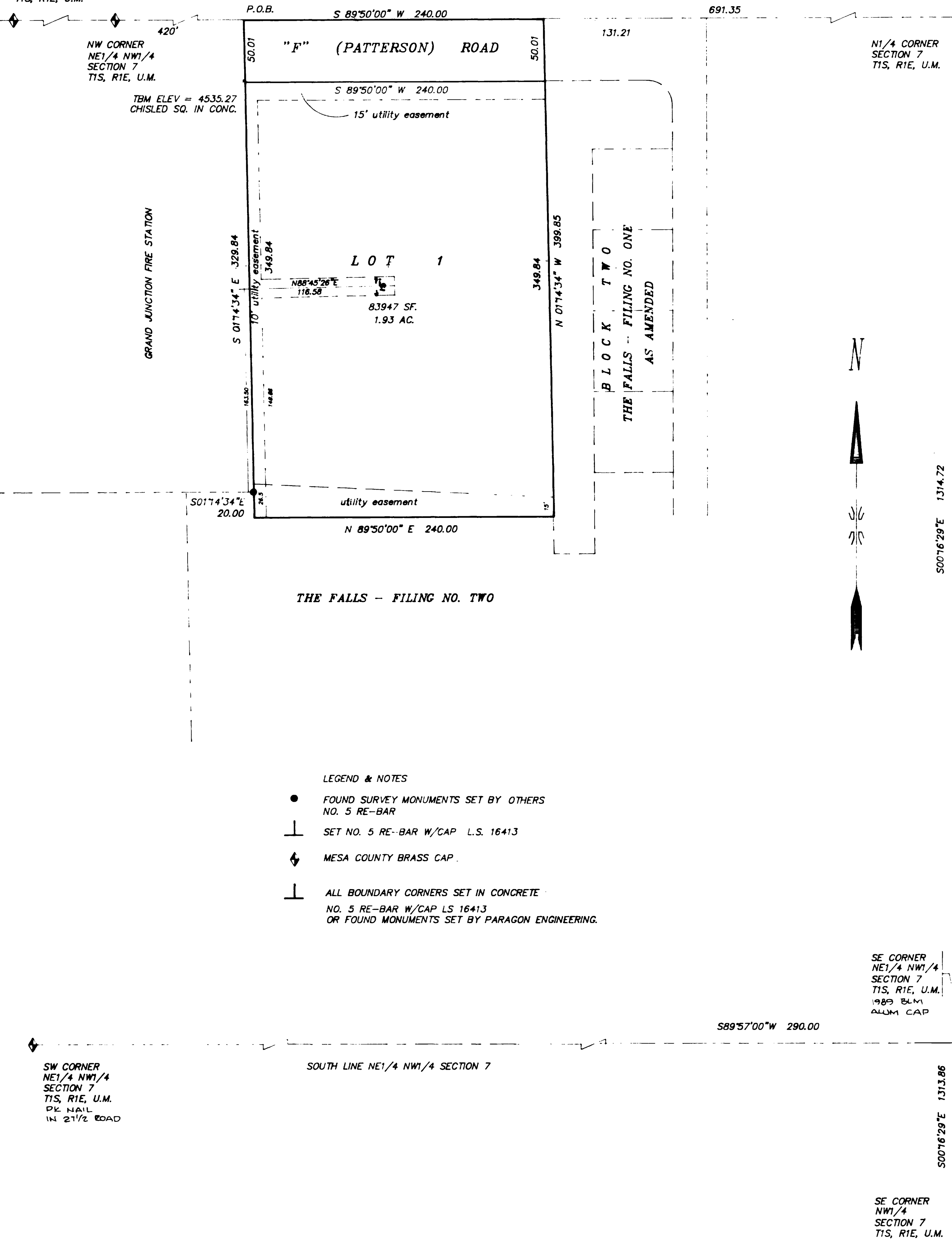


NW CORNER
SECTION 7
T1S, R1E, U.M.

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

HERITAGE HOMES - THE FALLS



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Heritage Elder Care, a Colorado Partnership, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1893 at Page 904 of the Mesa County Clerk and Records Office, and being situated in the NE1/4 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:

Beginning at a point being 420.00 feet N89°50'00"E of the Northwest Corner of the NE1/4 NW1/4, Section 7, Township 1 South, Range 1 East of the Ute Meridian, and considering the North line of the NE1/4 NW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian to bear S89°50'00"W and all bearings contained herein to be relative thereto; thence S01°14'34"E 399.85 feet; thence N89°50'00"E 240.00 feet; thence N01°14'34"W 399.85 feet to the North line of the NE1/4 NW1/4 Section 7; thence S89°50'00"W 240.00 feet to the point of beginning, containing 2.20 Acres as described; EXCEPTING THEREFROM any portion thereof lying within the lines of F Road, as described in Road Book 1, Page 182, EXCEPTING THEREFROM the North 50 feet for street and utility purposes as conveyed to the City of Grand Junction by instrument recorded September 15, 1960 in Book 1275 at Page 925, and re-recorded November 17, 1960 in Book 1285 at Page 123, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as THE FALLS ELDER CARE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does 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. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property with said THE FALLS FONTE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 3RD day of SEPTEMBER A.D., 1995

Walter Shing
Heritage Elder Care, A Colorado Partnership

My commission expires: _____
Notary Public
Address: 602 BRENTWOOD DRIVE, P.O.

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 3RD day of SEPT A.D., 1995 by Heritage Elder Care, a Colorado Partnership.

Nov 1, 1995

Max E. Morris
Notary Public
Address: 602 BRENTWOOD DRIVE, P.O.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:20 o'clock P M. this 23 day of FEBRUARY A.D., 1995 and is duly recorded in Plat Book No. 14, Page 47

RECEPTION # 1630246
DRAWER # 2-86

CITY APPROVAL

This plat of THE FALLS ELDER CARE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 23 day of February A.D. 1995.

Mark DeLeon
City Manager

James R. Turi
Director of Development

Larry Don Hester
Grand Junction City Engineer

Ken Halsey
Chairman, Grand Junction Planning Commission

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE FALLS ELDER CARE, 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, G.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 18413

9/21/92
Date

HERITAGE HOMES - THE FALLS REVISION 7/2/92

FINAL PLAT

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

FOR: HERITAGE ELDER CARE	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: DMM MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 4/27/92		ACAD ID: HERFALLF
		SHEET NO.
		FILE: 92087

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. 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.