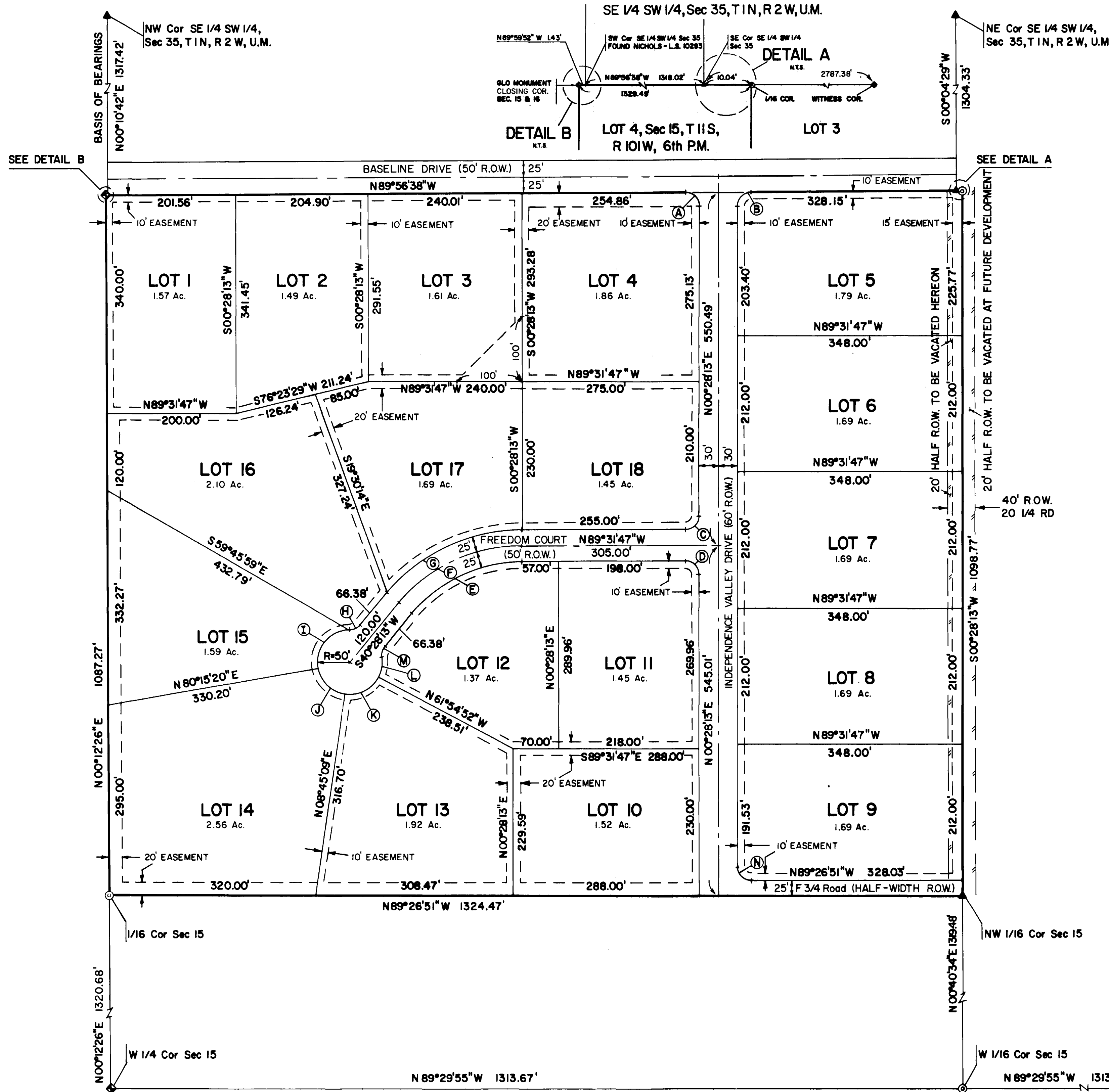


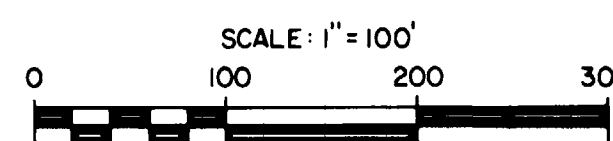
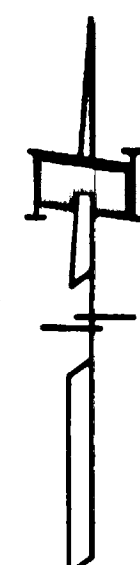
INDEPENDENCE VALLEY SUBDIVISION FILING NO. 1



LEGEND

- ⊙ MESA COUNTY SURVEY MONUMENT
- ◆ G.L.O. MONUMENT
- ▲ FOUND 1" PIPE WITH 2" BRASS CAP
- ⊙ 3/4" ROD WITH 3" ALUMINUM CAP SET IN CONC. - ROLLAND ENGR. - L.S. 24943
- FOUND 5/8" REBAR
- └ INDICATES 5/8" REBAR & CAP SET AT LOT CORNERS

NOTE: ALL EASEMENTS SHOWN ON THIS PLAT ARE TO BE MULTI-USE EASEMENTS FOR IRRIGATION, UTILITIES, & DRAINAGE.



AREA SUMMARY	
AREA IN LOTS	30.93 ACRES OR 92.9%
AREA IN PUBLIC R.O.W.	2.37 ACRES OR 6.9%
TOTAL AREA	33.30 ACRES OR 100.0%
TOTAL NUMBER OF LOTS	18

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, James D. West is the owner of that real property located in Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and being more particularly described as follows: Lot 4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado. That said owner has caused the said real property to be laid out and surveyed as INDEPENDENCE VALLEY SUBDIVISION FILING NO. 1, 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 and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility, irrigation, and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric 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 born by the seller or purchaser, not by Mesa County. IN WITNESS WHEREOF said owner, James D. West has caused his name to be hereunto subscribed this 13 day of MAY, A.D., 1992.

James D. West
James D. West

NOTARY PUBLIC
STATE OF COLORADO)
) ss
COUNTY OF MESA)
The forgoing instrument was acknowledged before me this 13th day of May, A.D., 1992.
My Commission expires: 9/26/93
Witness My Hand and Official Seal

Karen L. Smith
Notary Public



COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 1st day of September, A.D., 1992. County Planning Commission of the County of Mesa, Colorado.

Chali Neph
Chairman

UTILITIES COORDINATING COMMITTEE
Hary R. Mathews 7-8-92
Chairman Date

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:18 o'clock P.M., this 5th day of October, A.D., 1992 and is duly recorded as Reception Number 1616155 in Plat Book 14 at Page 72.
Monika Todd Fees \$ 10.00
Clerk and Recorder
Sabrina A. Brewer
Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 5th day of October, A.D., 1992. Board of County Commissioners of the County of Mesa, Colorado.
Chali Neph
Chairman

SURVEYOR'S CERTIFICATE
I, Cecil D. Caster, do hereby certify that the accompanying plat of Independence Valley Subdivision Filing No. 1, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a field survey of same.
Cecil D. Caster 5-13-92
Cecil D. Caster Date
Registered Professional Surveyor
P.L.S. 24943



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
(A)	90°24'51"	20.00'	20.14'	31.56'	28.39'	S44°44'12"E
(B)	89°35'09"	20.00'	19.86'	31.27'	28.18'	N45°15'48"E
(C)	90°00'00"	20.00'	20.00'	31.42'	28.28'	S45°28'13"W
(D)	90°00'00"	20.00'	20.00'	31.42'	28.28'	S44°31'47"E
(E)	50°00'00"	225.00'	104.92'	196.35'	190.18'	N65°28'13"E
(F)	50°00'00"	250.00'	116.58'	218.17'	211.31'	N65°28'13"E
(G)	50°00'00"	275.00'	128.24'	239.98'	232.44'	N65°28'13"E
(H)	49°59'41"	20.00'	9.32'	17.45'	16.90'	S65°28'04"W
(I)	100°12'34"	50.00'	59.81'	87.45'	76.72'	N40°21'37"E
(J)	71°30'11"	50.00'	36.00'	62.40'	58.43'	N45°29'45"W
(K)	70°40'01"	50.00'	35.45'	61.67'	57.83'	S63°25'09"W
(L)	37°36'37"	50.00'	17.03'	32.82'	32.24'	S09°16'50"W
(M)	49°59'41"	20.00'	9.32'	17.45'	16.90'	N15°28'22"E
(N)	89°55'04"	20.00'	19.97'	31.39'	28.26'	N44°29'19"W

ROLLAND ENGINEERING
405 Ridges Blvd.
Grand Junction, Colorado 81503
(303) 243-8300

NO.	DATE	REVISION	BY

**INDEPENDENCE VALLEY SUBDIVISION
FILING NO. 1
PLAT**

LOCATED IN LOT 4, Sec 15, T. 11 S.,
R. 101 W., 6th P.M., GRAND JCT., CO

DESIGNED	CHECKED	JOB NO.	SHEET
CFO	CDC		1
DRAWN	DATE		OF
	5/92		1