

THE FALLS - FILING NO. TWO

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 10th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the N 1/4 Corner of said Section 7; Thence S 89° 50' 00" W along the north line of the NW 1/4 of said Section 7 a distance of 61.35 feet; Thence S 01° 14' 34" E 100.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S 01° 14' 34" E 30.08 feet; Thence N 89° 50' 00" E 62.00 feet; Thence S 00° 10' 00" E 89.96 feet; Thence S 74° 45' 10" E 110.00 feet; Thence N 74° 41' 28" E 92.86 feet; Thence S 36° 07' 00" E 53.25 feet; Thence S 55° 01' 16" W 128.46 feet; Thence S 16° 43' 20" E 60.00 feet; Thence S 70° 06' 40" W 57.15 feet; Thence S 16° 53' 20" E 110.00 feet; Thence N 70° 06' 40" E 67.15 feet; Thence S 16° 53' 20" E 65.00 feet; Thence S 70° 06' 40" W 110.00 feet; Thence S 16° 53' 20" E 65.23 feet; Thence S 00° 16' 30" E 60.69 feet; Thence S 16° 53' 20" E 347.09 feet to a point on the south line of the NE 1/4 NW 1/4 of said Section 7; Thence S 89° 57' 00" W along said south line of the NE 1/4 NW 1/4 of Section 7 a distance of 290.00 feet; Thence N 16° 53' 20" W 162.72 feet; Thence S 89° 50' 00" W 22.60 feet; Thence N 23° 45' 36" W 150.50 feet; Thence S 52° 25' 00" E 95.10 feet; Thence N 43° 17' 33" W 55.27 feet; Thence S 52° 25' 00" W 235.65 feet; Thence along the arc of a curve to the right whose radius is 72.50 feet and whose long chord bears S 71° 07' 30" W 46.51 feet; Thence S 89° 50' 00" W 105.50 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears W 45° 10' 00" W 28.28 feet; Thence N 00° 10' 00" W 121.62 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 26° 23' 55" E 17.89 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 07° 41' 12" E 71.05 feet; Thence N 52° 25' 00" E 125.08 feet; Thence N 01° 14' 34" W 199.98 feet; Thence N 89° 50' 00" E 53.70 feet; Thence S 01° 14' 34" E 20.00 feet; Thence N 89° 50' 00" E 240.00 feet to the TRUE POINT OF BEGINNING, containing 8.516 acres.

That said owners have caused the said real property to be laid out and surveyed as The Falls - Filing No. Two, 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 "I" thru "K" are hereby dedicated to the use of The Falls Home Owner Association Inc., a Colorado Non-profit Organization.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21 day of April A.D., 1981.

Robert P. Gerlofs
Robert P. Gerlofs

Sharon M. Gerlofs
Sharon M. Gerlofs

Dee A. Brinegar
Dee A. Brinegar

Evelyn Patricia Brinegar
Evelyn Patricia Brinegar

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 21 day of April A.D., 1981 by Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar and Evelyn Patricia Brinegar.

Witness my hand and official seal. My commission expires: 4/27/81
Notary Public

CITY APPROVAL

This plat of The Falls - Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on the 20th day of February A.D., 1981.

Donald J. Ashby
City Manager *Acting*

James T. Patty Jr.
President of Council

Lourence C. Graham
Chairman, Grand Junction Planning Commission

Ronald P. Rich
Director of Development

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss #1254588

I hereby certify that this instrument was filed in my office at 11:20 o'clock A.M. this 22 day of April A.D., 1981 and is duly recorded in Plat Book 12, Page 270 & 371.

Earl Sawyer
Clerk and Recorder

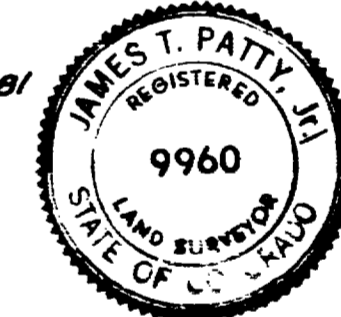
Deputy

Fees: \$20.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Falls - Filing No. Two, 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. 4-10-81
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



THE FALLS - FILING NO. TWO

NW CORNER SECTION 7 T.I.S., R.I.E., U.M.

"F" (PATTERSON) ROAD
N89°50'00"E 1932.82'

2624.17' S89°50'00"W 691.35'

NORTH LINE NW 1/4 SECTION 7 T.I.S., R.I.E., U.M. ORIGIN OF BEARINGS

N 1/4 CORNER SECTION 7 T.I.S., R.I.E., U.M.

NOTE
ALL MULTI-FAMILY AREAS ARE TO BE DEVELOPED THROUGH CITY PROCESSES AND REGULATIONS. NUMBER OF UNITS PER ACRE IS VARIABLE.

Δ=90°32'50"
R=50.00
N07°41'25"E
CH=71.05'
T=50.48'
L=79.02'

Δ=53°07'50"
R=20.00'
N26°23'55"E
CH=17.89'
T=10.00'
L=18.55'

Δ=37°25'00"
R=72.50'
S71°07'30"W
CH=46.51'
T=24.55'
L=47.35'

Δ=90°00'00"
R=20.00'
N45°10'00"W
CH=28.28'
T=20.00'
L=31.42'

0 50 100 150
SCALE 1" = 50'

S89°57'00"W 740.41'
SOUTH LINE NE 1/4 NW 1/4 SECTION 7

S89°57'00"W 290.00'

S00°16'29"E 1313.86'

SE CORNER NE 1/4 NW 1/4 SECTION 7

SE CORNER NW 1/4 SECTION 7 T.I.S., R.I.E., U.M.

CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1.	90°00'00"	87.50'	87.50'	137.44'	123.74'	N82°35'00"W
2.	17°41'40"	400.00'	62.26'	123.53'	123.04'	S61°15'50"W
3.	17°41'40"	189.38'	29.48'	58.48'	58.25'	S28°44'10"E
4.	07°50'30"	102.00'	6.99'	13.96'	13.95'	S23°48'35"E
5.	45°05'10"	153.00'	65.51'	120.40'	117.31'	S05°11'15"E
6.	46°10'40"	153.00'	65.22'	123.31'	120.00'	S05°44'00"E
7.	37°11'10"	83.50'	28.09'	54.19'	53.25'	S07°31'55"W
8.	164°36'10"	54.00'	399.46'	155.13'	107.03'	S07°31'55"W
9.	15°23'50"	78.00'	10.54'	20.96'	20.90'	N82°28'05"W
10.	37°11'10"	67.00'	22.54'	43.48'	42.72'	N56°10'35"E

CURVE RETURN DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	90°00'00"	20.00'	20.00'	31.42'	28.28'	N82°35'00"W
B.	90°00'00"	20.00'	20.00'	31.42'	28.28'	N07°25'00"E
C.	95°53'40"	20.00'	22.17'	33.47'	29.70'	N42°55'06"W
D.	90°00'00"	20.66'	20.66'	32.45'	29.22'	S07°25'00"W
E.	85°27'53"	22.06'	20.38'	32.91'	29.95'	N80°18'55"W

LAND USE QUANTITIES			
USE	NO. UNITS	AREA	% TOTAL
TOWNHOMES	19	1.207 Ac.	14.17 %
MULTI-FAMILY	160	3.565 Ac.	41.87 %
PRIVATE OPEN SPACE	—	2.219 Ac.	26.06 %
RIGHT-OF-WAY	—	1.524 Ac.	17.90 %
TOTAL	179	8.516 Ac.	100.00 %

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

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