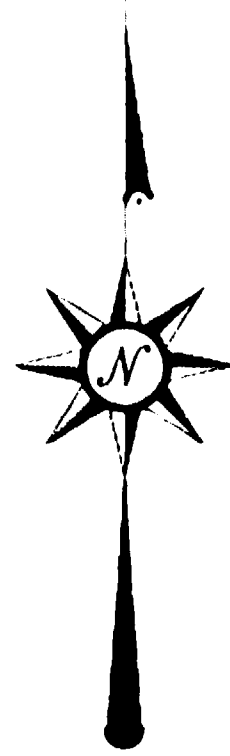


IBX SUBDIVISION

(A REPLAT OF LOT 13, VALLEY WEST SUBDIVISION, FILING NO. TWO)

DEDICATION



VALLEY WEST SUB FILING 3
Plat Bk. 12 Pg. 347
D. & M. Dodd
Bk. 1760 Pg. 593

VALLEY WEST SUB FILING 3
Plat Bk. 12 Pg. 347

Boein West, Inc.
Bk. 1853 Pg. 920

10' UTIL. EASE.

0' 50' 100' 150'

SCALE 1" = 50'

LEGEND

- ⊕ - MESA COUNTY SURVEY MONUMENT
- - FOUND 5/8" REBAR & CAP - L.S. 9960
(SET IN CONCRETE)
- - SET 5/8" REBAR & CAP - L.S. 18469
(SET IN CONCRETE)
- ⊥ - SET 5/8" REBAR & CAP - L.S. 18469

VALLEY WEST SUB FILING 2
Plat Bk. 12 Pg. 166,167

LOT 6

E.E. MASON, Surveyor
Bk. 1759 Pg. 454

R.A. MASON, Surveyor
Bk. 1753 Pg. 464

TBM EL=4521.81

310.00'

LOT 13-A

72158 SF.
1.66 AC.

VALLEY WEST SUB FILING 2
Plat Bk. 12 Pg. 166,167

LOT 14

LOT 13-B

128311 SF.
2.95 AC.

B4 Lumber, Inc.
Bk. 1208 Pg. 633

LOT 13-C

140736 SF.
3.23 AC.

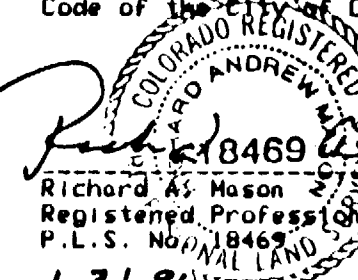
INGRESS, EGRESS &
UTIL. EASEMENT
For Lots 13, 14
Plat Bk. 12 P. 167

N.E. CR.
S1/4NE1/4 S.36
T1N, R2W UM
MCSM NOT LEGIB.

LOT 13-D

64083 SF.
1.47 AC.

UTILITY & DRAINAGE
EASEMENT
(GOOD EASEMENT AT BOOK 220, PAGE 11)



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
1-31-96
Date

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
CRV *A*	461.29'	268.28'	264.51'	N 16°41'20" E	33°19'20"
CRV *B*	461.29'	128.83'	128.41'	N 25°20'58" E	16°00'05"
CRV *C*	461.29'	139.45'		N 08°41'18" E	17°19'15"

EASEMENT DIMENSIONS

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
U1	88.09'	S19°32'10"E	U6	61.91'	S19°32'10"E
U2	53.37'	S49°59'30"W	U7	129.88'	S49°59'30"W
U3	90.58'	N19°32'10"W	U8	151.09'	S89°59'30"W
U4	78.09'	N19°32'10"W	U9	277.57'	N52°31'31"E
U5	50.00'	N70°27'50"E	U10	52.56'	N52°31'31"E

GENERAL NOTES:

1. Title information from Mesa County real property records.
2. Basis of bearing derived from the monuments called for and the relationship stated by Valley West Subdivision, Filing 2.
3. Elevation datum derived from NOAA B.M. R 427 (elev. 4519.67, according to the 1929 datum).
4. 20' utility easement along part of the westerly side of Lot 13, as shown by Valley West Sub., is extinguished hereon and replaced by the 20' multi-purpose easement as shown.
5. Set-back requirements are zero from all property lines, and building height is restricted to 65 feet, according to Grand Junction requirements for Zone I-1.

KNOW ALL MEN BY THESE PRESENTS:

IBX, Inc. is the owner of a parcel of land being that tract of land described at Book 1873, Page 403-404, Mesa County Records, and being more particularly described, as a result of survey, by the following:
Lot 13, Valley West Subdivision, Filing No. Two, in Section 36, Township the North, Range Two West of the Ute Meridian, Grand Junction, Co., the perimeter of which is more particularly described as follows:

Commencing at a Mesa County Survey Marker for the East 1/4 Corner of said Section 36, from whence a Mesa County Survey Marker for the N.E. Corner of the S1/4NE1/4 of said Section 36 bears N 00°02'40" W, according to Valley West Subdivision Filing No. Two, 1320.86 feet; thence S89°52'48" W 903.14 feet; thence S89°59'30" W 653.78 feet to a 5/8-inch rebar (L.S. 9960) on the south line of said Valley West Subdivision Filing No. Two and the point of beginning; thence N56°39'00" W on the northerly right-of-way line of U.S. Highway 6 & 50 85.07 feet to the easterly right-of-way line of Valley Court; thence on said easterly right-of-way line N23°21'08" E 490.00 feet to the beginning of a 461.29 foot radius curve to the left; thence on the arc of said curve (the chord of which bears N16°41'20" E 264.51 feet) through a central angle of 33°19'20" for a distance of 268.28 feet to the northeast corner of said Lot 13; thence leaving said easterly right-of-way line S89°58'20" E 310.00 feet to the northeast corner of said Lot 13; thence S19°32'10" E on the east line of said Lot 13 627.52 feet to the northerly right-of-way line of U.S. 1-70 Access Road; thence S49°59'30" W on said northerly right-of-way line 183.25 feet to the southerly line of said Lot 13; thence S89°59'30" W 653.78 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as I B X SUBDIVISION, a Subdivision of a part of the County of Mesa.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and drainage conveyances;
- All Utility Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, and telephone lines;
- All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
- All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

THERE ARE NO LIENHOLDERS OF RECORD.

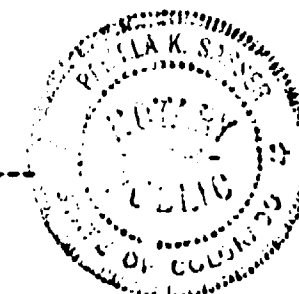
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 22nd day of February, A.D. 1996.

Pat Tucker
IBX, Inc. President Pat Tucker

STATE OF COLORADO)
COUNTY OF MESA) SS
The foregoing instrument was acknowledged before me this 22nd day of February, A.D., 1996 by IBX, INC.

My commission expires: 11-15-98

WITNESS MY HAND AND OFFICIAL SEAL.
Pamela K. Sasser
Notary Public



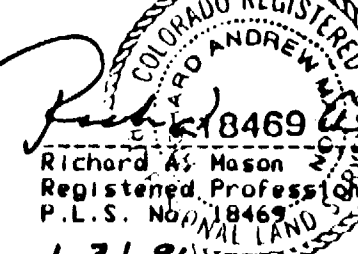
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) SS
I hereby certify that this instrument was filed in my office at 11:45 o'clock A.M., this 22nd day of February, A.D., 1996, and is duly recorded as Reception Number 1761388 in Plat Book 23, Page 42 through 42 inclusive. Drawer No. 224

Clerk and Recorder Deputy Fees

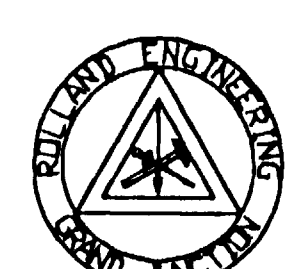
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 22nd day of February, A.D. 1996.

Andie Ryman Mayor
Shirley Cleburn City Manager

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of I B X SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
1-31-96
Date



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct., CO 81503
(970) 243-8300

FILE: \\NAVCON\IBX\IBX-PLAT.DWG

IBX SUBDIVISION
in NE1/4 SEC 36
T1N, R2W U.M.
GRAND JUNCTION, CO

Designed	Checked	Sheet
RAM	RAM	1
Drawn	Date	DP
	11/30/95	1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 hereon.