

NORTH GRANDEUR COURT SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Harry L. Jones, Dorthy L. Jones, Ptarmigan Investments Profit Sharing Plan 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 2094 at Page 472, Book 1894 at Page 478, Plat Book 12 at Pages 21-24 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 17 and 18, Block One and that part of Tract "A" of THE FALLS—FILING NO ONE AS AMENDED described as follows: Beginning at the Northeast corner of Lot 17, Block One, thence N00°16'30"W 20.00 feet thence S89°43'30"W 70.00 feet thence S00°16'30"E 20.00 feet to the NW corner of Lot 17, Block One thence N89°43'30"E 70.00 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as NORTH GRANDEUR COURT SUBDIVISION 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 23 day of April, A.D. 1996.

Harry L. Jones
Harry L. Jones
Dorthy L. Jones
Dorthy L. Jones
John A. Siegfried
John A. Siegfried, Ptarmigan Investment Profit Sharing Plan
Robert J. Jones
Robert J. Jones, President The Falls Home Owners Association

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

The foregoing instrument was acknowledged before me this 23 day of April, A.D. 1996 by Harry L. Jones, Dorthy L. Jones, Ptarmigan Investment Profit Sharing Plan and The Falls Home Owners Association.

My commission expires 6-2-98

William P. Butcher
Notary Public
Address Prospect Bank Colorado

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 1:26 o'clock PM this 2nd day of April, A.D. 1996, and is duly recorded in Plat Book No. 12, Page 65, DRAWING No. BB120.
Monika J. Clark Clerk & Recorder
Carol Zink Deputy Clerk
Received # 1751959 Fee \$102.92 S.C.

CITY APPROVAL

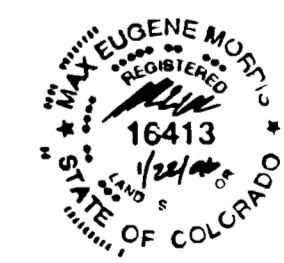
This plat of NORTH GRANDEUR COURT SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 1 day of April, A.D. 1996.

Shirley Cohen City Manager
Jim Morrison President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of NORTH GRANDEUR COURT SUBDIVISION, 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.

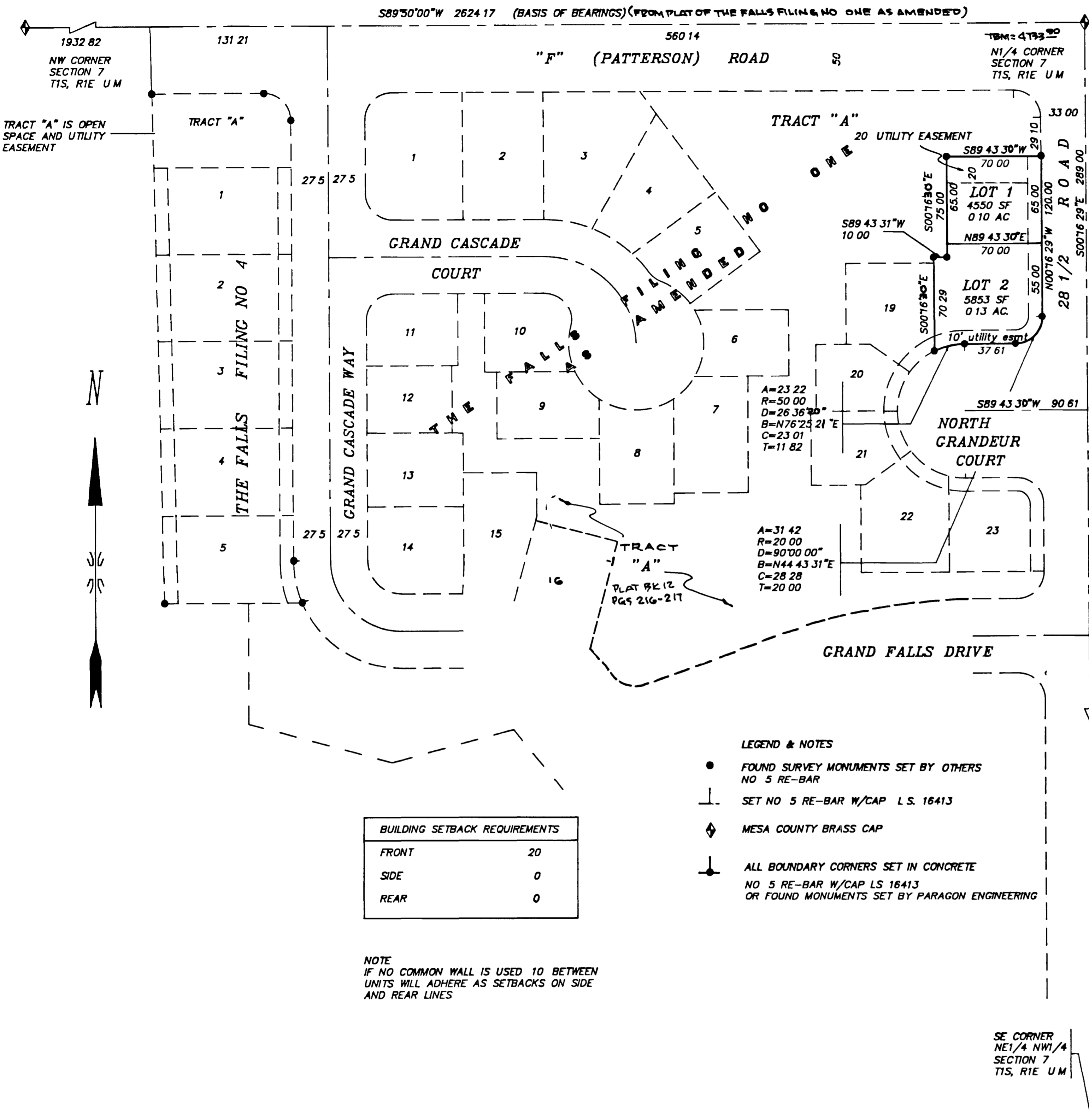
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor, L.S. 16413



1/23/96
Date

NORTH GRANDEUR COURT SUBDIVISION

FINAL PLAT		
SITUATED IN SECTION 7 TOWNSHIP 1 SOUTH RANGE 1 EAST UTE MERIDIAN		
FOR	JONES	SURVEYED BY DMM/MF
SCALE	1" = 50 FT	DRAWN BY MEM
DATE	1/2/96	ACAD ID NGCFIN
QED SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568		SHEET NO
		FILE 95282.1



FRONT	20
SIDE	0
REAR	0

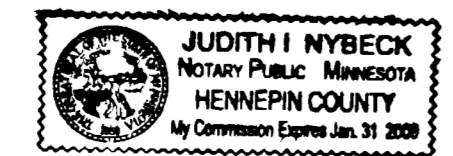
- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - ◆ MESA COUNTY BRASS CAP
 - ▲ ALL BOUNDARY CORNERS SET IN CONCRETE NO. 5 RE-BAR W/CAP L.S. 16413 OR FOUND MONUMENTS SET BY PARAGON ENGINEERING

NOTE: IF NO COMMON WALL IS USED 10 BETWEEN UNITS WILL ADHERE AS SETBACKS ON SIDE AND REAR LINES.

ENCUMBRANCE'S RATIFICATION AND APPROVAL
The undersigned financial institution holds a first deed of trust on the herein described real property and hereby ratifies and approves this plat of NORTH GRANDEUR COURT SUBDIVISION.

Northwest Mortgage, Inc. By: *[Signature]* Asst. Secretary

STATE OF ~~COLORADO~~ MINNESOTA }
COUNTY OF MESA } S.S.
The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 28th day of March, A.D. 1996 by Kathryn L. Revord Asst. Secretary of Northwest Mortgage, Inc.



Judith Nybeck
Notary Public

My commission expires