

THE FALLS - FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Valley Housing and Development Corporation, a Colorado Corporation and Aspen Pacific of Colorado Inc., and 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 being all of Lot 10 of Block Two of The Falls - Filing No. Two, recorded in the office of the Mesa County Clerk and Recorder in Book 12, Page 370 and 371 and 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:

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 691.35 feet; Thence S 01°14'34" E 400.00 feet; Thence S 89°50'00" W 240.00 feet; Thence N 01°14'34" W 20.00 feet; Thence S 89°50'00" W 53.70 feet to the TRUE POINT OF BEGINNING; Thence S 01°14'34" E 199.98 feet; Thence S 74°20'56" E 136.21 feet; Thence S 74°46'10" E 55.98 feet; Thence along the arc of a curve to the right whose radius is 70.00 feet and whose long chord bears S 56°10'35" E 44.64 feet; Thence S 37°35'00" E 54.41 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears S 07°25'00" W 28.28 feet; Thence S 52°25'00" W 14.00 feet; Thence S 43°17'38" E 55.27 feet; Thence S 52°25'00" W 241.15 feet; Thence along the arc of a curve to the right whose radius is 127.5 feet and whose long chord bears S 71°07'30" W 81.79 feet; Thence S 89°50'00" W 195.00 feet; Thence along the arc of a curve to the left whose radius is 350.29 feet and whose long chord bears S 81°17'23" W 104.08 feet; Thence S 72°44'46" W 56.89 feet to a point on the West line NE 1/4 NW 1/4 of said Section 7; Thence N 02°07'42" W along said West line NE 1/4 NW 1/4 of Section 7 a distance of 367.47 feet; Thence along the arc of a curve to the right whose radius is 534.5 and whose long chord bears N 22°01'56" E 31.98 feet; Thence along the arc of a curve to the left whose radius is 993.50 feet and whose long chord bears N 17°33'04" E 214.45 feet; Thence N 89°50'00" E 275.36 feet to the TRUE POINT OF BEGINNING, Containing 5.974 Acres.

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

That said owners do hereby dedicate to the public all streets, avenues, roads and sidewalk easements on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility and drainage 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, sewer and water mains; together with the right of trim interfering trees and brush; together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The areas shown as Ingress / Egress and Utility Easement (Private Drive) is for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of A.D., 1982.

Valley Housing and Development Corporation, a Colorado Corporation
Joint Venture

Aspen Pacific of Colorado Inc.
Joint Venture

G. Dale Williams - President

Robert L. Rewinkle - President

Sara E. Kaley - Secretary

Mary Jo Rewinkle - Secretary

Robert P. Gerlofs - Joint Venture

Sharon M. Gerlofs - Joint Venture

Dee A. Brinegar - Joint Venture

Evelyn Patricia Brinegar - Joint Venture

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of Nov. A.D., 1982 by G. Dale Williams - President, Sara E. Kaley - Secretary of Valley Housing and Development Corporation, a Colorado Corporation and Robert L. Rewinkle - President, Mary Jo Rewinkle - Secretary of Aspen Pacific of Colorado Inc., and Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar, and Evelyn Patricia Brinegar - Joint Ventures.

My Commission Expires: Aug 23 1985
Witness My Hand and Official Seal.

Thomas H. Agnew
Notary Public
Address 2784 Cassock Blvd.
Grand Junction, CO 81501

CITY APPROVAL

This plat of The Falls - Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 19 day of A.D., 1982.

James E. Wyrick
City Manager

James R. Branch
President of Council

Chairman, Grand Junction Planning Commission

Director of Development

Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) 1315890

I hereby certify that this instrument was filed in my office at 4:22 o'clock P.M., this 8th day of February, A.D., 1982, and is duly recorded in Plat Book No. 13, Page 122 U-89

Earl Sawyer
Clerk and Recorder

Hannet H. Taylor
Deputy

SURVEYORS CERTIFICATE

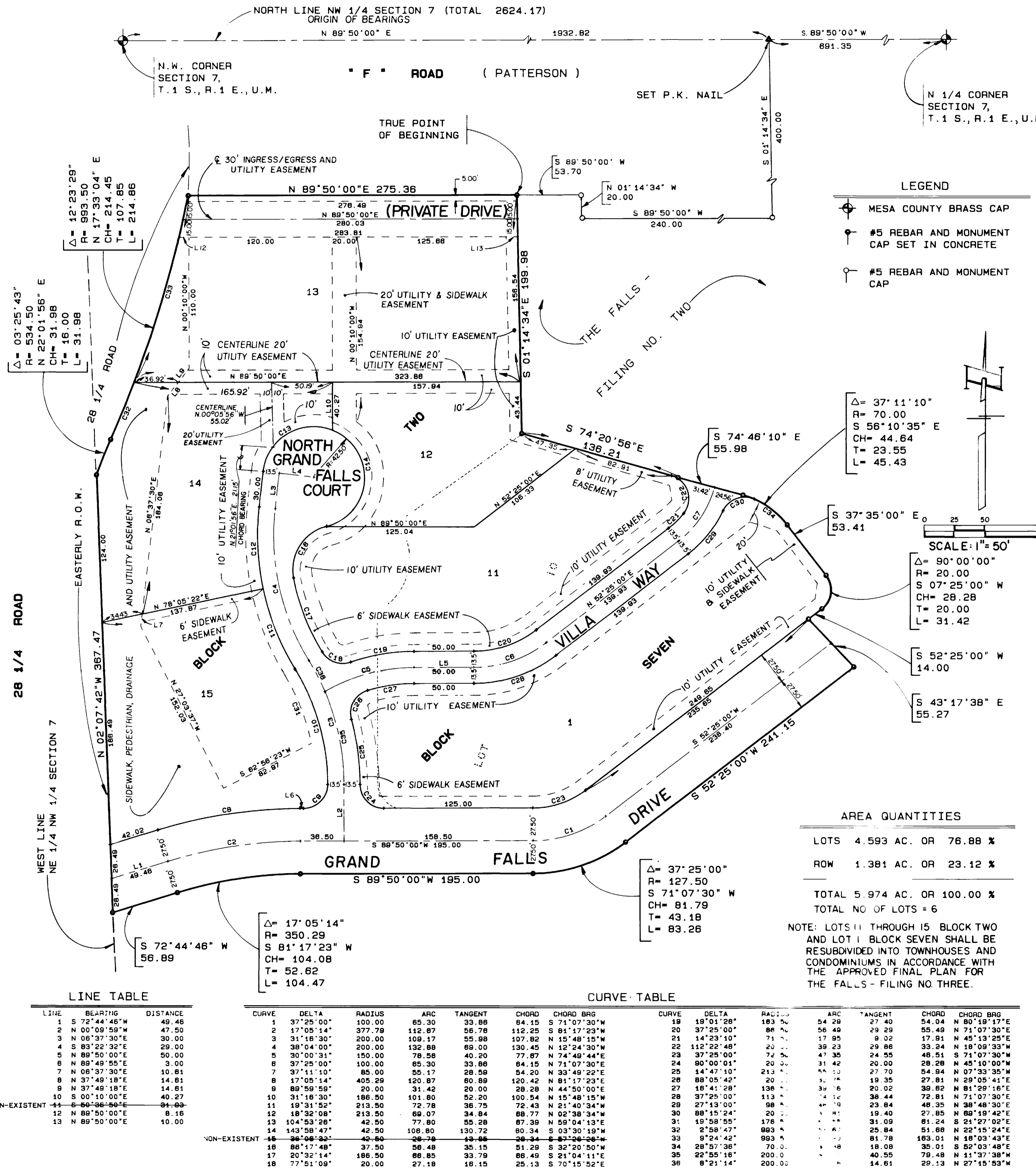
I, James T. Patty, Jr., do hereby certify that the accompanying plat of The Falls - Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty, Jr. 7-28-82
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

THE FALLS - FILING NO. THREE

PROJ. NO. 066/001 01073901.t



AREA QUANTITIES

LOTS 4.593 AC. OR 76.88 %
ROW 1.381 AC. OR 23.12 %

TOTAL 5.974 AC. OR 100.00 %
TOTAL NO OF LOTS = 6

NOTE: LOTS 11 THROUGH 15 BLOCK TWO AND LOT 1 BLOCK SEVEN SHALL BE RESUBDIVIDED INTO TOWNHOUSES AND CONDOMINIUMS IN ACCORDANCE WITH THE APPROVED FINAL PLAN FOR THE FALLS - FILING NO. THREE.

LINE TABLE

LINE	BEARING	DISTANCE
1	S 72°44'46" W	49.46
2	N 00°09'59" W	47.50
3	N 08°37'30" E	30.00
4	S 83°22'32" E	29.00
5	N 89°50'00" W	50.00
6	N 89°49'55" E	3.00
7	N 06°37'30" E	10.81
8	N 37°49'18" E	14.81
9	N 37°48'18" E	14.81
10	S 00°10'00" E	40.27
11	S 56°36'56" E	34.63
12	N 89°50'00" E	8.16
13	N 89°50'00" E	10.00

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD Brg
1	37°25'00"	100.00	65.30	33.88	84.15	S 71°07'30" W
2	17°05'14"	377.79	112.87	56.78	112.25	S 81°17'23" W
3	31°18'30"	200.00	109.17	55.88	107.82	N 15°48'15" W
4	38°04'00"	200.00	132.88	69.00	130.45	N 12°24'30" W
5	30°00'31"	150.00	78.98	40.20	77.87	N 74°49'44" E
6	37°25'00"	100.00	65.30	33.88	84.15	N 71°07'30" E
7	37°11'10"	85.00	55.17	28.59	54.20	N 33°49'22" E
8	17°05'14"	405.29	120.87	60.89	120.42	N 81°17'23" E
9	89°59'59"	20.00	31.42	20.00	28.28	N 44°50'00" E
10	31°18'30"	186.50	101.80	52.20	100.54	N 15°48'15" W
11	19°31'52"	213.50	72.78	36.75	72.43	N 21°40'34" W
12	18°32'08"	213.50	69.07	34.84	68.77	N 02°38'34" W
13	104°53'26"	42.50	77.80	55.28	87.39	N 59°04'13" E
14	143°58'47"	42.50	106.80	130.72	80.34	S 03°30'19" E
15	36°08'32"	42.50	68.78	43.88	68.34	S 87°28'28" W
16	88°17'48"	37.50	58.48	35.15	51.29	S 32°20'50" W
17	20°32'14"	188.50	68.85	33.79	68.48	S 21°04'11" E
18	77°51'09"	20.00	27.18	16.15	25.13	S 70°15'52" E