FALL VALLEY SUBDIVISION FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned John Davis is the owner of that real property as described in Book 2282 at Page 349 and Book 2299 at Page 743 of the records of the Mesa County Clerk and Recorder situated in the NW 1/4 SE 1/4 of Section 3 Township 1 South Range 1 West of the Ute Meridian Mesa County Colorado being more particularly described as follows

Beginning at a found Mesa County survey marker for the C 1/4 corner of said Section 3 the basis of bearing being NB9 53 37 E along the north line of said NW 1/4 SE 1/4 to the C-E 1/16 corner also being a found Mesa County survey marker thence NB9 53 37 E a distance of 329 77 feet,

thence NB9 53 37 E a distance of 329 77 feet, thence S00 05 08 E a distance of 222 75 feet thence NB9 53 37 E a distance of 148 50 feet thence S00 05 08 E a distance of 2 25 feet

thence NB9°53 37 E a distance of 193 60 feet thence N00°05 08 W a distance of 225 00 feet to a point on the north line of said

NW 1/4 SE 1/4
thence NB9 '53 37 E a distance of 647 22 feet to said C-E 1/16 corner
thence S00 '04 44 E a distance of 1309 54 feet to the SE 1/16 corner of said Section 3
thence NB9 '59 37 W a distance of 1319 46 feet to the C-S 1/16 corner of said Section 3
thence N00 03 47 W a distance of 1306 94 feet to the point of beginning
Said parcel contains 37 B7 acres more or less

That said owner has caused the said real property to be laid out and surveyed as FALL VALLEY SUBDIVISION FILING NO 1 a subdivision of a part of the 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 to the City of Grand Junction for the use of the

public forever
Tracts A B and C to the owners (Property / Homeowners Association)
of lots and tracts hereby platted for the purpose of open space

All Utility Easements to the City of Grand Junction for the use of 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 and telephone lines

All Multi-Purpose Easements to the City of Grand Junction for the use of 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 street trees and grade structures

All Irrigation Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems

maintenance and repair of private irrigation systems

All Drainage Easements to the owners (Property / Homeowners Association) of the 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 Detention / Retention Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted for the purpose of conveying and detaining / retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from unstream areas

runoff from upstream areas
All Pedestrian Easements to the City of Grand Junction as perpetual easements for

ingress and egress use by the general public pedestrian
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 and in Drainage and Detention / Retention easements the right to dredge provide 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 shall not burden nor overburden said easements by erecting of placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 15 day of ______ 1997

John Davis

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of September 1997 by John Davis

My commission expires September 20, 1997

withess my name and official seaf __

Address 250 1. 5th St Grand Jet, Co

CITY APPROVAL

This plat of FALL VALLEY SUBDIVISION FILING 1 a subdivision of the City of Grand Junction County of Mesa State of Colorado is approved and accepted on the 1900 day of 1997

Marhtachen
City Manager

City Mayor

City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1.08 o clock M this 30th day of September A D 1997 and is duly recorded in Plat Book No 16. Page 5.6.7 Fee\$ 30.00 + 1.00 Drawer No 00126

Reception No 1815049

Monuka Toolo
Clerk and Recorder

Fathy Wor

SURVEYOR'S CERTIFICATE

I Steven L Hagedorn do hereby certify that the accompanying plat of FALL VALLEY SUBDIVISION FILING NO ONE a subdivision of a part of the City of Grand Junction County of Mesa has been prepared under my direct supervision and accurately represents a field survey of the same Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

Steven 9 Hagedorn P K S 2430

Designed By S L H

9-15-97 Date

FALL VALLEY SUBDIVISION
FILING NO. ONE
LOCATED IN THE

NW 1/4 SE 1/4 SECTION 3, T1 S,R1 W UTE M

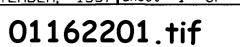
D H SURVEYS INC.

118 OURAY AVE - GRAND JUNCTION, CO

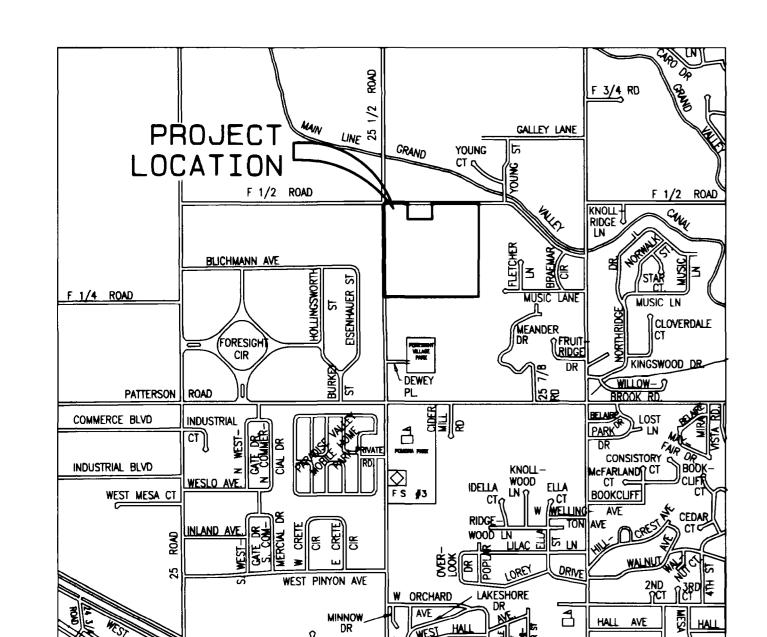
Checked By M W D

(970) 245-8749

Drawn By TMODEL Date SEPTEMBER, 1997 Sheet 1 OF



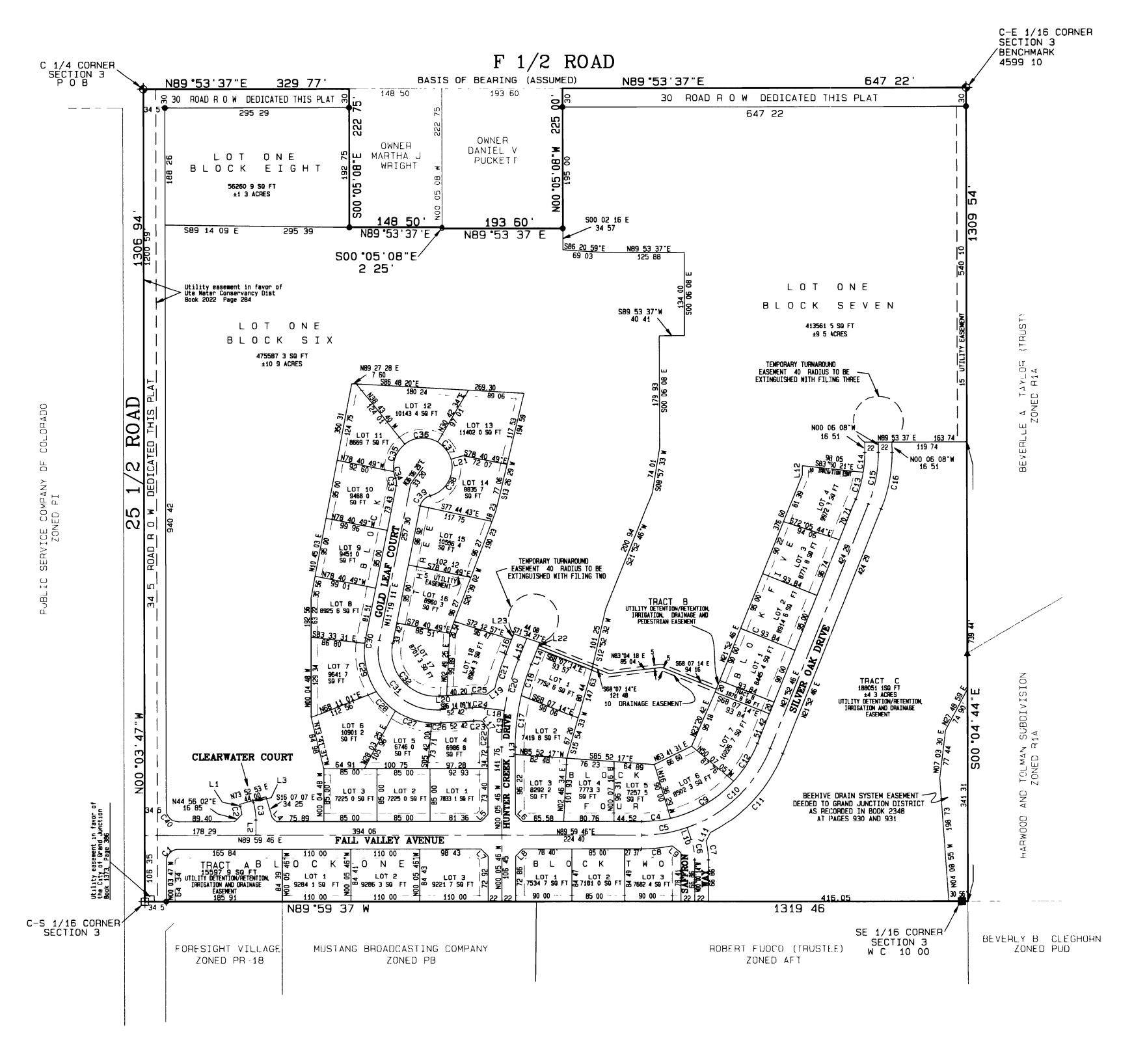
Job No 198-96-14



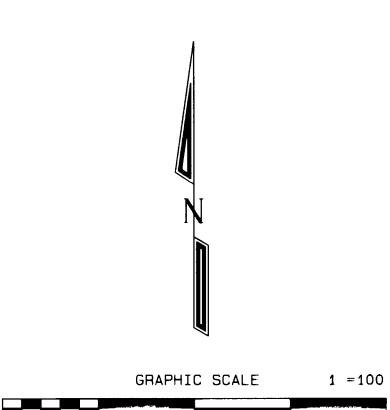
VICINITY MAP

FALL VALLEY SUBDIVISION FILING NO. ONE





		!	/ CORVE 17		
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	
С3	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	545 08 32 E	
L7			16 35	N45 *08 32 W	
LB	42.00.00	200 00	16 39	N44 *57 00 E	46 44
C4	13 20 02 19 05 53	555 00 500 00	46 54 74 00	S83 19 45 W S80 26 49 W	46 44 73 66
	19 05 55	222 UU	17 79	S51 40 41 E	/3 00
L10			20 27	N19 *06 07 W	
C6	19 05 53	100 00	33 33	S09 33 11 E	33 18
L11	13 03 33	100 00	15 96	S25 *56 39 W	33 13
C7	14 01 21	122 00	29 86	S07 *00 54 E	29 78
CB	11 32 29	244 00	49 15	S84 13 32 W	49 07
<u>C9</u>	34 09 51	500 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	532 11 20 W	71 59
C13	12 50 48	200 00	44 84	S15 27 22 W	44 75
C14	09 08 06	200 00	31 89	S04 27 55 W	31 85
C15	21 58 54	222 00	85 17	N10 53 19 E	84 65
C16	21 *58 54	244 00	93 61	S10 53 19 W	93 04
L12			14 83	N00 05 08 W	
L13	10.00.07	252.00	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 27 59	N17 38 49 E N21 52 46 E	52 55
L14 C19	09 00 40	378 00	59 45	S04 24 34 W	59 39
C20	12 57 52	378 00 378 00	85 53	S15 23 50 W	85 35
L 15	1E 37 JE	370 00	36 27	S21 52 46 W	00 00
C21	08 *16 51	400 00	57 81	N17 '44 21 E	57 76
L16	00 10 01	100 00	24 94	N21 52 46 E	<u> </u>
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	588 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	54.54.=-	44= 4=	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	B1 63	N13 19 29 W 509 09 52 W	79 92 8 65
C30	04 18 37 105 05 02	115 00 93 00	8 65 170 57	S41 *13 20 E	<u>8 65</u> 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 3B	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	54 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
			10 00	N21 52 46 E	
L22			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 GED L S 23877 NOTE ALL EXTERIOR BOUNDARY CORNER MONUMENTS ARE SET IN CONCRETE

LAND USE SUMMARY

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

TOTAL AREA TOTAL LOT AREA ±37 87 ACRES 100% ±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 = 10 FT SIDE YARD REAR YARD = 20 FT GARAGE FRONT = 20 FT MAXIMUN BUILDING HEIGHT = 32 FT

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

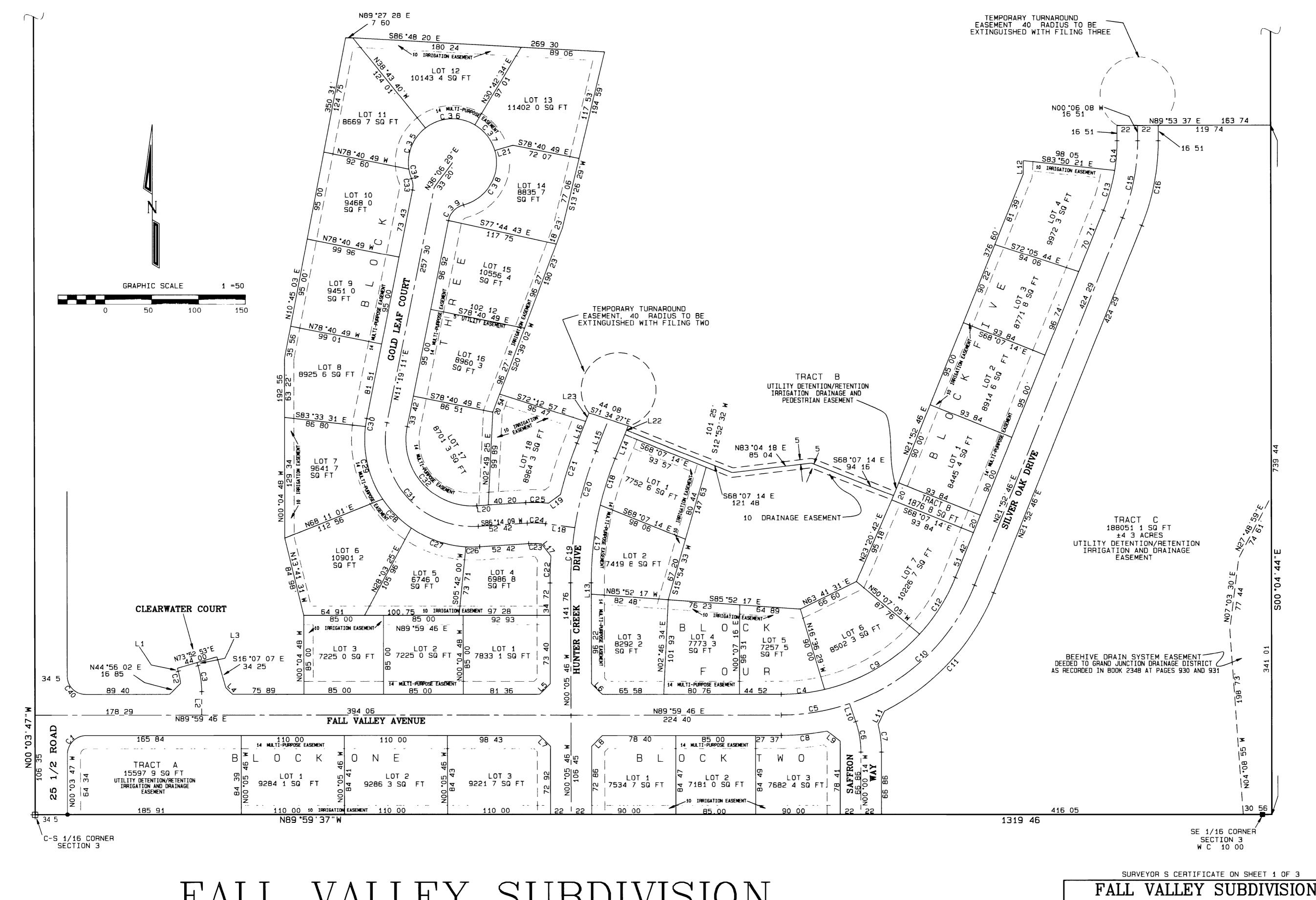
Job No 198-96-14 Designed By S L H Checked By M W D

(970) 245-8749

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

Date SEPTEMBER, 1997 Sheet 2 OF 3

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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

FALL VALLEY SUBDIVISION

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

D H SURVEYS INC. 118 OURAY AVE. - GRAND JUNCTION, CO.

(970) 245-8749 Job No 198-96-14 Designed By S L H Checked By M W D

Date SEPTEMBER 1997 Sheet 3 OF 3