

REPLAT LOTS 12, & 14 BLOCK TWO, THE FALLS-FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, JOHN A. SIEGFRIED 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 1815 at Pages 135, 136 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 additionally described as follows:

Lots 12, & 14 Block Two, The Falls - Filing No. Three, City of Grand Junction, County of Mesa, State of Colorado.

That said owner has caused the said real property to be laid out and surveyed as REPLAT LOTS 12, & 14 BLOCK TWO, THE FALLS - FILING NO. THREE, 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 within said REPLAT LOTS 11, 12, 14, & 15, BLOCK TWO, THE FALLS - FILING NO. THREE 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 County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 25<sup>TH</sup> day of AUGUST, A.D., 1993.

*John A. Siegfried*  
John A. Siegfried

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

The foregoing instrument was acknowledged before me this 25<sup>TH</sup> day of AUGUST, A.D., 1993 by John A. Siegfried

11/11/95

My commission expires:



*Michael W. Morris*  
Notary Public  
1018 COLO. AVE. GRAND JUNCTION, CO 81501  
Address

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 2:09 o'clock P. M. this 10 day of SEPTEMBER, A.D., 1993 and is duly recorded in Plat Book No. 14, Page 152

DRAWER # A430  
Reception # 1053349

CITY APPROVAL

This plat of REPLAT LOTS 12, & 14, BLOCK TWO, THE FALLS - FILING NO. THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 10 day of SEPTEMBER, A.D., 1993.

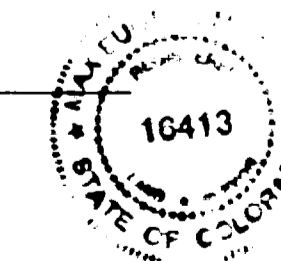
*Charles E. Cochran*  
City Manager

*John A. Siegfried*  
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT LOTS 12, & 14, BLOCK TWO, 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 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* 7/7/93  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413



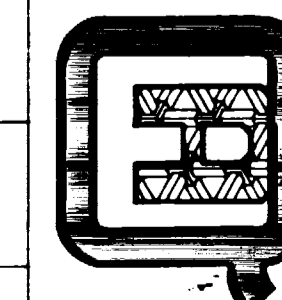
Date

LEGEND & NOTES

- BOUNDARY CORNERS SET IN CONCRETE
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ MESA COUNTY BRASS CAP

REPLAT LOTS 12, & 14 BLOCK TWO, THE FALLS-FILING NO. THREE

FINAL PLAT		
SITUATED IN NW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	JOHN SIEGFRIED	SURVEYED BY: DMM MF
SCALE:	1" = 50 FT	DRAWN BY: MEM
DATE:	1/2/92	ACAD ID: F3RFIN
		SHEET NO.
		FILE: 90304



Q.E.D. SURVEYING SYSTEMS Inc.  
1018 COLO. AVE.  
GRAND JUNCTION  
COLORADO 81501  
(303) 241-2370  
464-7568

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

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

"F" ROAD (PATTERSON)

N 89°50'00" E 1932.82

S 89°50'00" W 691.35

N 01°14'34" W 20.00

S 89°50'00" W 53.70

S 89°50'00" W 240.00

S 01°14'34" E 400.00

S 01°14'34" E 156.54

LOT 13

THE FALLS - FILING NO. THREE

THE FALLS - FILING NO. TWO

A=51.68  
R=993.50  
D=02°58'49"  
B=N22°15'24"E  
C=51.67  
T=25.85

A=31.98  
R=534.50  
D=03°25'43"  
B=N22°01'56"E  
C=31.98  
T=16.00

LOT 1  
AREA = 1.257 ACRES

Row To BE VACATED BK 1893 PG 899  
A=56.48  
R=37.50  
D=86°17'35"  
B=S32°20'50"W  
C=51.29  
T=35.15

A=66.85  
R=186.50  
D=20°32'12"  
B=S21°04'11"E  
C=66.49  
T=33.79

A=72.78  
R=213.50  
D=19°31'50"  
B=N21°40'29"W  
C=72.42  
T=36.74

AREA = 0.696 ACRES  
LOT 15  
THE FALLS  
FILING 3

GRAND FALLS DRIVE

AREA SUMMARY

LOTS = 1.257 ACRES

TOTAL = 1.257 ACRES

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.

ADDED ROW VACATION 9/8/93  
REMOVED EGMT. 8/19/93  
REVISED 2/19/92