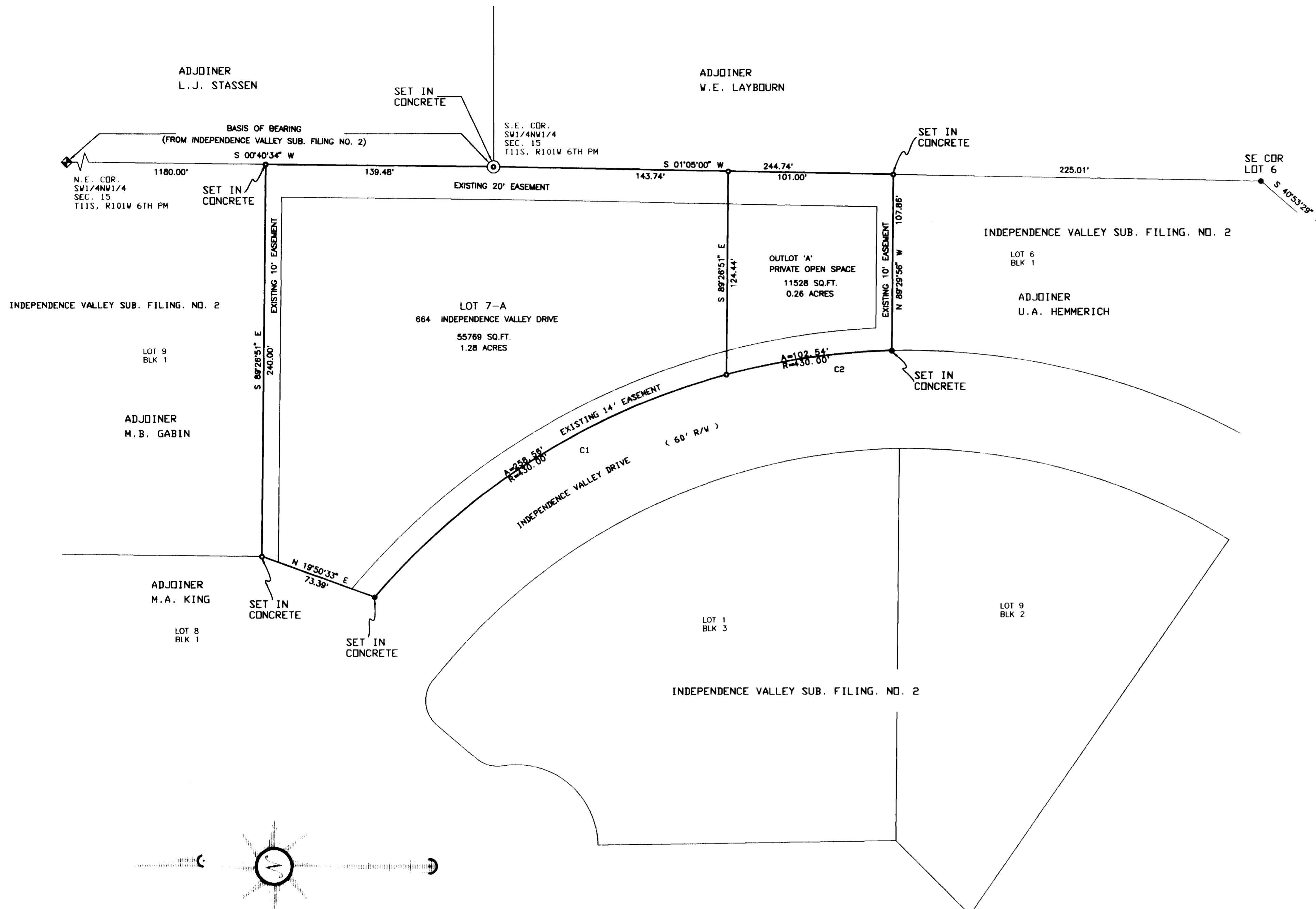


LOT 7A SUBDIVISION

A REPLAT OF LOT 7 BLOCK 1
INDEPENDENCE VALLEY SUBDIVISION FILING NO. 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Stone Creek Maintenance, Inc., DBA Stone Creek Development, Inc., 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 2334, Page 106, Mesa County real property records, being more particularly described as follows:
Lot 7, Block 1, Independence Valley Subdivision, Filing No. 2, County of Mesa, State of Colorado;
That said owners have caused the said real property to be laid out and surveyed as a LOT 7A SUBDIVISION, 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 said owners do hereby state that there are no lienholders of record.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 20th day of August A.D. 1997.

Lauren J. White
Lauren J. White, President

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 20th day of August A.D. 1997.

My commission expires: June 23, 2001

WITNESS MY HAND AND OFFICIAL SEAL.

Trevor A. Brown
Trevor A. Brown
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 3:00 o'clock P.M., this 19th day of September A.D. 1997 and is duly recorded as Reception Number 1813742 in Plat Book 15, Page 398.
Drawer No. 00121

Monika Sold Clerk and Recorder
Shirley Howard Deputy
Fees 10.00 7.00

Covenants, Conditions, and Restrictions recorded in Book 2091, Page 590 thru Page 608.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 18th day of September A.D. 1997, Board of County Commissioners of Mesa County, Colorado.
Donna B. Senora
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 18th day of September A.D. 1997, County Planning Commission of Mesa County, Colorado.
Charles A. Mason
Chairperson

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of LOT 7A 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 8-19-97
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

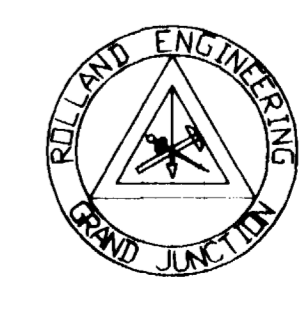
Date

AREA SUMMARY		
LOT	AREA	RATIO
LOT 7A	= 1.28 ACRES	83%
PRIVATE OPEN SPACE	= 0.26 ACRES	17%
TOTAL	= 1.54 ACRES	100%

CURVE TABLE					
RADIUS	LENGTH	CHORD	BEARING	CENTRAL ANGLE	TANGENT
C1	430.00'	258.56'	S 32°18'13" E	34°27'07"	132.66'
C2	430.00'	102.54'	S 08°14'47" E	13°39'47"	50.91'

- LEGEND**
- ◆ - MCSM NO. 1590
 - - FOUND REBAR & CAP - L.S. 18469
 - - SET REBAR & CAP - L.S. 18469
 - ⊙ - FOUND 3 1/4" ALUMINUM 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.



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

FILEE:\WEST\REPLAT7.DWG

LOT 7A SUBDIVISION

A REPLAT OF LOT 7, BLOCK 1, INDEPENDENCE VALLEY FILING NO. 2
in the SW1/4NW1/4 & NW1/4SW1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.

Designed	Checked	RAM	Sheet
Drawn	Date	6-10-1997	DF 1
		rv: 8/19/97	