

S89°50'00"W 2624.17 (BASIS OF BEARINGS)

THE FALLS FILING NO. 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

AND PLANNING INVESTMENTS PROFIT SHARING PLAN.

That the undersigned, John A. Siegfried and The Falls Homeowners Association are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1845 at Page 928 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lots 1 thru 5 and Tract "F" of BLOCK TWO of THE FALLS -- FILING NO. ONE AS AMENDED.

That said owners have caused the said real property to be laid out and surveyed as THE FALLS FILING NO. FOUR, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public 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, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 4TH day of APRIL, 1993.

John A. Siegfried
John A. Siegfried, INDIVIDUALLY AND AS A MEMBER OF PLANNING INVESTMENTS PROFIT SHARING PLAN.

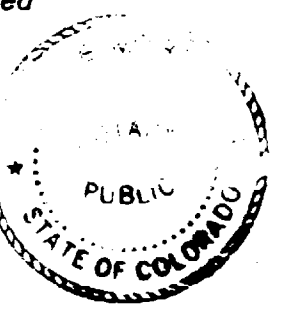
Alvin J. Angles
President: The Falls Home Owners Association

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 4TH day of APRIL, A.D., 1993, by John A. Siegfried and The Falls Home Owners Association.

My commission expires: 11/1/1995

Max E. Morris
Notary Public
Address 1018 COLO. AVE.
GRAND JUNCTION CO. 81501



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 9:07 o'clock A. M. this 28th day of April, A.D., 1993, and is duly recorded in Plat Book No. 74, Page 106 Drawer Z-95

CITY APPROVAL

This plat of THE FALLS FILING NO. 4, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 28th day of April, A.D., 1993.

Shirley Achen
City Manager

John A. Siegfried
President of Council

James Turner
Director of Development

Chairman, Grand Junction Planning Commission

James D. Henderson
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE FALLS FILING NO. 4, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

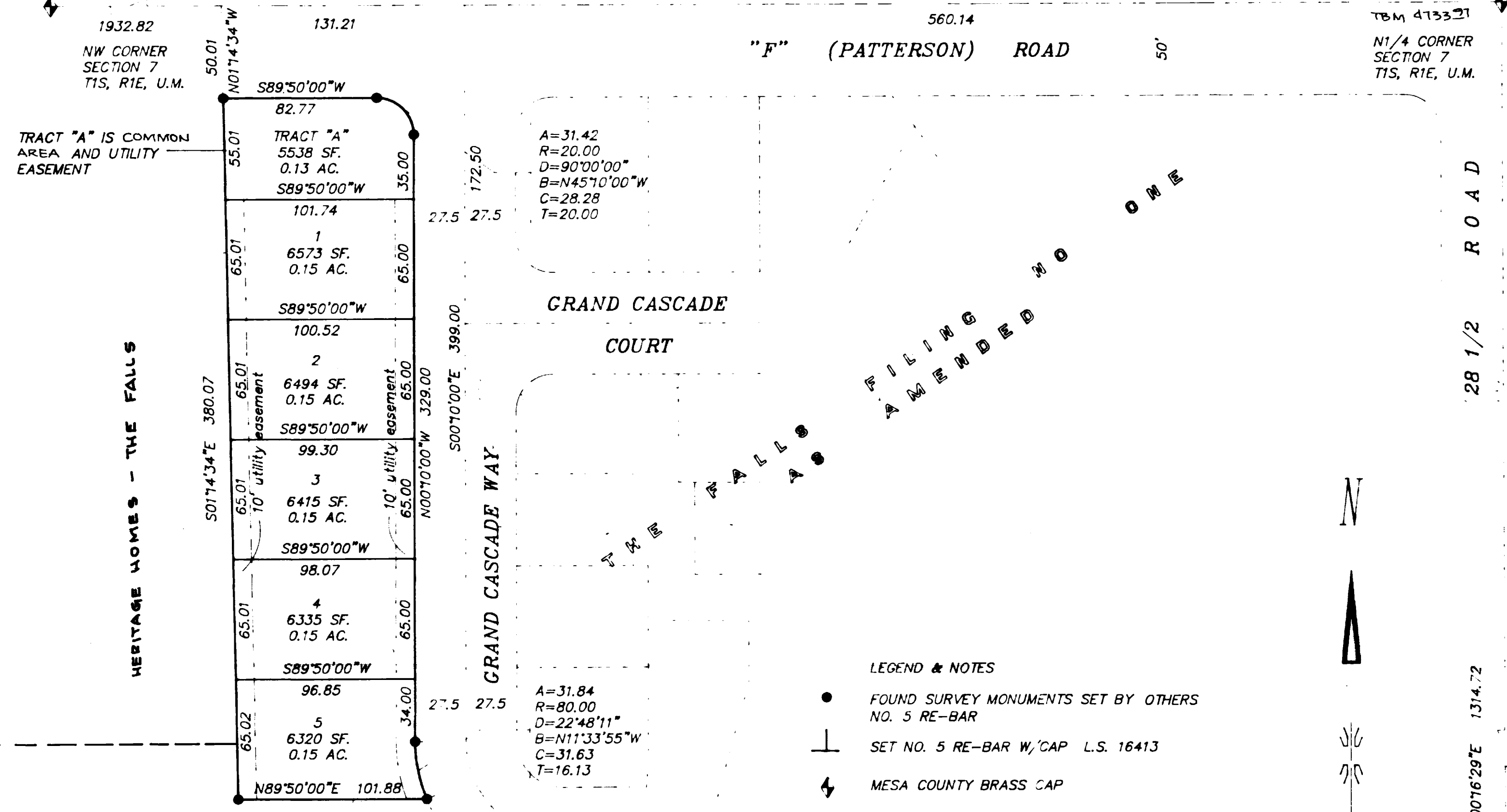
4/14/93
Date



FINAL PLAT

THE FALLS FILING NO. 4		
SITUATED IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: JOHN SIEGFRIED	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 3/1/93		ACAD ID: FIAFIN
		SHEET NO.
		FILE: 90304

revised 3/29/93
REVISED 4/14/93
REVISED 4/15/93



TRACT "A" IS COMMON AREA AND UTILITY EASEMENT

HERITAGE HOMES - THE FALLS

THE FALLS FILING TWO

THE FALLS FILING NO. ONE AS AMENDED

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ⚡ MESA COUNTY BRASS CAP
 - ⊥ ALL BOUNDARY CORNERS SET IN CONCRETE NO. 5 RE-BAR W/CAP L.S. 16413 OR FOUND MONUMENTS SET BY PARAGON ENGINEERING.

BUILDING SETBACK REQUIREMENTS	
FRONT	20'
SIDE	0'
REAR	15'
*COMMON WALL UNITS ONLY, ALL OTHERS 5'	

LOT SUMMARY	
TR "A" = 0.13 ACRES = 15%	
LOTS = 0.73 ACRES = 85%	
TOTAL = 0.86 ACRES = 100%	

SW CORNER NE1/4 NW1/4 SECTION 7 T1S, R1E, U.M.

SOUTH LINE NE1/4 NW1/4 SECTION 7

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.

SE CORNER NE1/4 NW1/4 SECTION 7 T1S, R1E, U.M. 1989 BLM 3" DWM. CAP