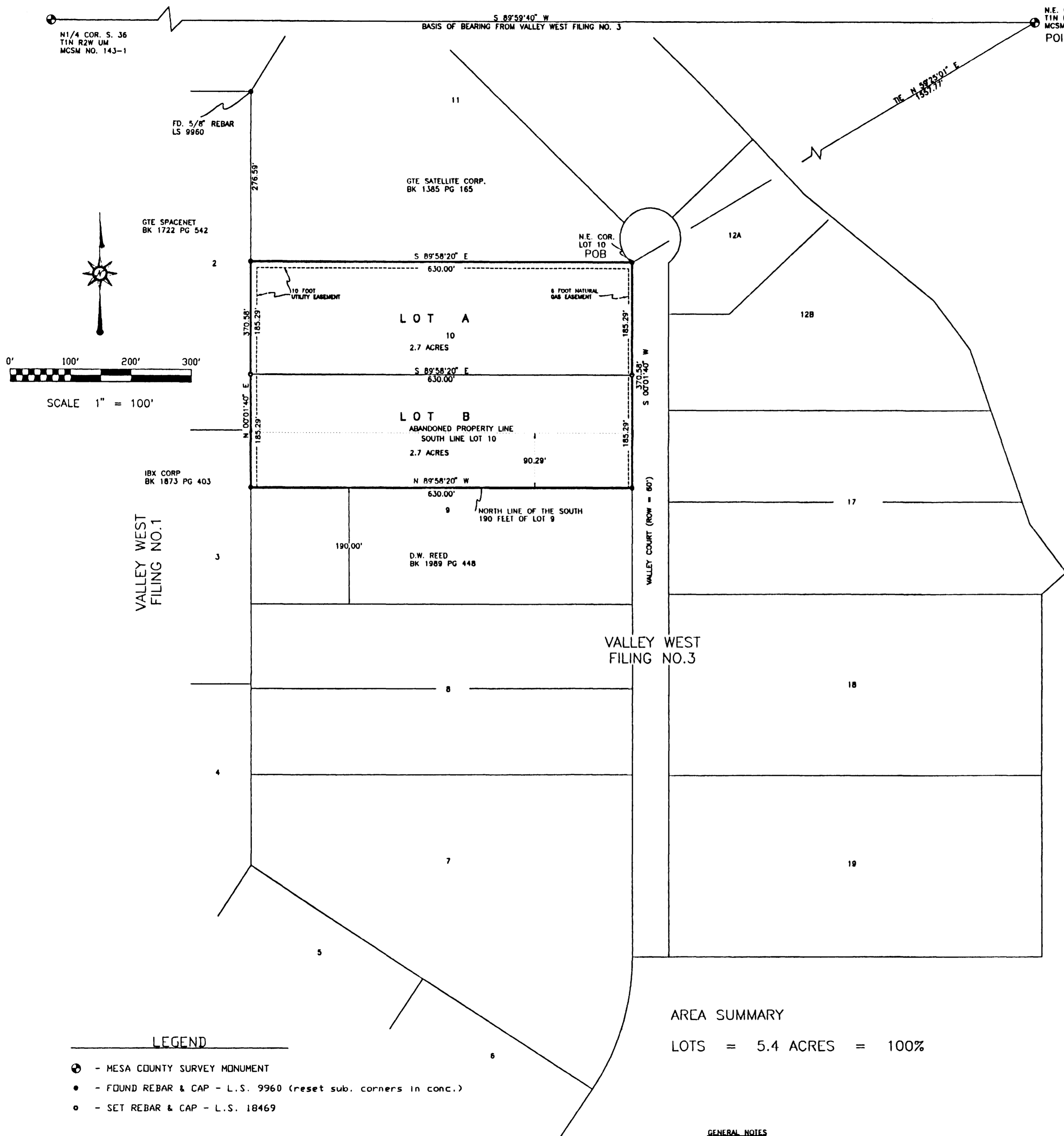


TUCKER SUBDIVISION

(A REPLAT OF LOT 10 AND THE NORTH 90.29 FEET OF LOT 9, VALLEY WEST SUBDIVISION, FILING NO. 3)



DEDICATION

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, Pages 403-404, Mesa County Real Property Records, and being more particularly described, as a result of survey, by the following:

Lot Ten and Lot Nine, except the South 190 of Lot Nine all in Valley West Subdivision, Filing No. Three; being more particularly described by the following perimeter description:
 Commencing at a Mesa County Survey Marker for the N.E. Corner of Section 36, Township One North, Range Two West of the Ute Meridian from whence a Mesa County Survey Marker for the N1/4 Corner of said Section 36 bears S89°59'40"W, according to the record plat of said Valley West Subdivision; thence S59°25'01"W 1557.77 feet to a 5/8-inch rebar (LS 9960) for the N.E. Corner of said Lot Ten and the point of beginning; thence S00°01'40"W on the west line of Valley Court 370.58 feet to a 5/8-inch rebar (LS 9960); thence N89°58'20"W 630.00 feet to a 5/8-inch rebar (LS 9960) on the west line of said Lot Nine; thence N00°01'40"E 370.58 feet to a 5/8-inch rebar (LS 9960) for the N.W. Corner of said Lot Ten; thence S89°58'20"E 630.00 feet to said the N.E. Corner of said Lot Ten.

That said owners have caused the said real property to be laid out and surveyed as TUCKER 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 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, water lines, and telephone lines;

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; 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. That 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)
) ss
 COUNTY OF MESA)
 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.
Amela K. Sessa
 Notary Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
) ss
 COUNTY OF MESA)
 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 7141337 in Plat Book 18, Page 98 through inclusive. Drawer No. 2018

Clerk and Recorder Deputy Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 Approved this 16th day of February, A.D. 1996.
Andra Lipman Mayor
Shark Steben City Manager

SURVEYOR'S CERTIFICATE
 I, Richard A. Mason, do hereby certify that the accompanying plat of TUCKER 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
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469
 Date 1-31-1996

AREA SUMMARY
 LOTS = 5.4 ACRES = 100%

- GENERAL NOTES
1. BASIS OF BEARING AS SHOWN HEREON IS FROM VALLEY WEST SUBDIVISION, FILING NO. 3.
 2. TITLE INFORMATION IS FROM THE MESA COUNTY REAL PROPERTY RECORDS.
 3. THE PURPOSE FOR THIS SUBDIVISION IS TO CHANGE THE LOCATION OF THE OLD LOT LINE TO CREATE TWO EQUAL-SIZED LOTS.

- LEGEND
- ⊙ - MESA COUNTY SURVEY MONUMENT
 - - FOUND REBAR & CAP - L.S. 9960 (reset sub. corners in conc.)
 - - SET REBAR & CAP - L.S. 18469

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.

		TUCKER SUBDIVISION FOR IBX, INC. IN VALLEY WEST SUB., FILING 3 NE1/4 SEC.36, T1N, R2W U.M. MESA COUNTY, CO.	
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300			