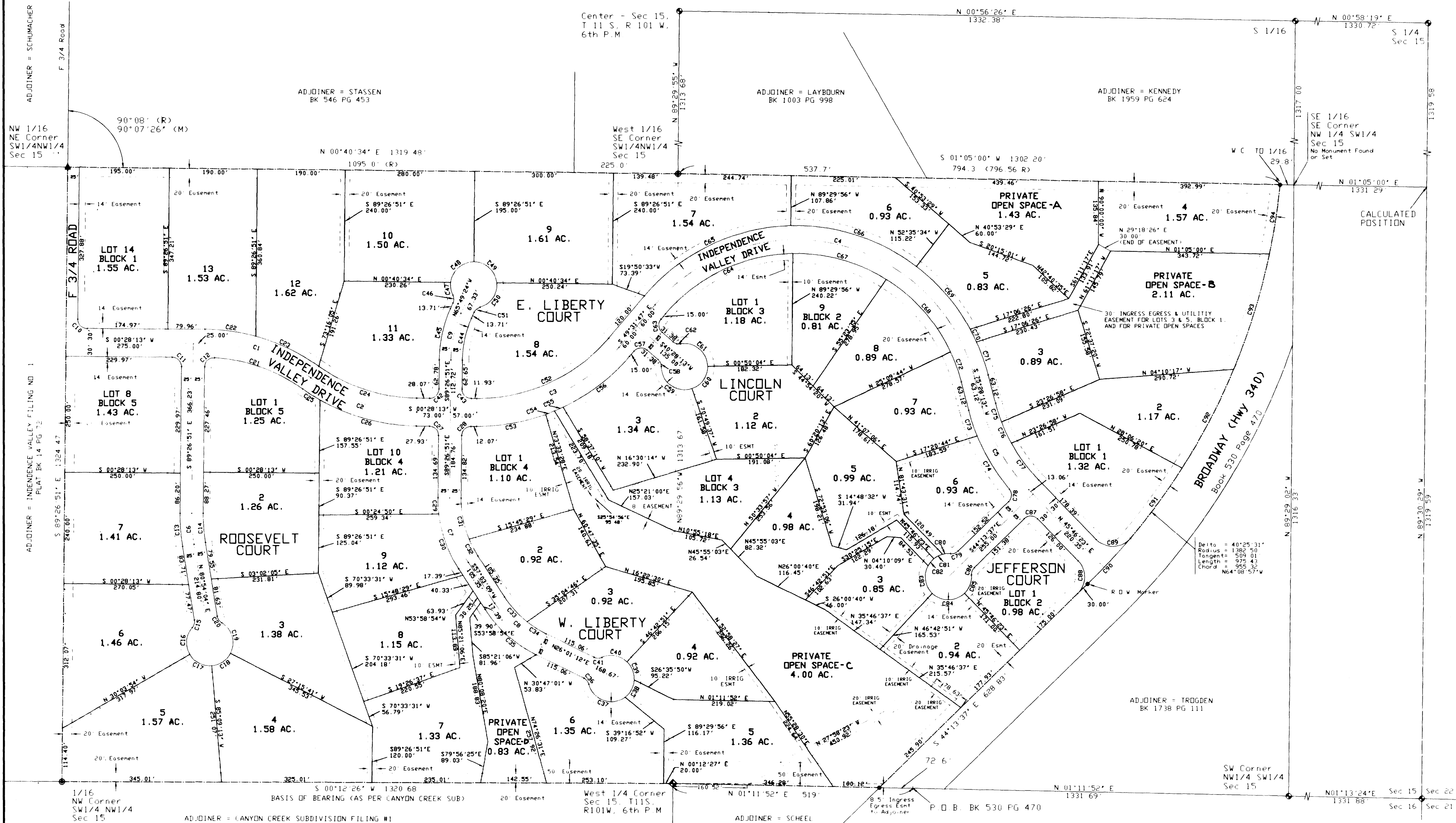
Located in SW1/4NW1/4 & NW1/4SW1/4 of
Sec. 15, T. 11 S., R. 101 W., 6th P.M.

ROLL AND ENGINEERING
411 E. 1st St.
Grand Junction, CO 81505
(970) 241-4444

TDR
RAM
IV-PLAT DWG
Date: 7/94
RV 7/15/94

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INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2

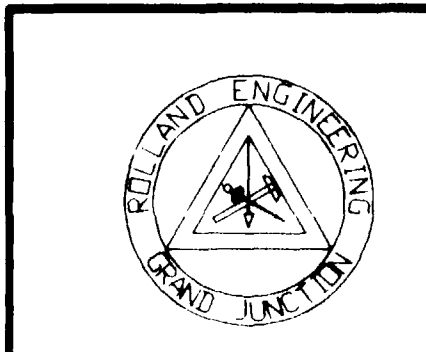
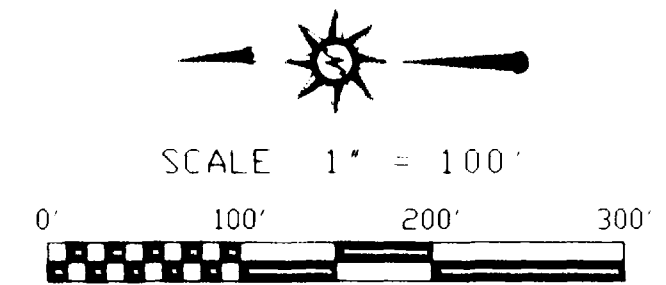


Delta = 40°25'31"
 Radius = 1382.50'
 Tangent = 509.01'
 Length = 979.43'
 Chord = 955.32'
 N64°08'57" W

AREA SUMMARY		
AREA IN LOTS	- 54.72 ACRES	78.2%
AREA IN OPEN SPACE	- 8.37 ACRES	12.0%
AREA IN R O W	- 6.86 ACRES	9.8%
TOTAL	- 69.96 ACRES	100.0%

- LEGEND**
- - Mesa County Survey Monument
 - ◆ - G.L.D. Monument
 - ▲ - Found 1" Pipe w/ 2" Brass Cap
 - ⊙ - Found 3/4" Rod w/ Alum Cap-PLS 2494
 - - Found 5/8" Rebar-PLS 2493 (Placed Concrete ground Monument)

- GENERAL NOTES**
- 1 ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
 - 2 ALL SIDE LOT LINES AND REAR LOT LINES ARE MONUMENTED BY SPLIT RAIL FENCE.
 - 3 TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct CO 81503
 (303) 243-8300

Plat of INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2

Located in SW1/4NW1/4 & NW1/4SW1/4 of Sec 15, T 11 S, R 101 W, 6th P.M.

Designed	TDR	Checked	RAM	IV-PLAT DVG	Sheet	2
Drawn	CFD	Date	2/94	RV 8/1/94	of	3