

THE FALLS - FILING NO. ONE AS AMENDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar and Evelyn Patricia Brinegar are the owners 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:


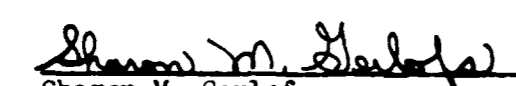
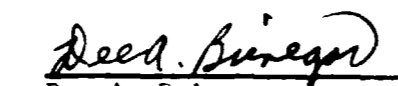

Beginning at the N 1/4 Corner of said Section 7; Thence S 00°16' 29" E along the east line of the NE 1/4 NW 1/4 of said Section 7 a distance of 1314.72 feet to the SE Corner of the NE 1/4 NW 1/4 of said Section 7; Thence S 89°57' 00" W along the south line of the NE 1/4 NW 1/4 of said Section 7 a distance of 279.18 feet; Thence N 19° 53' 20" W 347.09 feet; Thence N 00° 16' 30" W 60.66 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 691.35 feet to the point of beginning, containing 15.477 acres.

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

That said owners do 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 "H" are hereby dedicated to the use of The Falls Home Owner Association Inc., a Colorado Non-Profit Organization.

IN WITNESS WHEREOF said owners, Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar and Evelyn Patricia Brinegar, have caused their names to be hereunto subscribed this 15 day of October A.D. 1979.

 Robert P. Gerlofs
  Sharon M. Gerlofs
  Dee A. Brinegar
  Evelyn Patricia Brinegar

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of October A.D., 1979 by Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar and Evelyn Patricia Brinegar.



My Commission Expires: Aug 9th 1981 . Witness my hand and official seal. 



CITY APPROVAL

This plat of The Falls - Filing No. One as amended, 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 RECORDERS CERTIFICATE


STATE OF COLORADO)
) ss
COUNTY OF MESA)

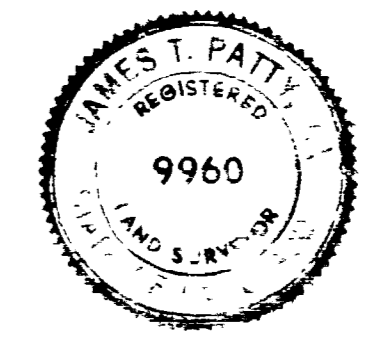
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 1979 and is duly recorded in Plat Book _____, Page _____.

Fees \$ _____

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Falls - No. One as amended, 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



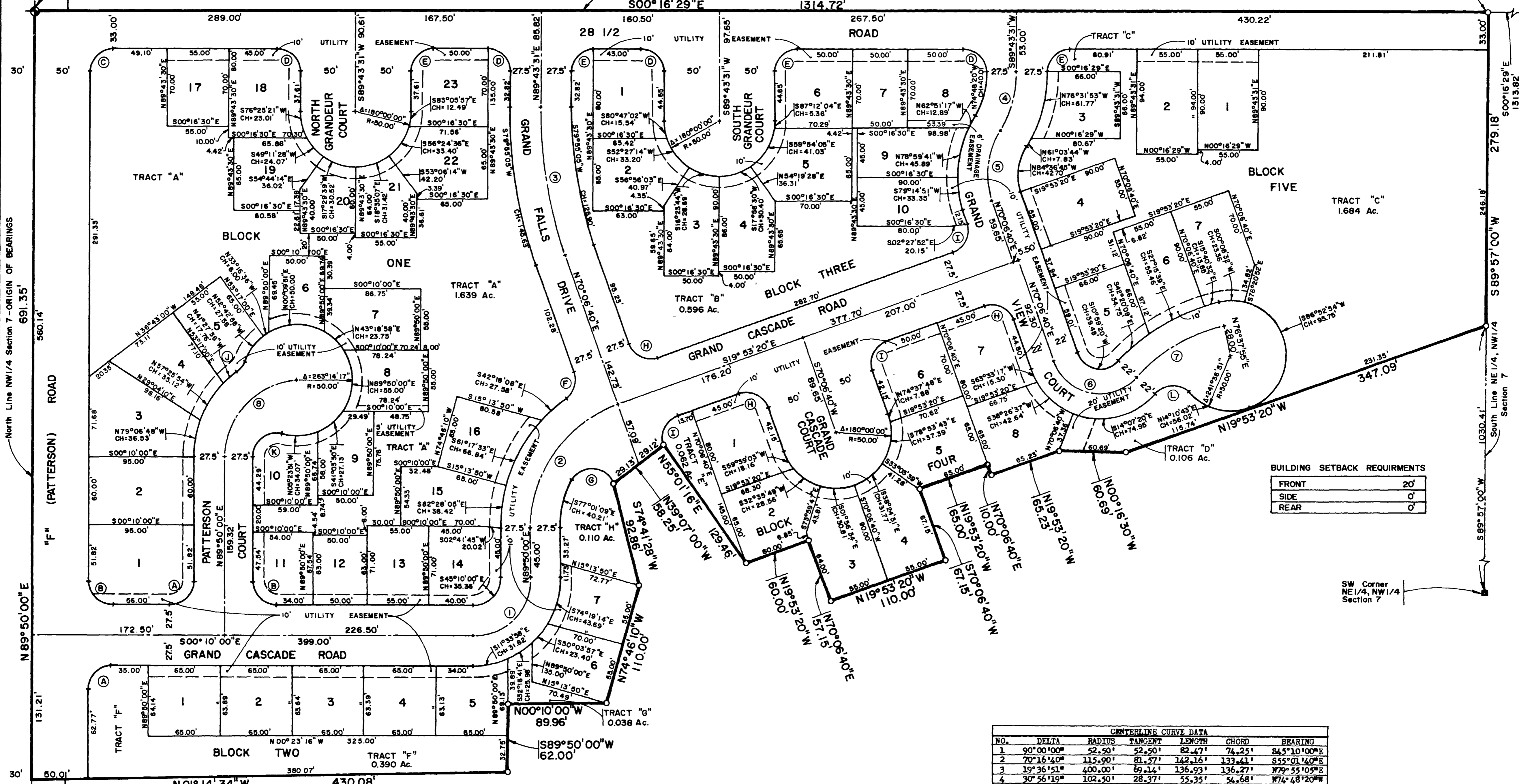
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SE Corner
NE 1/4, NW 1/4
Section 7
T1S, R1E, U.M.

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, U.M.
POINT OF BEGINNING

East Line NE 1/4, NW 1/4 Section 7



BUILDING SETBACK REQUIREMENTS

FRONT	20'
SIDE	0'
REAR	0'

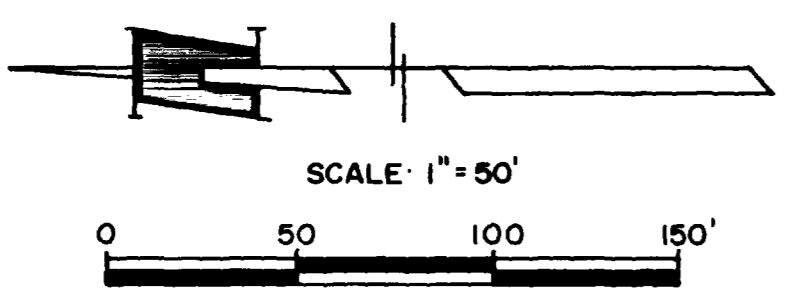
SW Corner
NE 1/4, NW 1/4
Section 7

North Line NW 1/4 Section 7 - ORIGIN OF BEARINGS
691.35'
560.14'

N 89° 50' 00" E
131.21'
1932.82'

South Line NE 1/4, NW 1/4
Section 7
1030.41'
S 89° 57' 00" W
246.18'
S 89° 57' 00" W
279.18'
1313.82'

- 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	5.632 Ac. or 36.05%
Total Acres in Open Space	4.598 Ac. or 29.71%
Total Acres in Streets	5.247 Ac. or 33.90%
TOTAL ACRES	15.477 Ac. or 100.00%

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

CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1	90° 00' 00"	52.50'	52.50'	82.47'	76.25'	S45° 10' 00" E
2	70° 16' 40"	115.90'	81.57'	142.16'	133.41'	S55° 01' 40" E
3	19° 36' 51"	400.00'	69.14'	136.93'	136.27'	N79° 55' 05" E
4	30° 56' 19"	102.50'	28.37'	55.35'	54.68'	N76° 48' 20" W
5	50° 33' 10"	77.50'	36.60'	68.38'	66.18'	N84° 36' 45" W
6	118° 14' 40"	45.00'	75.26'	92.87'	77.24'	S10° 59' 20" W
7	34° 45' 55"	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'	S44° 50' 00" W
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'	N64° 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'	N77° 49' 20" W
L	96° 22' 46"	20.00'	22.86'	33.64'	29.81'	S00° 03' 23" W

TOTAL NUMBER OF LOTS = 55

SHEET 2 OF 2

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AS AMENDED



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