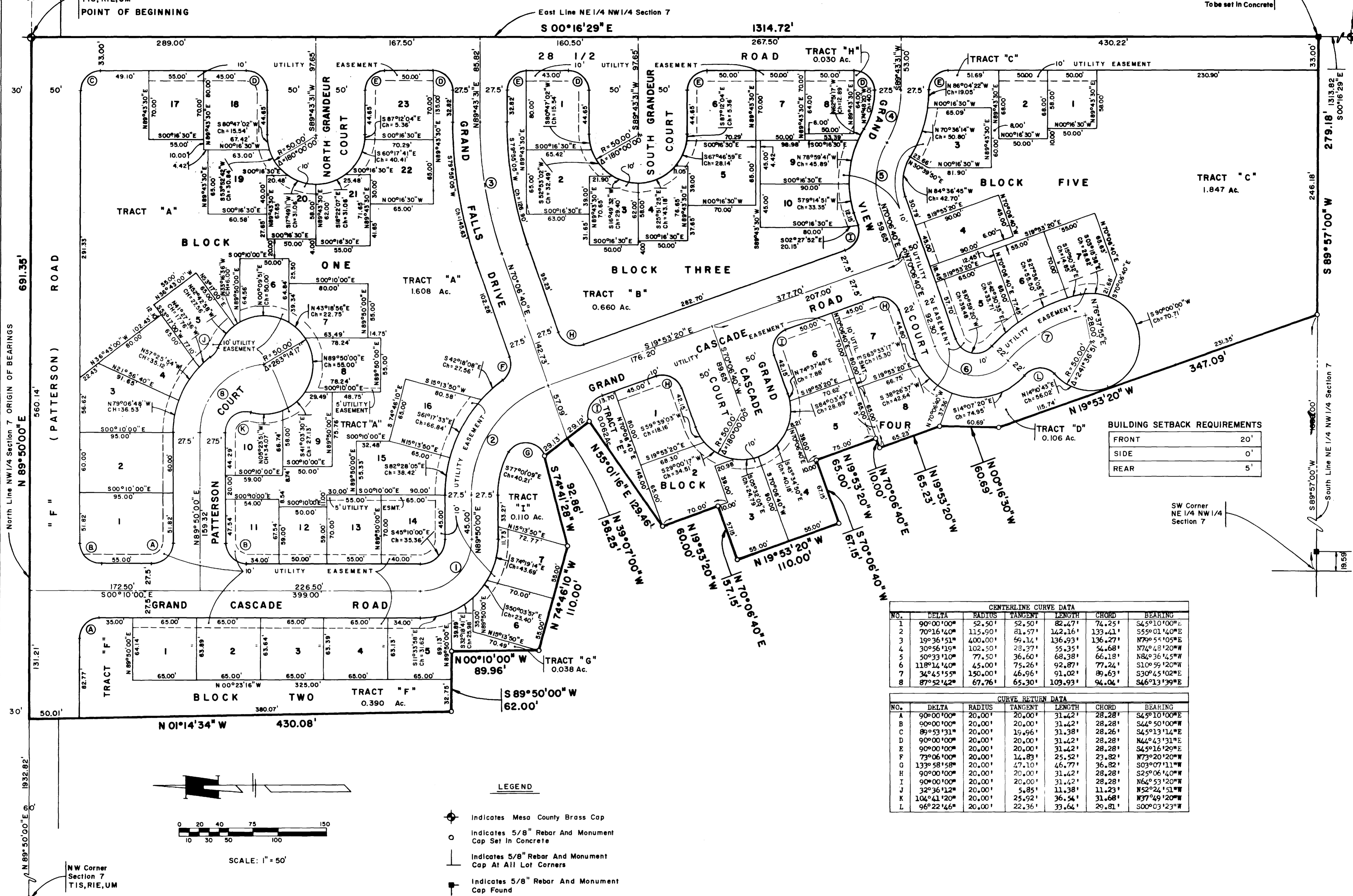


THE FALLS - FILING NO. ONE

SE Corner
NE 1/4, NW 1/4
Section 7
T1S, R1E, U1M

SE Corner
NE 1/4, NW 1/4
Section 7
Found 5/8" Rebar
To be set in Concrete

N 1/4 Corner
Section 7
T1S, R1E, U1M
POINT OF BEGINNING



BUILDING SETBACK REQUIREMENTS

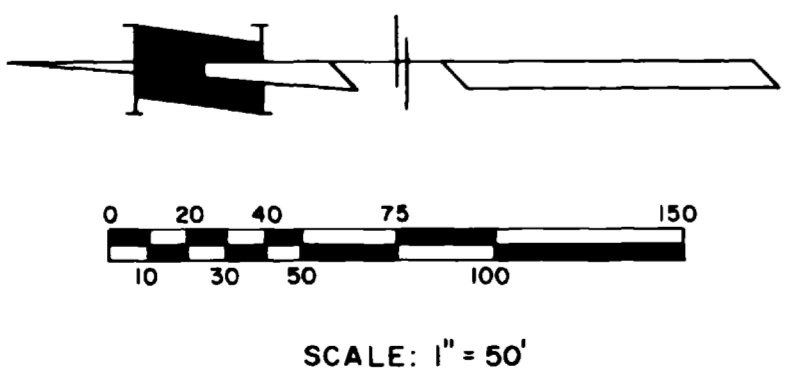
FRONT	20'
SIDE	0'
REAR	5'

CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	90°00'00"	52.50'	52.50'	82.47'	74.25'	S45°10'00"E
2	70°16'40"	115.60'	81.57'	142.16'	133.41'	S59°01'40"E
3	19°36'51"	400.00'	59.11'	136.93'	136.27'	N79°55'05"E
4	30°56'19"	102.50'	28.37'	55.35'	54.68'	N74°48'20"W
5	50°33'10"	77.50'	36.60'	68.38'	66.19'	N84°36'45"W
6	118°14'40"	45.00'	75.26'	92.87'	77.24'	S10°45'02"E
7	34°45'15"	150.00'	46.96'	91.02'	89.63'	S30°45'02"E
8	87°52'42"	67.76'	65.30'	103.93'	94.04'	S46°13'39"E

CURVE RETURN DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	90°00'00"	20.00'	20.00'	31.42'	28.28'	S45°10'00"E
B	90°00'00"	20.00'	20.00'	31.42'	28.28'	S45°10'00"E
C	89°53'31"	20.00'	19.96'	31.38'	28.26'	S45°13'14"E
D	90°00'00"	20.00'	20.00'	31.42'	28.28'	N44°43'31"E
E	90°00'00"	20.00'	20.00'	31.42'	28.28'	S45°16'29"E
F	73°06'00"	20.00'	14.83'	25.52'	23.82'	N73°20'20"W
G	133°58'58"	20.00'	47.10'	46.77'	36.82'	S03°07'11"W
H	90°00'00"	20.00'	20.00'	31.42'	28.28'	S25°06'40"W
I	90°00'00"	20.00'	20.00'	31.42'	28.28'	N62°53'20"W
J	32°36'12"	20.00'	5.85'	11.38'	11.23'	N52°24'51"W
K	104°41'20"	20.00'	25.92'	36.54'	31.68'	N37°29'20"W
L	96°22'46"	20.00'	22.36'	33.64'	29.81'	S00°03'23"W



- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set In Concrete
 - Indicates 5/8" Rebar And Monument Cap At All Lot Corners
 - ⊚ Indicates 5/8" Rebar And Monument Cap Found

AREA QUANTITIES

Total Acres In Lots	5.370 Ac. or 34.70 %
Total Acres In Open Space	4.851 Ac. or 31.34 %
Total Acres In Streets	5.256 Ac. or 33.96 %
TOTAL ACRES	15.477 Ac. or 100.00 %

TOTAL NUMBER OF LOTS - 55

NOTE
Designated TRACTS "A" thru "I" are PRIVATE OPEN SPACE and UTILITY EASEMENTS.

THE FALLS - FILING NO. ONE

THE FALLS - FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert P. Gerlofs is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE 1/4 NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the N 1/4 Corner of said Section 7; Thence S 00° 16' 29" E along the east line of the NE 1/4 NW 1/4 of said Section 7 a distance of 1314.72 feet to the SE Corner of the NE 1/4 NW 1/4 of said Section 7; Thence S 89° 57' 00" W along the south line of the NE 1/4 NW 1/4 of said Section 7 a distance of 279.18 feet; Thence N 19° 53' 20" W 347.09 feet; Thence N 00° 16' 30" W 60.69 feet; Thence N 19° 53' 20" W 65.23 feet; Thence N 70° 06' 40" E 10.00 feet; Thence N 19° 53' 20" W 65.00 feet; Thence S 70° 06' 40" W 67.15 feet; Thence N 19° 53' 20" W 110.00 feet; Thence N 70° 06' 40" E 57.15 feet; Thence N 19° 53' 20" W 60.00 feet; Thence N 55° 01' 16" E 129.46 feet; Thence N 39° 07' 00" W 58.25 feet; Thence S 74° 41' 28" W 92.86 feet; Thence N 74° 46' 10" W 110.00 feet; Thence N 00° 10' 00" W 89.96 feet; Thence S 89° 50' 00" W 62.00 feet; Thence N 01° 14' 34" W 430.08 feet to a point on the north line of the NW 1/4 of said Section 7; Thence N 89° 50' 00" E along said north line of the NW 1/4 of Section 7 a distance of 601.35 feet to the point of beginning, containing 15.477 acres.

That said owner has caused the said real property to be laid out and surveyed as The Falls - Filing No. One, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the public all the streets, avenues and roads as shown on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as private-open space and utility easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

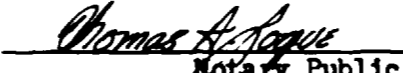
The private open spaces designated as Tracts "A" thru "I" are hereby dedicated to the use of The Falls Home Owner Association Inc., a Colorado Non-Profit Organization.

IN WITNESS WHEREOF said owner, Robert P. Gerlofs, has caused his name to be hereunto subscribed this 1st day of FEBRUARY A.D. 1979.


Robert P. Gerlofs

STATE OF COLORADO)
) ss
COUNTY OF MESA)


The foregoing instrument was acknowledged before me this 1st day of FEBRUARY A.D., 1979 by Robert P. Gerlofs.

My Commission expires: Aug 9th 1981 Witness my hand and official seal. 
Notary Public



CITY APPROVAL

This plat of The Falls - Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this ___ day of _____ A.D., 1979.

_____ City Manager	_____ President of Council	_____ Chairman, Grand Junction Planning Commission
	_____ Director of Development	 Grand Junction City Engineer

CLERK AND RECORDER CERTIFICATE

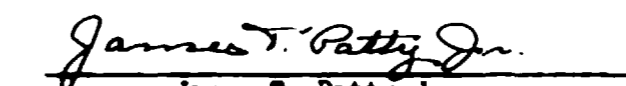
STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this ___ day of _____ A.D., 1979 and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder _____ Deputy _____ Fees \$ _____

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Falls - Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.


James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

