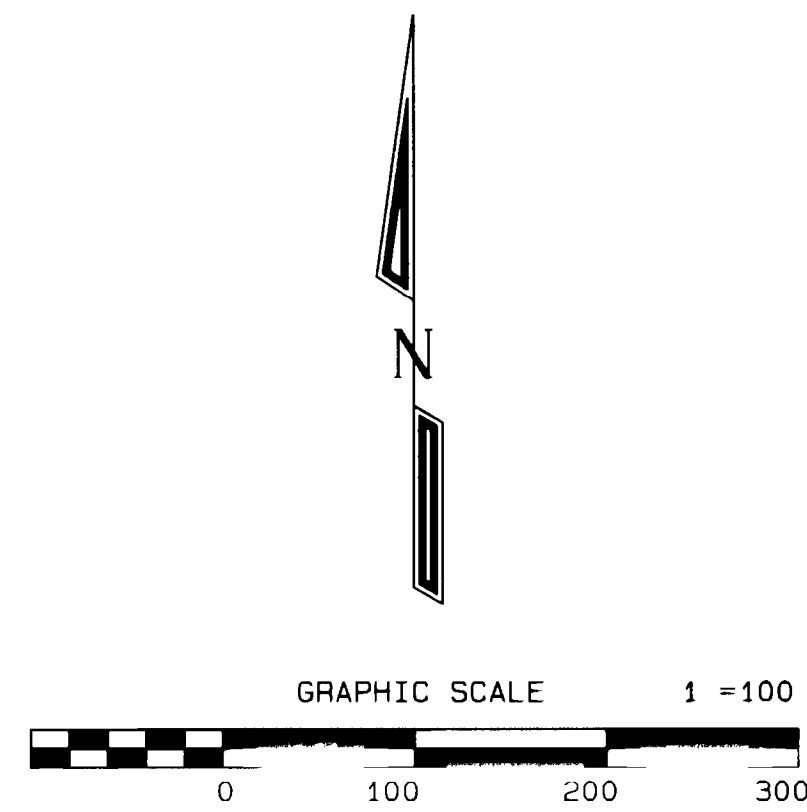
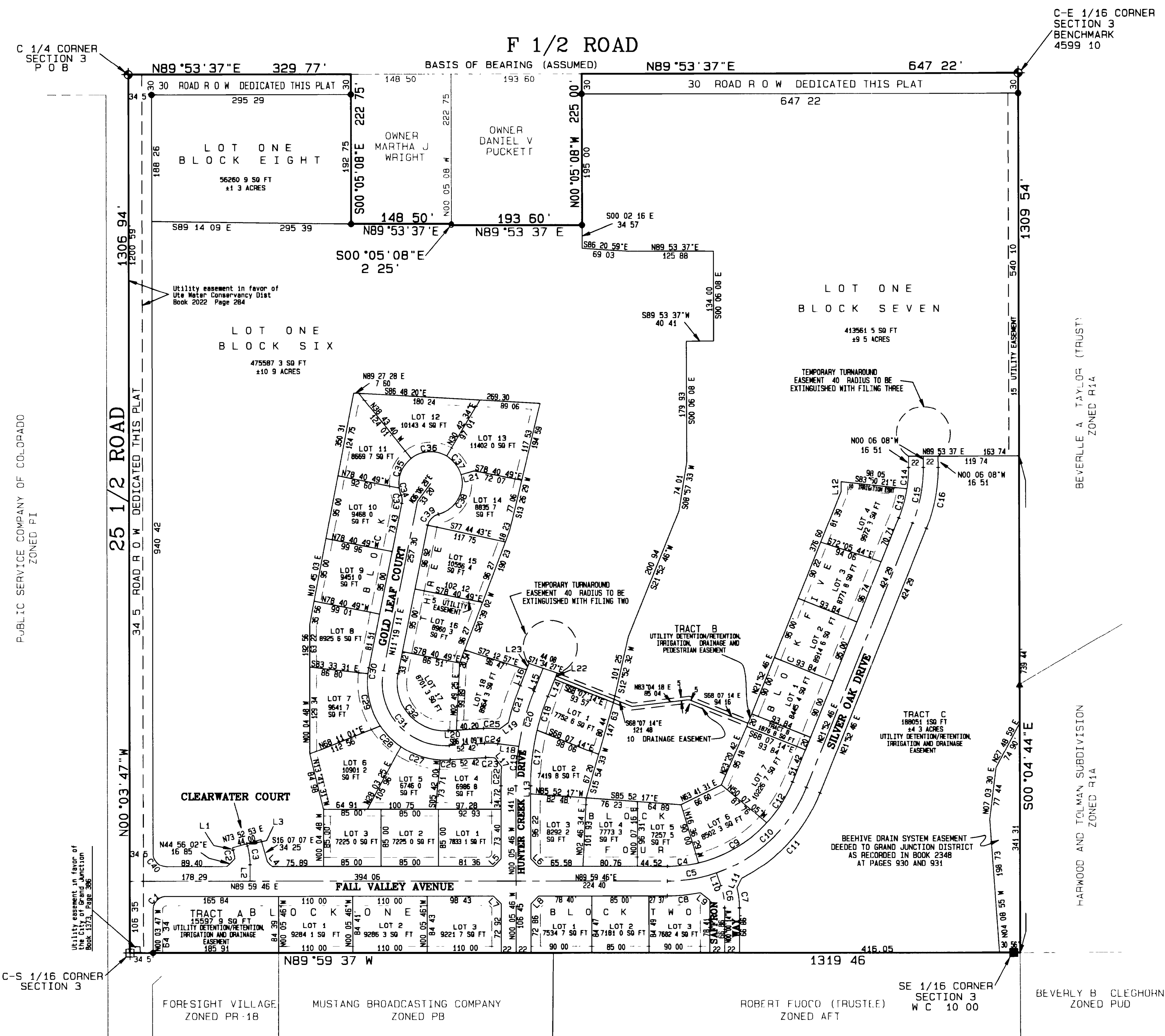


FALL VALLEY SUBDIVISION

FILING NO. ONE

LINE / CURVE TABLE

L/C	DELTA	RADIUS	TANGENT/ARC	CH BRG	CHORD
C1	90°03'33"	20.00	31.44	N44°57'59"E	28.30
C2	09°38'46"	78.00	13.13	S11°17'44"E	13.12
L1			3.45	N16°07'07"W	
L2			25.27	S00°04'48"E	
C3	16°02'19"	100.00	27.99	S08°05'58"E	27.90
L3			3.45	S16°07'07"E	
L4			10.51	S45°09'30"E	
L5			16.39	N44°57'00"E	
L6			16.35	S45°08'32"E	
L7			16.35	N45°08'32"W	
L8			16.39	N44°57'00"E	
C4	13°20'02"	200.00	46.54	S83°19'45"W	46.44
C5	19°05'53"	222.00	74.00	S80°26'49"W	73.66
L9			17.79	S51°40'41"E	
L10			20.27	N19°06'07"W	
C6	19°05'53"	100.00	33.33	S09°33'11"E	33.18
L11			15.96	S25°56'39"W	
C7	14°01'21"	122.00	29.86	S07°00'54"E	29.78
C8	11°32'29"	244.00	49.15	S84°13'32"W	49.07
C9	34°09'51"	200.00	119.26	N59°34'49"E	117.50
C10	49°01'06"	222.00	189.93	S46°23'19"W	184.19
C11	41°17'20"	244.00	175.83	S42°31'27"W	172.05
C12	20°37'07"	200.00	71.97	S32°11'20"W	71.59
C13	12°50'48"	200.00	44.84	S15°27'22"W	44.75
C14	09°08'05"	200.00	31.89	S04°27'55"W	31.85
C15	21°58'54"	222.00	85.17	N10°53'19"W	84.65
C16	21°58'54"	244.00	93.61	S10°53'19"W	93.04
L12			14.83	N00°05'08"W	
L13			12.04	N00°05'46"W	
C17	13°30'37"	356.00	83.94	S06°39'33"W	83.75
C18	08°27'55"	356.00	52.60	N17°38'49"E	52.55
L14			27.59	N21°52'46"E	
C19	09°00'40"	378.00	59.45	S04°24'34"W	59.39
C20	12°57'52"	378.00	85.53	S15°23'50"W	85.35
L15			36.27	S21°52'46"W	
C21	08°16'51"	400.00	57.81	N17°44'21"E	57.76
L16			24.94	N21°52'46"E	
C22	04°07'53"	400.00	28.84	N01°58'11"E	28.84
C23	10°15'12"	78.00	13.96	S88°38'15"E	13.94
L17			16.33	S37°38'44"E	
L18			31.51	S82°27'20"E	
C24	11°18'31"	100.00	19.74	S88°06'36"E	19.71
C25	11°18'31"	122.00	24.08	S88°06'36"E	24.04
L19			16.11	N53°46'01"E	
C26	07°19'01"	115.00	14.69	S89°53'39"W	14.68
L20			12.22	N86°14'09"E	
C27	31°04'50"	115.00	62.38	N70°54'25"W	61.62
C28	21°42'29"	115.00	43.57	S44°30'46"E	43.31
C29	40°40'05"	115.00	81.63	N13°19'29"W	79.92
C30	04°18'37"	115.00	8.65	S09°09'52"W	8.65
C31	105°05'02"	93.00	170.57	S41°13'20"E	147.65
C32	105°05'02"	71.00	130.22	N41°13'20"W	112.72
C33	32°55'20"	22.00	12.64	S05°08'29"E	12.47
C34	13°06'30"	47.00	10.75	N15°02'55"W	10.73
C35	60°39'38"	47.00	49.76	N21°50'09"E	47.47
C36	68°32'36"	47.00	56.23	N86°26'16"E	52.93
C37	43°07'35"	47.00	35.38	S37°43'38"E	34.55
C38	91°38'16"	47.00	75.17	N29°39'17"E	67.41
C39	64°09'14"	22.00	24.63	N43°23'48"E	23.37
L21			20.13	N73°50'09"E	
C40	89°56'27"	20.00	31.40	N45°02'01"W	28.27
L22			10.00	N21°52'46"E	
L23			10.00	S21°52'46"W	



- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
 - ⊕ FOUND B L M 3 1/4 ALUMINUM MONUMENT
 - FOUND 3 1/4 ALUMINUM MONUMENT STAMPED JOHNSON L S 16835
 - FOUND #5 REBAR W/ PLASTIC CAP MARKED NHPQ L S 2682
 - SET #5 REBAR W/ 2 ALUMINUM CAP STAMPED D H SURVEYS INC PLS 24306
 - ▲ FOUND #5 REBAR W/ PLASTIC CAP MARKED QED L S 23877
- NOTE: ALL EXTERIOR BOUNDARY CORNER MONUMENTS ARE SET IN CONCRETE

LAND USE SUMMARY

TOTAL AREA	±37.87 ACRES	100%
TOTAL LOT AREA	±28.63 ACRES	76.0%
TOTAL ROAD R O W	±4.51 ACRES	11.5%
OPEN SPACE AREA	±4.73 ACRES	12.5%
TOTAL NO OF LOTS	35	

BUILDING SETBACKS

FRONT YARD	= 15 FT
SIDE YARD	= 10 FT
REAR YARD	= 20 FT
GARAGE FRONT	= 20 FT
MAXIMUM BUILDING HEIGHT	= 32 FT

NOTE: SEE SHEET 3 OF 3 BLOCK ONE THROUGH BLOCK FIVE AT A SCALE OF 1 INCH = 50 FEET

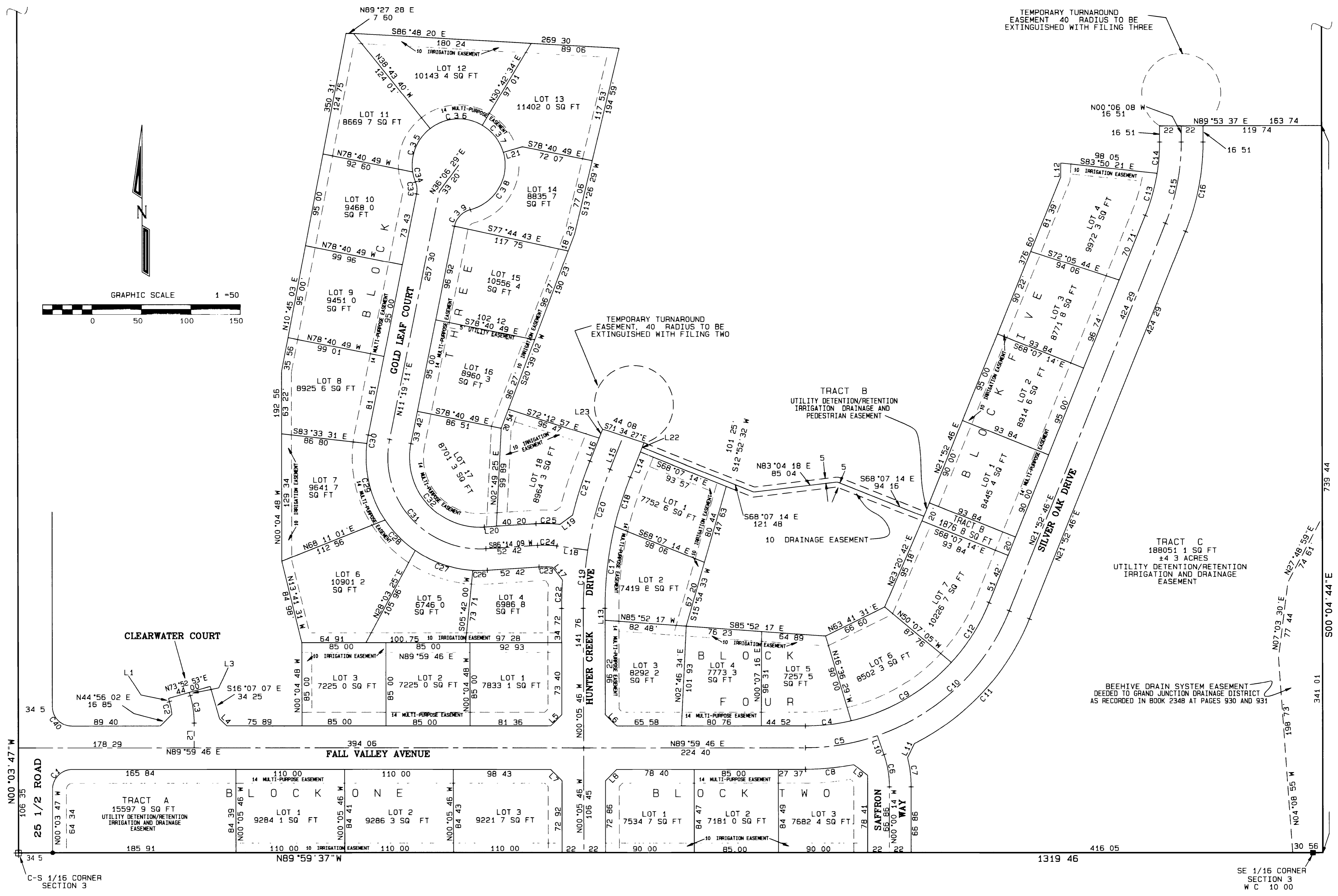
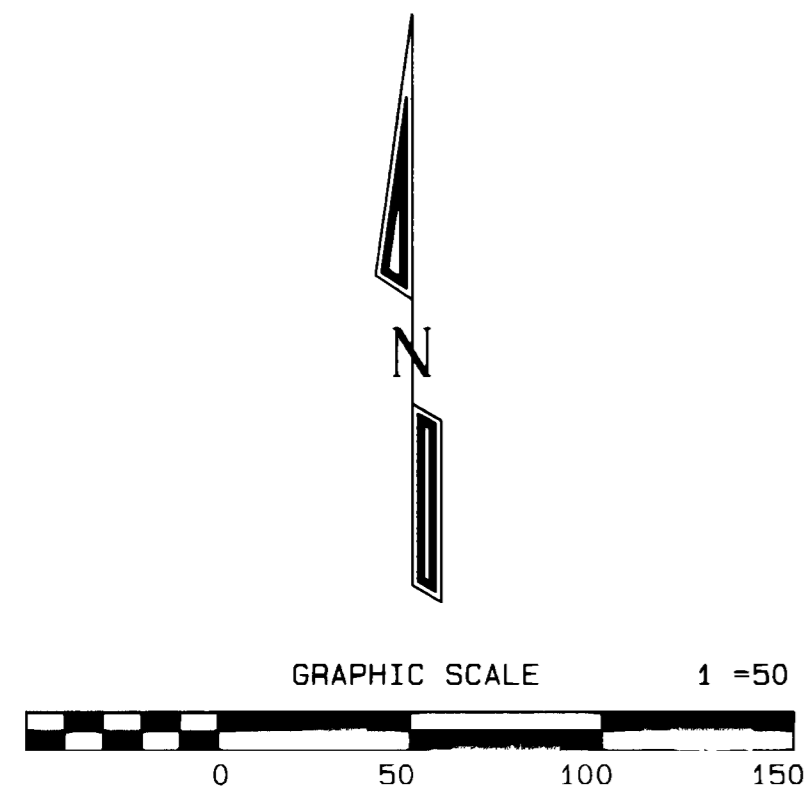
SURVEYOR'S CERTIFICATE ON SHEET 1 OF 3

FALL VALLEY SUBDIVISION
FILING NO. ONE
 LOCATED IN THE
 NW 1/4 SE 1/4 SECTION 3, T1 S, R1 W UTE M

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO
 (970) 245-8749

Designed By S L H	Checked By M W D	Job No 198-96-14
Drawn By TMODEL	Date SEPTEMBER, 1997	Sheet 2 OF 3

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.



FALL VALLEY SUBDIVISION

FILING NO. ONE

BLOCKS ONE THROUGH FIVE

NOTE SHEET 3 OF 3 IS A BLOWUP OF BLOCKS ONE THROUGH FIVE AS REQUESTED BY THE CITY OF GRAND JUNCTION SEE SHEET 2 OF 3 FOR ALL OF FILING ONE LINE/CURVE TABLE AND LEGEND

SURVEYOR'S CERTIFICATE ON SHEET 1 OF 3		
FALL VALLEY SUBDIVISION		
FILING NO. ONE		
LOCATED IN THE		
NW 1/4 SE 1/4 SECTION 3, T1 S,R.1 W UTE M		
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