

A REPLAT OF LOT 1, BLOCK SEVEN 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 1 of Block Seven of The Falls - Filing No. Three, recorded in the office of the Mesa County Clerk and Recorder in Book 13, Page 122 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:

Lot 1 Block Seven The Falls - Filing No. Three

That said owners have caused the said property to be laid out and surveyed as a Replat of Lot 1 Block Seven 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 sidewalk easements on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as 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, sewer and water mains; together with the 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 Common Open Space designated as Tracts "A", "B" and "C" are hereby dedicated to the use of Hill's View Homeowners Association Inc., a Colorado non-profit organization.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 11th day of MAY A.D., 1983.

Valley Housing and Development Corporation, a Colorado Corporation Joint Venture <u>G. Dale Williams</u> - President <u>Sara E. Kaley</u> - Secretary	Aspen Pacific of Colorado Inc. Joint Venture <u>Robert P. Gerlofs</u> - Joint Venture <u>Sharon M. Gerlofs</u> - Joint Venture <u>Dee A. Brinegar</u> - Joint Venture <u>Evelyn Patricia Brinegar</u> - Joint Venture
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STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11th day of MAY A.D., 1983, 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: SEPT 10, 1985
Witness My Hand and Official Seal.

Notary Public
Address 720 COLORADO AVENUE
GRAND JUNCTION, COLORADO 81501

CITY APPROVAL

This plat of a Replat of Lot 1 Block Seven The Falls - Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 26 day of MAY A.D., 1983.

<u>James T. Patty, Jr.</u> City Manager	<u>Barry Miller</u> President of Council
<u>John J. ...</u> Chairman, Grand Junction Planning Commission	<u>Nona G. ...</u> Grand Junction City Engineer
<u>Robert ...</u> Director of Development	

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:00 o'clock A.M. this 31st day of MAY, A.D., 1983, and is duly recorded in Plat Book No. 13, Page 163, R.C. # 1728125 Filing # X-19 Fees \$ 10.00

Carl ... Clerk and Recorder ... Deputy

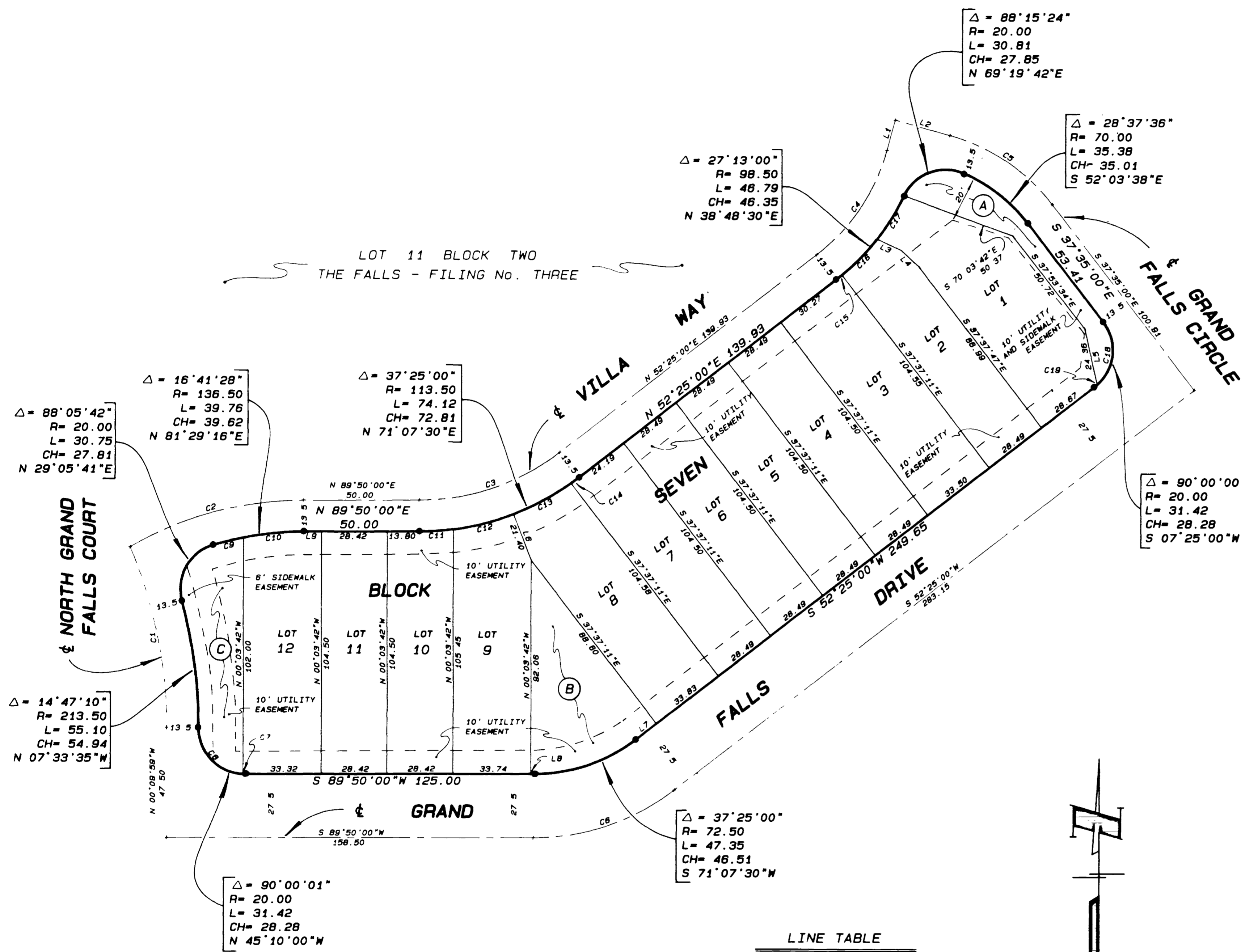
SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of a Replat of Lot 1 Block Seven The Falls - Filing No. Three, 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. 4.29.83
James T. Patty, Jr. Date
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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.

A REPLAT OF LOT 1, BLOCK SEVEN
THE FALLS - FILING No. THREE



COMMON OPEN SPACE

(A) - TRACT A / 0.032 Ac.
(B) - TRACT B / 0.062 Ac.
(C) - TRACT C / 0.049 Ac.

ORIGIN OF BEARINGS

NORTH LINE NW 1/4
SECTION 7, T.1 S., R.1 E.
UTE MERIDIAN
S 89°50'00"W

AREA QUANTITIES	
LOTS	0.895 ACRES OR 86.22 %
COMMON OPEN SPACE	0.143 ACRES OR 13.78 %
TOTAL	1.038 ACRES OR 100.00 %

TOTAL NUMBER OF LOTS = 12

LINE TABLE

LINE	BEARING	DISTANCE
1	N 15°13'50"E	13.50
2	S 74°48'10"E	24.98
3	S 85°05'24"E	11.88
4	S 47°30'08"E	10.41
5	S 12°46'10"E	24.38
6	S 21°10'00"E	21.40
7	S 52°25'00"W	11.20
8	S 89°50'00"W	1.10
9	N 89°50'00"E	7.78

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	22°55'16"	200.00	80.01	40.55	79.48	N 11°37'38"W
2	30°00'31"	150.00	78.58	40.20	77.67	N 74°49'44"E
3	37°25'00"	100.00	85.30	33.86	64.15	N 71°07'30"E
4	37°11'10"	85.00	55.17	28.59	54.20	N 33°49'22"E
5	37°11'10"	83.50	54.19	28.09	53.25	S 56°10'35"E
6	37°25'00"	100.00	85.30	33.86	64.15	S 71°07'30"W
7	1°13'49"	20.00	0.43	0.21	0.43	N 89°34'03"W
8	88°46'12"	20.00	30.99	19.58	27.98	N 44°33'05"W
9	5°43'24"	136.50	13.84	6.86	13.83	N 76°00'14"E
10	10°58'04"	136.50	26.13	13.10	26.09	N 84°20'59"E
11	7°24'15"	113.50	14.87	7.34	14.88	N 86°07'52"E
12	13°35'45"	113.50	26.93	13.53	26.87	N 75°37'53"E
13	14°14'36"	113.50	28.22	14.18	28.14	N 61°42'42"E
14	2°10'24"	113.50	4.31	2.15	4.31	N 53°30'12"E
15	1°52'37"	98.50	3.23	1.81	3.23	N 51°28'46"E
16	12°32'27"	98.50	21.56	10.82	21.52	N 44°16'10"E
17	12°47'57"	98.50	22.00	11.05	21.88	N 31°35'58"E
18	85°07'33"	20.00	29.71	18.37	27.06	S 04°58'45"W
19	4°52'27"	20.00	1.70	0.85	1.70	S 49°59'06"W

