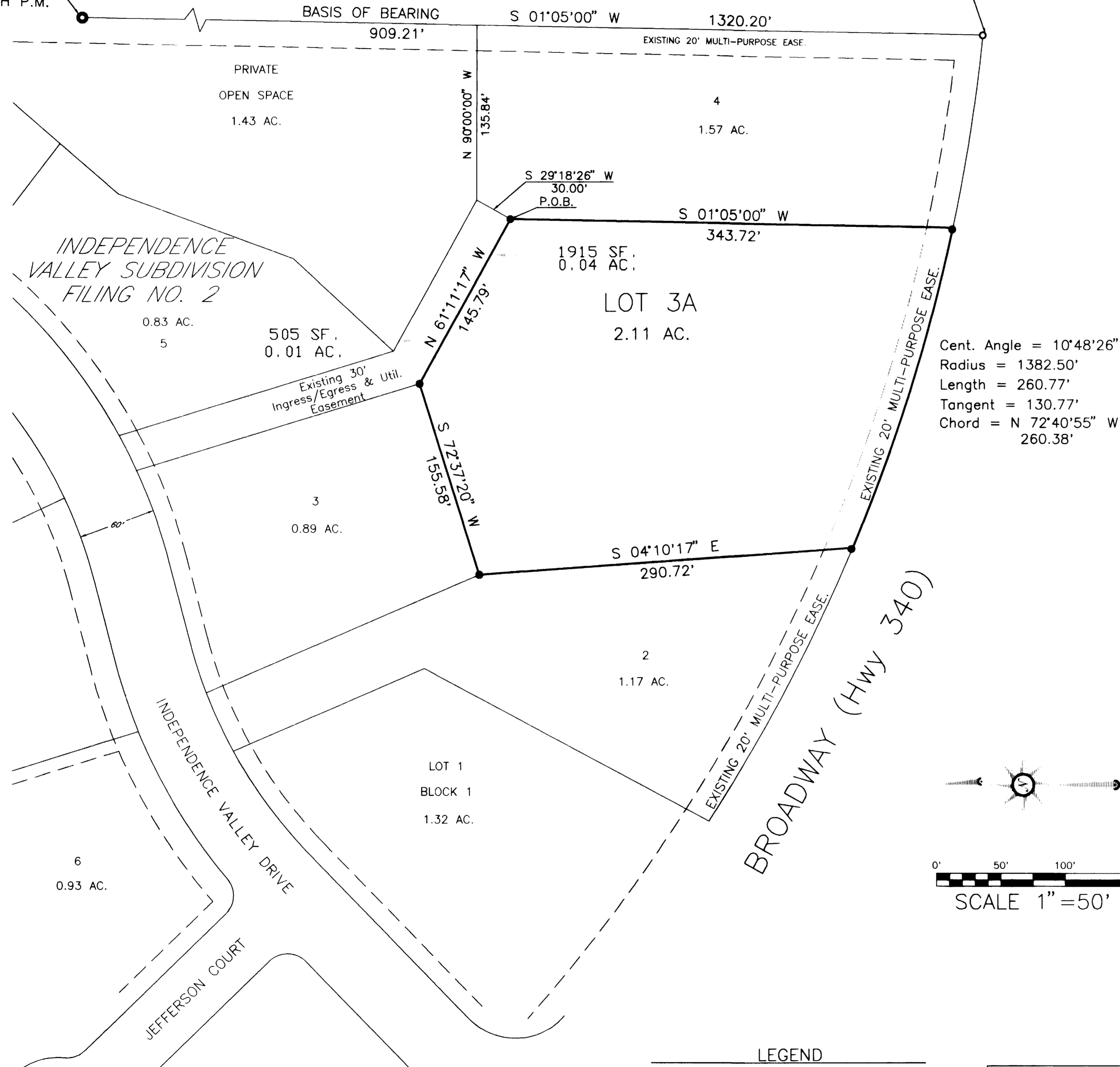


# LOT 3A SUBDIVISION

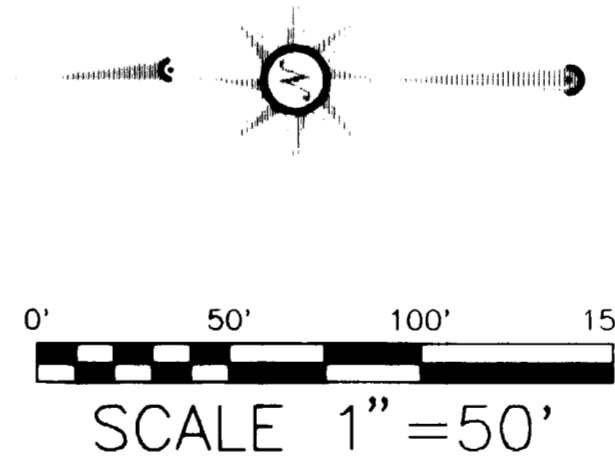
A Replot of Part of the Open Space  
of Independence Valley Subdivision, Filing No. 2

N.E. CORNER  
N.W. 1/4, S.W. 1/4, SECTION 15  
T. 11 S., R. 101 W., 6TH P.M.

S.E. CORNER  
INDEPENDENCE VALLEY SUB.  
FILING NO. 2



Cent. Angle = 10°48'26"  
Radius = 1382.50'  
Length = 260.77'  
Tangent = 130.77'  
Chord = N 72°40'55" E 260.38'



- LEGEND**
- - FOUND REBAR & CAP - L.S. 18469 SET IN CONCRETE
  - - FOUND REBAR & CAP - L.S. 24943
  - ⊙ - FOUND ALUMINIUM CAP - L.S. 18469

AREA SUMMARY	
LOT 3A	= 2.11 ACRES = 100%

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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Independence Valley Corporation, 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 at Book 2091, Page 590-608, Mesa County real property records, being more particularly described as follows:

Private Open Space, 2.11 Acres, Block 1, Independence Valley Subdivision, Filing No. 2, County of Mesa, State of Colorado;

The perimeter of said Private Open Space being more particularly described as follows:

Commencing at an aluminum cap for the N.E. Corner of the NW1/4SW1/4 of said Section 15 from whence an aluminum cap for the S.E. Corner of Independence Valley bears S01°05'00"W 1302.20 feet; thence S01°05'00"W 909.21 feet to the N.E. Corner of Lot 4 Block 1 of Independence Valley Subdivision, Filing No. 2; thence N90°00'00"W 135.84 feet to the N.W. Corner of said Lot 4; thence S29°18'26"W 30.00 feet to the point of beginning; thence N61°11'17"W 145.79 feet to the southeasterly corner of Lot 3 of said Block 1; thence S72°37'20"W 155.58 feet to the southwesterly corner of said Lot 3; thence S04°10'17"E 290.72 feet to the southeasterly corner of Lot 2 of said Block 1 and the northerly right-of-way line of Highway 340; thence 260.77 feet on the arc of a 1382.50 foot radius curve to the left (the central angle of which is 10°48'26" and the chord of which bears S72°40'55"E 260.38 feet) to the southwest corner of said Lot 4; thence N01°55'00"E 343.72 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as LOT 3A SUBDIVISION, a subdivision of Mesa County, Colorado.

Said owner states that there are no leinholders of record.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 16<sup>th</sup> day of JANUARY A.D. 1997.

*James D. West*  
James D. West President Independence Valley Corp.

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of JANUARY A.D. 1997.

My commission expires: 4-17-99

WITNESS MY HAND AND OFFICIAL SEAL.  
*Archie Chambers*  
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 10:30 o'clock A.M. this 5<sup>th</sup> day of February A.D. 1997 and is duly recorded as Reception Number 1787294 in Plat Book 15 Page 267, Drawer No. DD3.  
*Monika Todd* Clerk and Recorder  
*Alvin Hurdick* Deputy  
Fees \$10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Approved this 21<sup>st</sup> day of January A.D. 1997, Board of County Commissioners of Mesa County, Colorado.  
*Victoria B. Senora*  
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE  
Approved this 21<sup>st</sup> day of January A.D. 1997, County Planning Commission of Mesa County, Colorado.  
*Thomas R. Banta*  
Chairperson

SURVEYOR'S CERTIFICATE  
I, Richard A. Mason, do hereby certify that the accompanying plat of a LOT 3A SUBDIVISION, 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*  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
1-14-1997  
Date

**GENERAL NOTES**

- Basis of bearing is S 01°05' 00" W between aluminium caps at the N.E. corner of the N.W. 1/4, S.W. 1/4 of Section 15 Township 11 South, Range 101 West of the 6th P.M. and the S.E. Corner of Independence Valley Sub. Filing No. 2 (According to the plat of said subdivision)
- Title information from Mesa County real property records.
- The purpose of this replot is to create a lot suitable for residential building in place of former open space.

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (303) 243-8300	E:\WEST\REPLATB.DWG		
	<b>LOT 3A SUBDIVISION</b> A Replot of Part of the Open Space of Independence Valley Subdivision, Filing No. 2		
Designed JLG	Checked Date 8-1-96	RAM	Sheet 1 Of 1