

CASCADE VILLAGE FILING NO. ONE

A REPLAT OF LOT 8, BLOCK TWO, THE FALLS FILING NO. TWO

$\Delta = 15^{\circ}23'50''$
 $R = 64.50'$
 $T = 8.72'$
 $L = 17.33'$
 $Ch = 17.28'$
 $S82^{\circ}28'05''E$

$\Delta = 37^{\circ}11'10''$
 $R.R = 53.50'$
 $T = 18.00'$
 $L = 34.72'$
 $Ch = 34.12'$
 $S56^{\circ}10'35''E$

$\Delta = 164^{\circ}36'10''$
 $R = 40.50'$
 $T = 299.60'$
 $L = 116.35'$
 $Ch = 80.27'$
 $N07^{\circ}31'55''E$

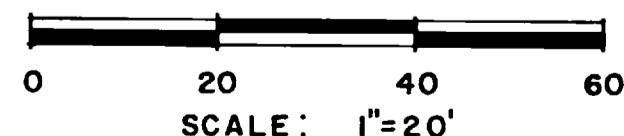
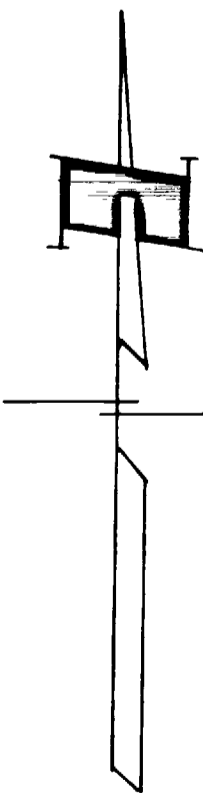
$\Delta = 37^{\circ}11'10''$
 $R.R = 97.00'$
 $T = 32.63'$
 $L = 62.95'$
 $Ch = 61.86'$
 $N56^{\circ}10'35''W$

$\Delta = 90^{\circ}00'00''$
 $R.R = 20.00'$
 $T = 20.00'$
 $L = 31.42'$
 $Ch = 28.28'$
 $N82^{\circ}35'00''W$

AREA QUANTITIES	
AREA IN LOTS	0.303 AC. OR 43.76%
AREA IN COMMON OPEN SPACE	0.389 AC. OR 56.24%
TOTAL AREA	0.692 AC. OR 100.00%

LEGEND

○ 5/8" REBAR AND MONUMENT CAP



ORIGIN OF BEARINGS
 NORTH LINE NW 1/4 SECTION 7,
 T.1S., R.1E., UTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert L. Rewinkle, Mary Jo Rewinkle, Howard Flower and Carol Flower 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, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Lot 8, Block Two, The Falls Filing No. Two

That said owners have caused the said real property to be laid out and surveyed as Cascade Village Filing No. One, A Replat of Lot 8, Block Two, 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 Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual 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; with perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be used in a reasonable and prudent manner. The areas shown as Common Open Space are dedicated to the owners of the property within said Cascade Village Filing No. One for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as Common Open Space are dedicated to the owners of the property within said Cascade Village Filing No. One for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of November A.D., 1981.

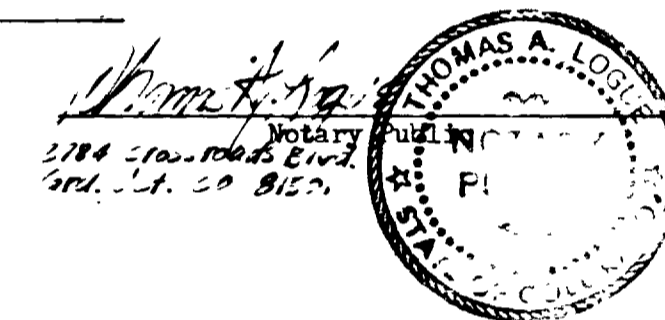
Robert L. Rewinkle
 Robert L. Rewinkle
Mary Jo Rewinkle
 Mary Jo Rewinkle
Howard Flower
 Howard Flower
Carol Flower
 Carol Flower

$\Delta = 90^{\circ}00'00''$
 $R = 20.66'$
 $T = 20.66'$
 $L = 32.45'$
 $Ch = 29.22'$
 $S07^{\circ}25'00''W$

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 9th day of November A.D., 1981 by Robert L. Rewinkle, Mary Jo Rewinkle, Howard Flower and Carol Flower.

My commission expires: 6/23/1985
 Witness my hand and official seal.



CITY APPROVAL

This plat of Cascade Village Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 18th day of November A.D., 1981.

James E. Weyer
 City Manager
James R. Brank
 President of Council

Daryl K. Shrum
 Director of Development
Ronald P. Rick
 Grand Junction City Engineer

James J. Quinlan
 Chairman, Grand Junction Planning Commission

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

Rec # 127643C

I hereby certify that this instrument was filed in my office at 12:25 o'clock P.M. this 4 day of December A.D., 1981 and is duly recorded in Plat Book 12, Page 452.

Earl Sawyer
 Clerk and Recorder
Bonnie Wilson
 Deputy
 Fees: \$ 15.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Cascade Village Filing No. One, a Replat of Lot 8, Block Two, 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.
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

CASCADE VILLAGE
 FILING NO. ONE

