

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

1932.82  
NW CORNER  
SECTION 7  
T1S, R1E, U.M.

560.14  
"F" (PATTERSON) ROAD

TEBM 4733.97  
N1/4 CORNER  
SECTION 7  
T1S, R1E, U.M.

# REPLAT OF LOTS 1 THRU 4 AND TRACT A OF THE FALLS FILING NO. 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John A. Siegfried and The Falls Homeowners Association and Parnigan Investments Profit Sharing Plan, a Colorado Joint Venture, 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 Recorders 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 4 and Tract "A" of THE FALLS FILING NO. 4

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOTS 1 THRU 4 AND TRACT A OF 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. 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 3<sup>RD</sup> day of AUGUST A.D., 1993.

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

Alvin J. Myers  
President: The Falls Home Owners Association  
ALVIN J. MYERS

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

The foregoing instrument was acknowledged before me this 3<sup>RD</sup> day of AUGUST A.D., 1993, by John A. Siegfried and The Falls Home Owners Association, President, ALVIN J. MYERS.

My commission expires: 11/11/96

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



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 10:18 o'clock A.M. this 6<sup>th</sup> day of August A.D., 1993, and is duly recorded in Plat Book No. 17, Page 138.  
Drawer AA17  
Reception # 1648390

CITY APPROVAL

This plat of REPLAT OF LOTS 1 THRU 4 AND TRACT A 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 5<sup>th</sup> day of August A.D., 1993.

Mark Albin  
City Manager

Max E. Morris  
Notary Public

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF LOTS 1 THRU 4 AND TRACT A 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



8/2/93  
Date

## REPLAT OF LOTS 1 THRU 4 AND TRACT A OF THE FALLS FILING NO. 4

FINAL PLAT

SITUATED IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: JOHN SIEGFRIED	 <b>Q.E.D. SURVEYING SYSTEMS Inc.</b> 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 484-7568	SURVEYED BY: DMM MF
SCALE: 1" = 50 FT		DRAWN BY: MEM
DATE: 7/14/93		ACAD ID: FARFIN
		SHEET NO. FILE: 90304

HERITAGE HOMES THE FALLS

THE FALLS FILING TWO

THE FALLS FILING NO ONE AS AMENDED

FILING NO ONE AMENDED NO ONE

### 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.



LOT SUMMARY	
LOTS = 0.72 ACRES = 100%	
TOTAL = 0.72 ACRES = 100%	

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

NOTICE:  
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 OR FIVE YEARS AFTER ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY IS 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"  
ALUM. CAP

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