

INDEPENDENCE VALLEY SUBDIVISION - FILING NO.3

DEDICATION

(N.E. Corner of Canyon Creek Filing No. 3)
N.W. Cor.
SE1/4 SW1/4
S.35 T1N R2W UM

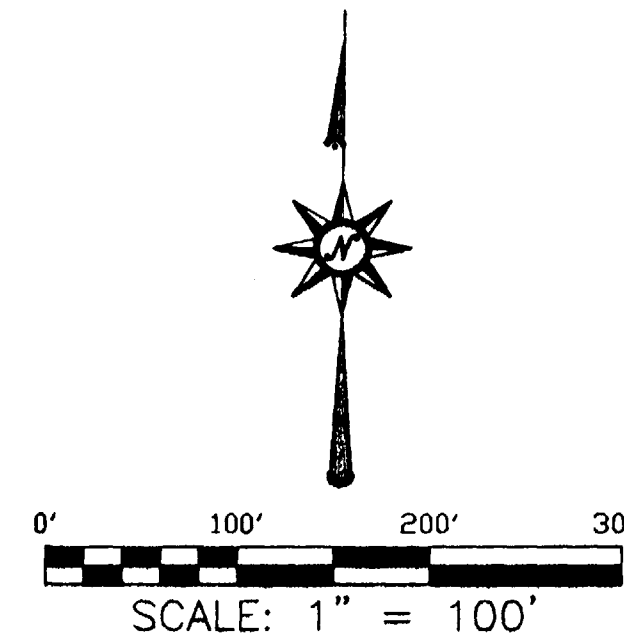
N.E. Cor.
SE1/4 SW1/4
S.35 T1N R2W UM
1/16 S35

LAND USE BREAKDOWN		
USE DESCRIPTION	AREA (ACRES)	PERCENTAGE
R.O.W. AREA	3.98	7.46%
TOTAL LOT AREA	30.65	92.54%
TOTAL AREA	34.63	100.00%

LEGEND

- ⊕ U.S. GOVERNMENT AS NOTED
- ◆ SET 3 1/4" ALLOY CAP IN CONCRETE LS 18469
- ⊗ SET REBAR & CAP LS-18469
- FOUND REBAR & CAP LS-AS NOTED
- ⊙ FOUND 2" PIPE & CAP (NO L.S. #)

NOTE: ALL EXTERIOR CORNERS SET IN CONCRETE



KNOW ALL MEN BY THESE PRESENTS:

Independence Valley Corporation is the owner of that certain tract of land described in Book 1931 at Pages 738-739 of the Mesa County real property records, and the perimeter of said tract is more particularly described as follows:

That part of the SE1/4SW1/4 of Section 35, Township One North, Range Two West of the Uta Meridian described as follows: Commencing at a GLO brass cap for the N.W. Corner of Lot 4 of Section 15, T 11 S, R 101 W of the 6th P.M.; thence S89°56'38"E 1.43 feet to the point of beginning; thence S 89°56'38" E, on the northerly line of Independence Valley Subdivision, Filing No. 1, for a distance of 1318.14 feet to the westerly line of Country Meadows; thence N 00°03'11" E on said westerly line for a distance of 1304.70 feet to the N.E. Corner of the SE1/4SW1/4 of said Section 35; thence N 89°23'05"W 1316.05 feet to the N.E. Corner of Canyon Creek, Filing No. 3; thence S00°08'48"W, on the easterly line of said Canyon Creek Subdivision, for a distance of 310.82 feet to the centerline of Canyon Creek; thence, meandering said centerline, S83°15'43"E 128.21 feet; thence S 89°36'13" E 103.49 feet to the easterly line of that certain tract of land described in Book 1770 at Page 194 of the Mesa County real property records; thence leaving said creek S 00°10'42" W, on the easterly line of said tract, for a distance of 941.40 feet to a 5/8-inch rebar and alloy cap, LS 24943; thence N 89°56'38" W 230.33 feet to the westerly line of the SE1/4SW1/4 of said Section 35; thence S 0°08'48" W 50.00 feet to the beginning.

This perimeter circumscribes 34.63 acres.

That said owner has caused the said real property to be laid out and surveyed as Independence Valley Subdivision - FILING No. 3, a Subdivision of a part of the County of Mesa.

That said owner hereby dedicates and sets apart real property as shown and labeled on the accompanying plat as follows:

All streets and Rights-of-Way to Mesa County for the use of the public forever; All Multi-Purpose Easements to Mesa County for the use of 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 grade structures;

All Sanitary Sewer Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of Sanitary Sewer Lines and maintenance appurtenances thereto.

All utility easements to the public utilities for the use 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 grade structures.

All Irrigation Easements to the owner (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

The common driveway easements to the owners of lots 1 and 2 of block three for the purposes of ingress and egress.

All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as temporary 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 City of Grand Junction, Mesa County, the public utilities and other 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.

That there are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 14th day of APRIL, A.D., 1998

James D. West
Independence Valley Corporation
James D. West President

STATE OF COLORADO) ss

COUNTY OF MESA)

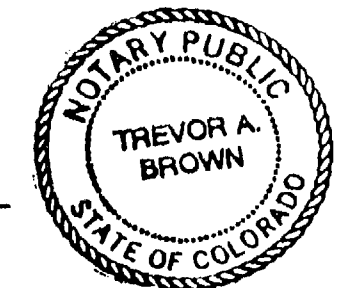
The foregoing instrument was acknowledged before me this 14th day of APRIL, A.D., 1998

by Independence Valley Corporation

My commission expires: JUNE 23, 2001

WITNESS MY HAND AND OFFICIAL SEAL.

Trevor A. Brown
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 4 15 o'clock P. M.,

this 15 day of April, A.D., 1998, and is duly recorded as Reception

Number 184 1636 in Plat Book 16, Page 131 through 134

Inclusive. Drawer No. FF 48

Monika Todd
Clerk and Recorder

James K. Ferguson
Deputy
Fees \$ 40.00 00

Covenants, Conditions and Restrictions recorded in Book 2426, Page 486.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14th day of April, A.D. 1998, Board of County Commissioners of Mesa County, Colorado.

James R. Baughman
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of April, A.D. 1998, County Planning Commission of Mesa County, Colorado.

Carl Hill
Chairperson

Note: "CONSERVATION CORRIDOR" makes reference to Article 1, Section 10 and Article IX, Sections 1 & 2 of the Declaration of Covenants, Conditions and Restrictions.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

Note: All easements adjacent and parallel to streets are 14' wide multi purpose easements, unless otherwise noted.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of INDEPENDENCE VALLEY SUBDIVISION, FILING NO. 3, a subdivision of a part of Mesa County, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
Richard A. Mason
Registered Professional Surveyor
P.L.S. No. 18469
4-14-98
Date

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.

		File Name: C:\WORK\INDVALY\IV3PLAT1.DWG	
		INDEPENDENCE VALLEY SUBDIVISION FILING NO. 3 In SE1/4 SW1/4 S.35 T1N R2W UM Mesa County, CO	
Designed RAM	Checked RAM	Proj# 7054	Sheet 1
Drawn LC	Date 4/7/98	Rv. Rv.	Of 3

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-6300

GENERAL NOTES

- Title information is from Mesa County real property records and from First American Title Insurance Co. Commitment No. 113777, effective date May 13, 1992.
- Reference is made to the following previous surveys:
 - Canyon Creek Subdivision-Filing No.3, a Replat of Lots 1,7 & 8, Plat Book 13, Page 74, LS 18413, 6/29/82.
 - "Boundary Survey for Reuben Schultz," Rolland Engineering, LS 24943, 3/13/91.
 - "Independence Valley Subdivision, Filing No.1," Plat Book 14, Page 72, LS 24943, 5/13/92.
 - "Country Meadows," Plat Book 15, Page 6, LS 16413, 11/21/95.
- Basis of bearings is S89°56'38"E between a GLO brass cap for the S.W. Corner of the SE1/4SW1/4 Section 35, T1N, R2W, Uta meridian, and a 3 1/4" alloy cap, LS 24943, for the N.E. Corner of Independence Valley Subdivision-Filing No.1. This value is derived from the record plat of said subdivision.
- All lot corners shall be monumented prior to sale of lots.

INDEPENDENCE VALLEY SUBDIVISION - FILING NO.3

MADDEN ELLEN L. CLARIDA
BOOK 1277 PAGE 996
BOOK 1427 PAGE 431

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(N.E. Cor.
Canyon Creek Sub. Filing No. 3)

N 89°23'05" W 1316.05'

N.E. COR.
SE1/4 SW1/4
S35 T1N R2W UM

CANYON CREEK SUB.
FILING NO.3

PETERSON MAUREEN D.
BOOK 1746 PAGE 733

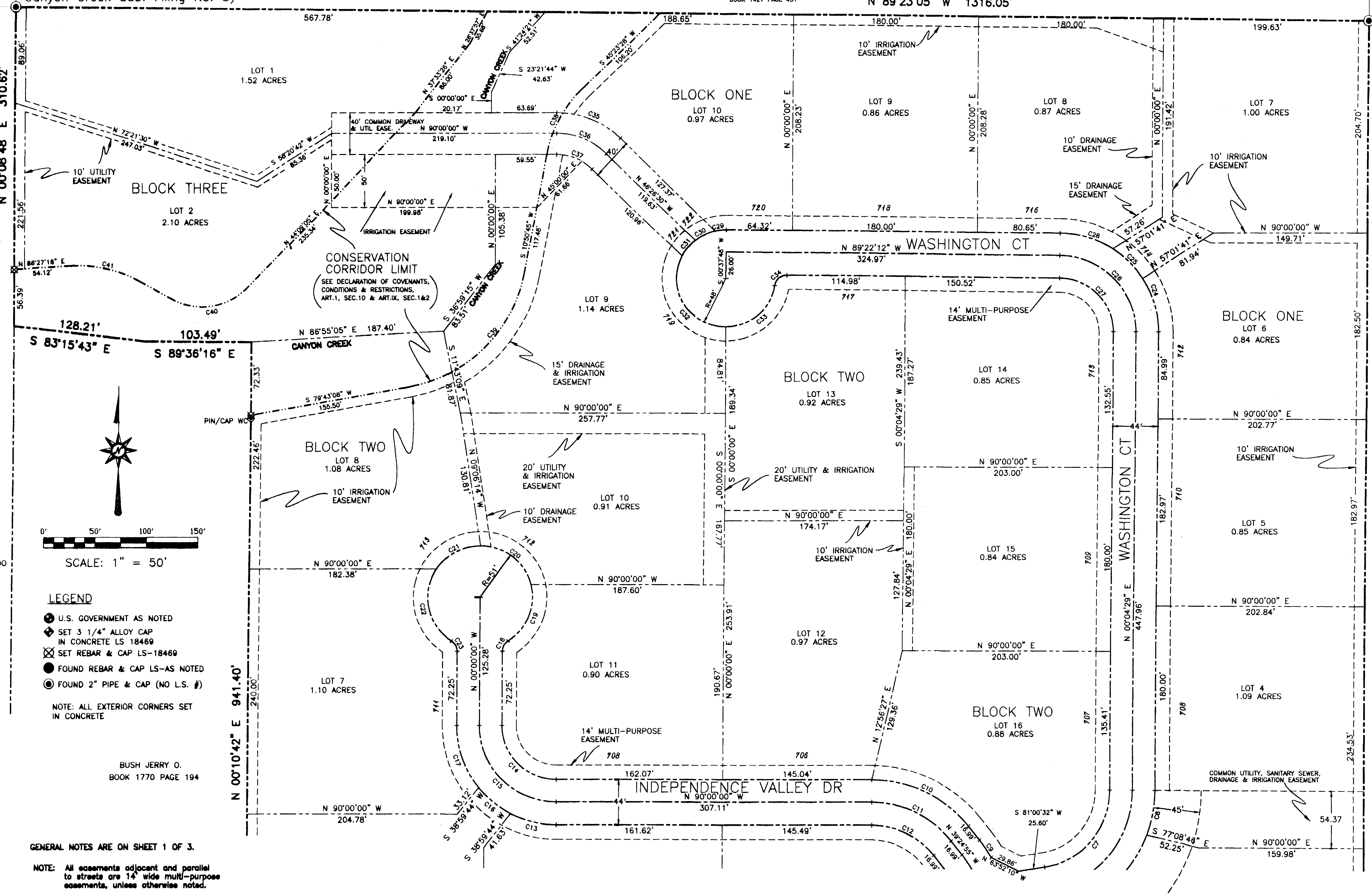
CANYON CREEK

ADJOINER
MESA COUNTY, COLORADO
(OPEN SPACE)

BUSH JERRY O.
BOOK 1770 PAGE 194

N 00°03'11" E 1304.70'

REDLAND PARTNERS
BOOK 2289 PAGE 194



SCALE: 1" = 50'

LEGEND

- ⊕ U.S. GOVERNMENT AS NOTED
- ⊕ SET 3 1/4" ALLOY CAP IN CONCRETE LS-18469
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GENERAL NOTES ARE ON SHEET 1 OF 3.

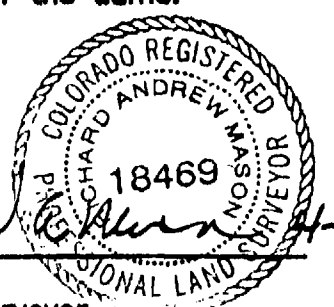
NOTE: All easements adjacent and parallel to streets are 14' wide multi-purpose easements, unless otherwise noted.

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C7	75.00	105.94	97.35	N 40°32'31" E	80°56'03"	63.98'
C8	119.00	43.90	43.68	N 10°38'39" E	21°08'21"	22.20'
C9	119.00	20.07	20.05	S 34°34'57" E	09°39'56"	10.06'
C10	122.00	107.71	104.25	S 64°42'27" E	50°35'05"	57.65'
C11	100.00	86.29	85.43	S 64°42'27" E	50°35'05"	47.25'
C12	78.00	58.86	58.83	S 64°42'27" E	50°35'05"	36.86'
C13	97.00	45.87	45.48	S 76°27'06" E	27°08'48"	23.37'
C14	53.00	83.25	74.95	S 45°00'00" E	90°00'00"	53.00'
C15	75.00	117.81	106.07	S 45°00'00" E	90°00'00"	75.00'
C16	97.00	40.30	40.00	S 51°00'16" E	23°47'52"	20.44'
C17	97.00	66.20	64.93	S 19°33'10" E	39°06'20"	34.45'
C18	12.00	12.01	11.51	N 28°40'08" E	57°20'17"	6.56'
C19	51.00	83.56	50.52	N 21°38'28" E	71°23'37"	36.64'
C20	51.00	87.80	62.78	S 52°01'40" E	75°56'40"	39.61'
C21	51.00	50.72	48.86	N 81°30'26" E	56°59'08"	27.68'
C22	51.00	80.42	72.35	S 12°08'42" E	90°21'08"	51.31'
C23	12.00	12.01	11.51	S 28°40'08" E	57°20'17"	6.56'
C24	97.00	55.95	55.17	S 16°26'55" E	33°02'48"	28.78'

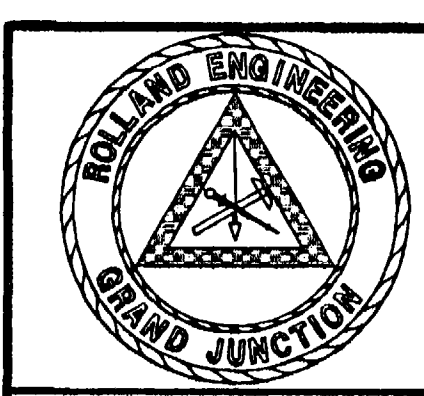
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C25	97.00	68.42	40.92	S 45°08'56" E	43°33'30"	20.93'
C26	75.00	117.08	105.55	S 44°38'51" E	89°26'41"	74.28'
C27	53.00	82.74	74.59	S 44°38'51" E	89°26'41"	52.49'
C28	97.00	54.25	53.55	S 73°20'52" E	32°02'39"	27.85'
C29	48.00	10.90	10.88	N 84°07'32" E	13°06'33"	5.47'
C30	48.00	21.63	21.45	N 64°42'46" E	25°48'58"	11.00'
C31	48.00	20.19	20.04	N 39°45'11" E	24°06'12"	10.25'
C32	48.00	98.61	82.16	S 31°08'57" E	117°42'05"	79.42'
C33	48.00	68.45	62.80	N 49°08'46" E	81°42'28"	41.51'
C34	12.00	17.24	15.80	N 49°27'40" E	82°20'16"	10.49'
C35	90.00	68.42	66.79	S 68°13'15" E	43°33'30"	35.96'
C36	70.00	53.22	51.94	S 68°13'15" E	43°33'30"	27.97'
C37	50.00	38.01	37.10	S 68°13'15" E	43°33'30"	19.98'
C38	120.00	72.35	71.26	N 28°07'08" E	34°32'43"	37.31'
C39	140.00	168.29	158.34	N 45°18'56" E	68°52'24"	95.99'
C40	60.00	78.86	73.30	N 81°48'09" E	75°18'07"	46.29'
C41	125.00	71.99	71.00	S 77°02'48" E	32°59'56"	37.03'

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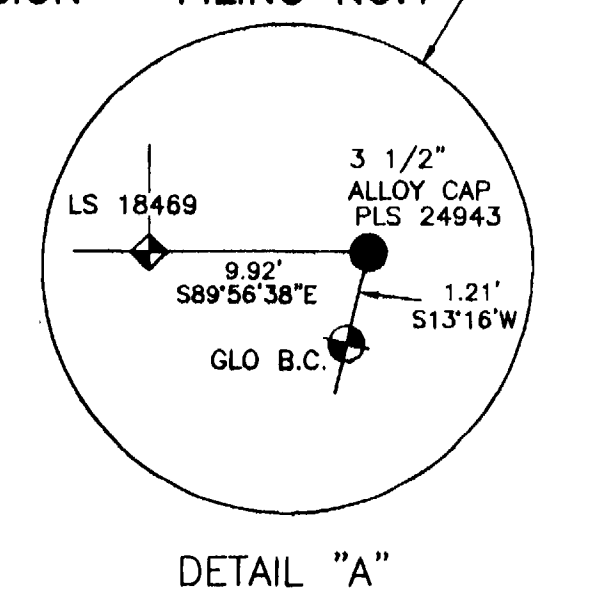
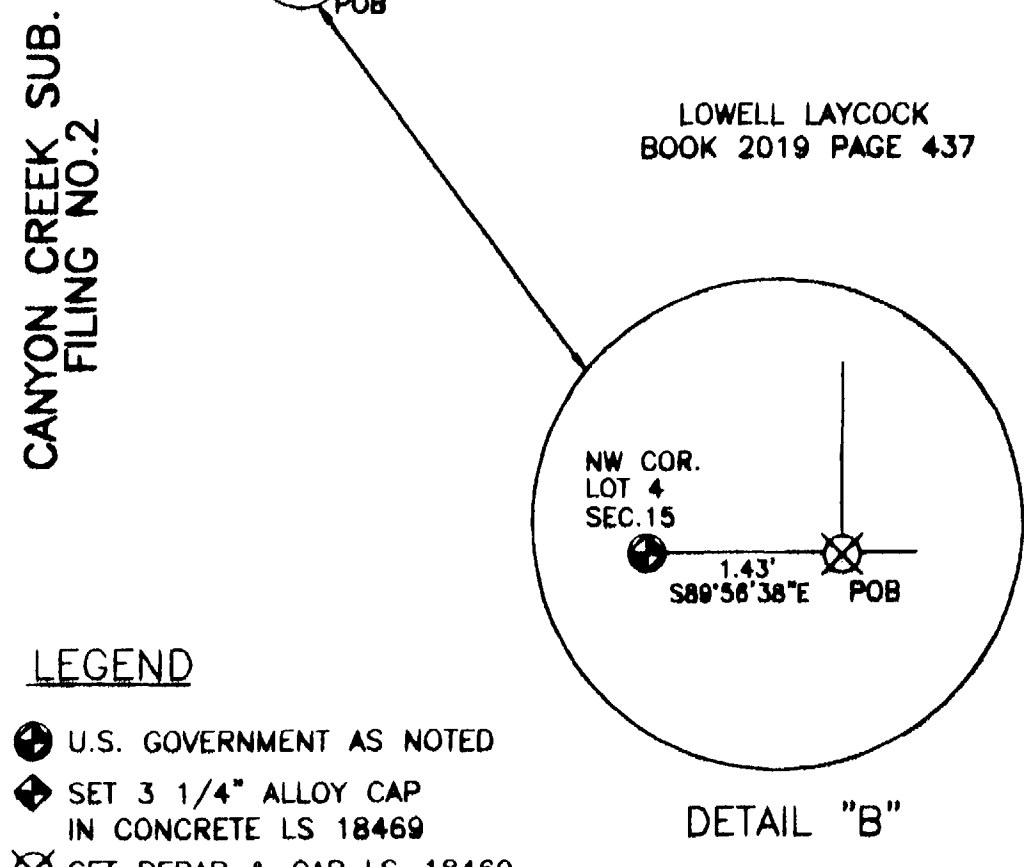
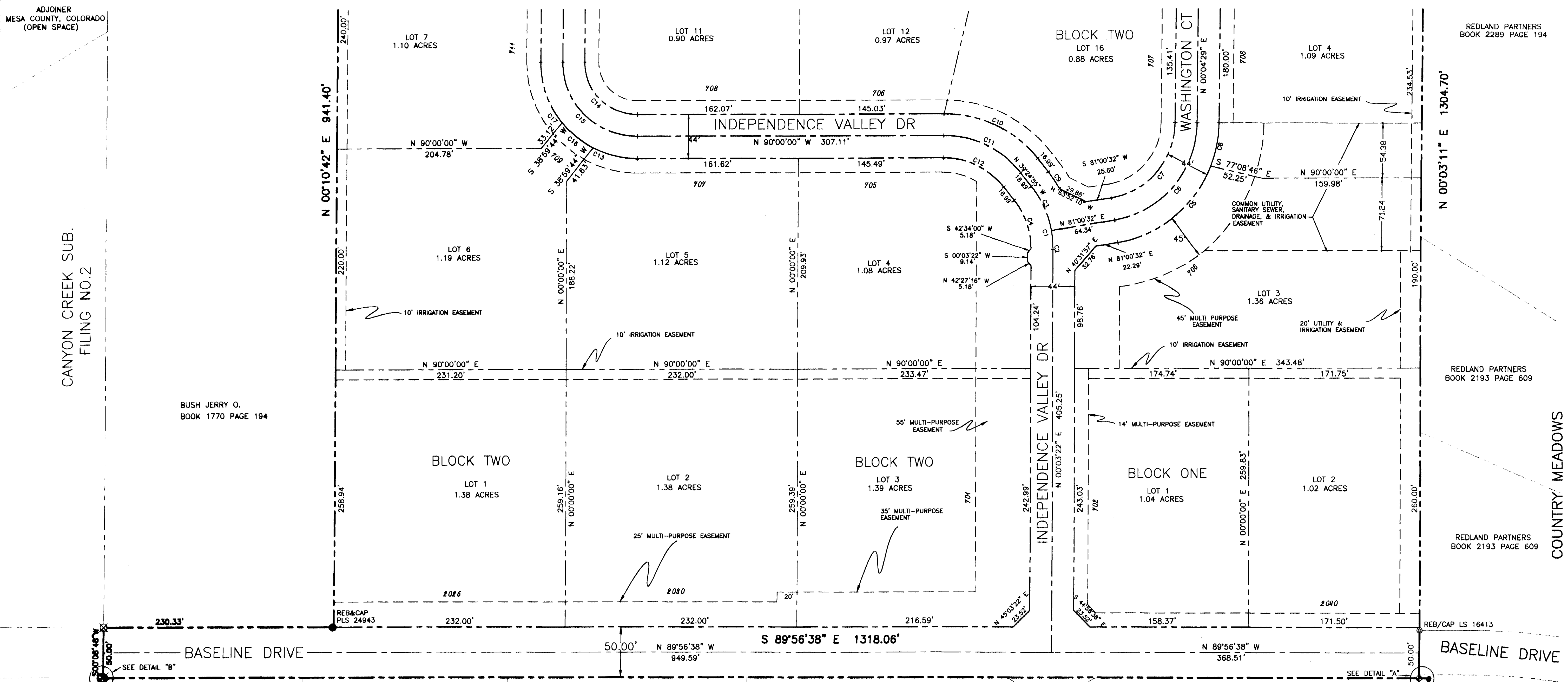
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INDEPENDENCE VALLEY SUBDIVISION FILING NO. 3

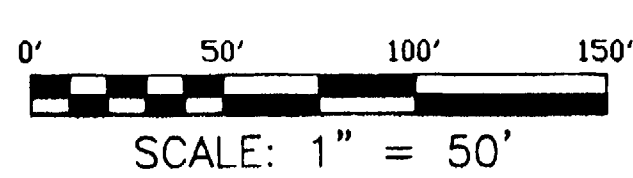
in SE1/4 SW1/4 S.35 T1N R2W UM
Mesa County, CO

Designed	RAM	Checked	RAM	Proj#	7054	Sheet	2
Drawn	LC	Date	4/7/98	Rv		Of	3

INDEPENDENCE VALLEY SUBDIVISION - FILING NO.3



- LEGEND**
- ⊙ U.S. GOVERNMENT AS NOTED
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 - ⊗ SET REBAR & CAP LS-18469
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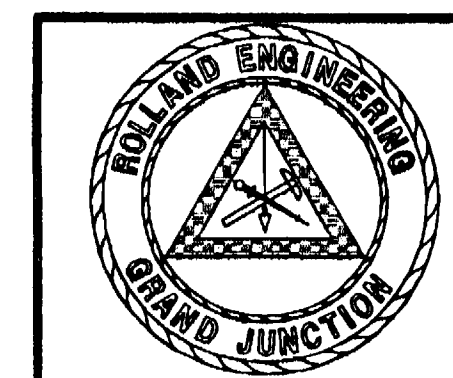
Richard A. Mason
Registered Professional Land Surveyor
No. 18469

4-10-98

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General notes are on sheet 1 of 3

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	97.00'	66.82'	65.51'	S 19°40'46" E	39°28'17"	34.80'
C2	97.00'	18.32'	18.29'	S 05°21'13" E	10°49'10"	9.19'
C3	97.00'	48.50'	48.00'	S 25°05'21" E	28°39'07"	24.77'
C4	75.00'	51.28'	50.29'	S 19°49'40" E	38°10'30"	28.69'
C5	119.00'	124.20'	118.63'	N 51°06'41" E	59°47'42"	68.42'
C6	97.00'	137.02'	125.91'	N 40°32'31" E	80°56'03"	82.75'
C7	75.00'	105.94'	97.35'	N 40°32'31" E	80°56'03"	63.98'
C8	119.00'	43.90'	43.66'	N 10°38'39" E	21°08'21"	22.20'
C9	119.00'	20.07'	20.05'	S 34°34'57" E	09°39'56"	10.06'
C10	122.00'	107.71'	104.25'	S 64°42'27" E	50°35'05"	57.65'
C11	100.00'	88.29'	85.45'	S 64°42'27" E	50°35'05"	47.25'
C12	78.00'	68.86'	66.65'	S 64°42'27" E	50°35'05"	36.86'
C13	97.00'	45.67'	45.45'	S 76°27'06" E	27°05'46"	23.37'
C14	83.00'	83.25'	74.95'	S 45°00'00" E	90°00'00"	53.00'
C15	75.00'	117.81'	106.07'	S 45°00'00" E	90°00'00"	75.00'
C16	97.00'	40.30'	40.00'	S 51°00'16" E	23°47'52"	20.44'
C17	97.00'	66.20'	64.93'	S 19°33'10" E	39°06'20"	34.45'



File Name: D:\INVALY\IV3PLAT3.DWG

INDEPENDENCE VALLEY SUBDIVISION FILING NO. 3
SE1/4 SW1/4 S.35 T1N R2W UM
Mesa County, CO

Designed: RAM
Checked: RAM
Drawn: LC
Date: 4/7/98

Proj#: 7054
Rev: 1
Sheet: 3 of 3

ROLLAND ENGINEERING
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