

FALLS VILLAGE

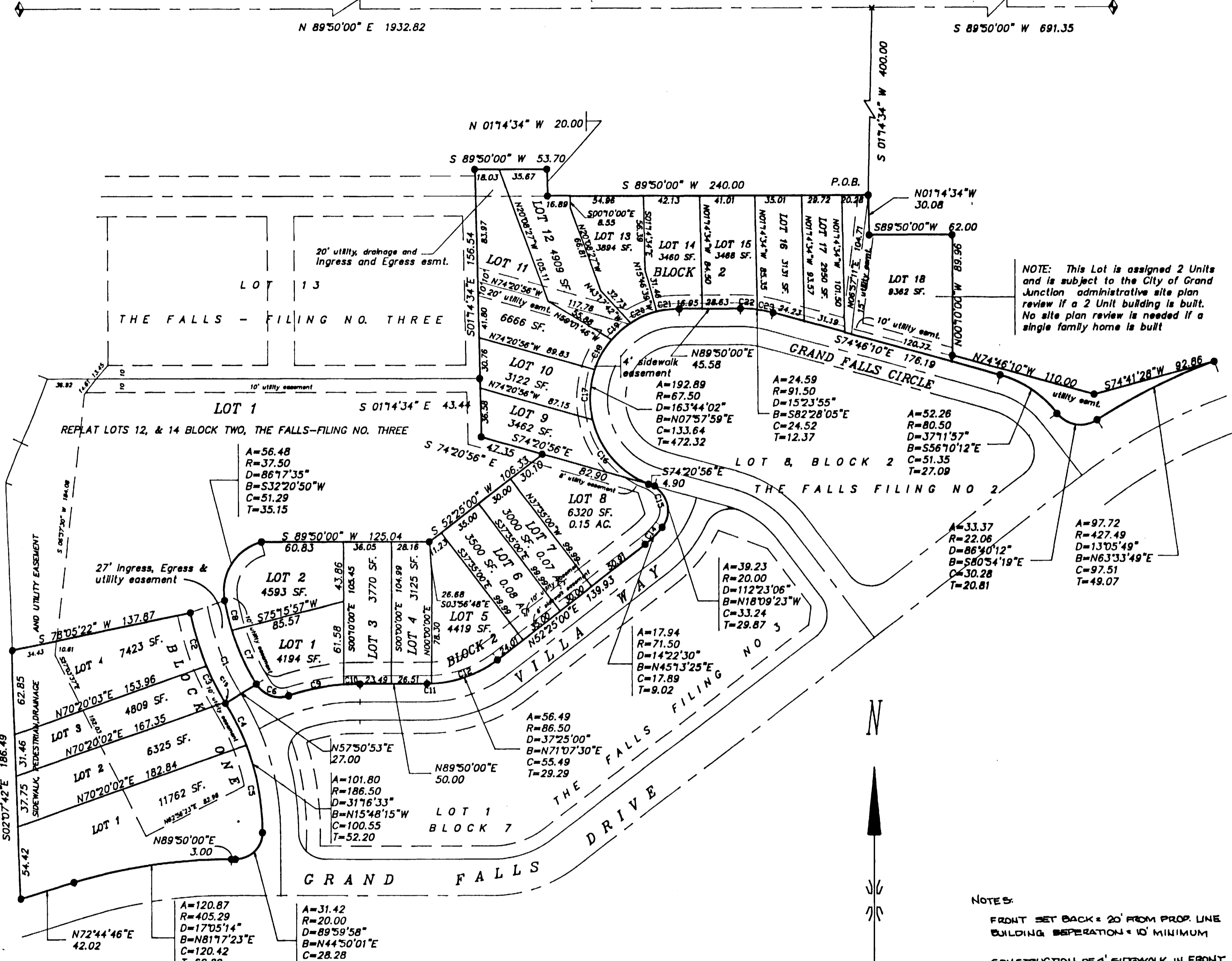
A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. TWO; AND LOTS 11 AND 15, BLOCK TWO, OF THE FALLS FILING NO. 3

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

"F" ROAD (PATTERSON)

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

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 and 136 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 additionally described as follows:

Lot 8, Block Two, The Falls - Filing No. Two; and Lots 11 and 15, 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 FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. TWO; AND LOTS 11 AND 15, BLOCK TWO, OF 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 real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Utility easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All Pedestrian/Sidewalk Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian.

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, 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.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 17th day of MAY A.D. 1995

John A. Siegfried
John A. Siegfried

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

The foregoing instrument was acknowledged before me this 17th day of MAY A.D. 1995 by John A. Siegfried

My commission expires: 11/11/95

Walter H. Howard
Notary Public
Address 1015 CO. 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 9:58 o'clock A.M. this 25 day of MAY A.D. 1995 and is duly recorded in Plat Book No. 17, Page 227-228

DRAWER # AA 93
Reception # 1683374

CITY APPROVAL

This plat of FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS - FILING NO. TWO; AND LOTS 11 AND 15, BLOCK TWO, OF 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 19th day of MAY A.D. 1995.

Shirley Cochran
City Manager

R.T. Mianillo
President of Council

NOTES:

FRONT SET BACK = 20' FROM PROP. LINE
BUILDING SEPARATION = 10' MINIMUM

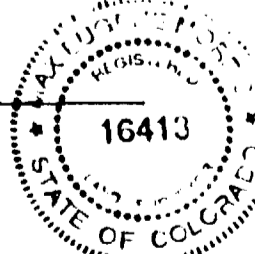
CONSTRUCTION OF 4' SIDEWALK IN FRONT OF LOTS 9 THRU 18 SHALL BE REQUIRED AT TIME OF BUILDING CONSTRUCTION BY THE OWNER OF EACH LOT.

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of FALLS VILLAGE, A REPLAT LOT 9, BLOCK TWO, THE FALLS - FILING NO. TWO; AND LOTS 11 AND 15, BLOCK TWO, OF 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
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

5/11/95 Date



AREA SUMMARY

LOTS = 2.51 ACRES = 100%

LEGEND & NOTES

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

NOTICE:

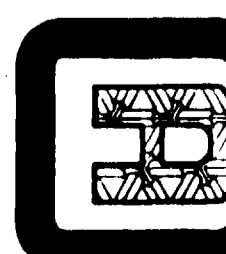
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES ADDED 5/16/94

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00	69.98	69.62	N21°24'59"W	20°02'50"	35.35
C2	213.50	41.42	41.35	N17°28'02"W	11°06'56"	20.78
C3	213.50	30.28	30.25	N27°05'16"W	08°07'33"	15.16
C4	186.50	35.21	35.16	S26°01'59"E	10°49'06"	17.66
C5	186.50	66.59	66.24	S10°23'42"E	20°27'27"	33.65
C6	20.00	27.37	25.88	S70°32'49"W	78°23'49"	16.31
C7	186.50	44.01	43.90	N24°34'42"W	13°31'10"	22.11
C8	186.50	22.84	22.83	N14°18'36"W	07°01'02"	11.43
C9	163.50	41.83	41.72	N78°12'17"E	14°39'35"	21.03
C10	163.50	12.27	12.26	N87°41'03"E	04°37'56"	6.14
C11	86.50	3.49	3.49	N88°40'43"E	02°18'34"	1.74
C12	86.50	53.00	52.18	N69°58'13"E	35°06'26"	27.36
C13	29.50	1.08	1.08	N39°17'43"W	00°11'21"	0.54
C14	71.50	17.94	17.89	S45°13'25"W	14°22'30"	9.02
C15	20.00	39.23	33.24	S18°09'23"E	112°23'06"	29.87
C16	67.50	71.59	68.29	N43°30'33"W	60°46'17"	39.58
C17	67.50	37.41	36.93	N02°44'45"E	31°45'15"	19.20
C18	67.50	26.18	26.02	N29°44'13"E	22°13'25"	13.26
C19	67.50	19.10	19.04	N48°57'22"E	16°12'53"	9.62
C20	67.50	21.29	21.21	N66°06'04"E	18°04'32"	10.74
C21	67.50	17.31	17.26	N82°29'10"E	14°41'40"	8.70
C22	91.50	12.43	12.42	S86°16'31"E	07°47'02"	6.22
C23	91.50	12.16	12.15	S78°34'34"E	07°36'53"	6.09

FALLS VILLAGE
A REPLAT OF LOT 9, BLOCK 2, THE FALLS FILING NO. TWO; AND LOTS 11 AND 15, BLOCK 2, OF THE FALLS FILING NO. 3

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	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	DRAWN BY: MEM
DATE: 5/4/94		ACAD ID: FVFIN
		SHEET NO. 1 of 2
		FILE: 94080.1