

# FALL VALLEY SUBDIVISION FILING NO. TWO

## A REPLAT OF LOT ONE, BLOCK SIX, AND LOT ONE, BLOCK SEVEN FALL VALLEY SUBDIVISION FILING NO. ONE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, SONSHINE CONSTRUCTION DEVELOPMENT LLC, is the owner of that real property as recorded in Plat Book 16 at Pages 5 and 6 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:

Lot One, Block Six, and Lot One, Block Seven, Fall Valley Subdivision, Filing No. One. Said parcels contains 20.41 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. TWO, 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 D and E 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;

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 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 23 day of MARCH 1998.

SONSHINE CONSTRUCTION DEVELOPMENT, LLC  
By: SUNDANCE PROPERTY LEASING, INC., Manager

By: Lloyd J. Davis Jr.  
Lloyd J. Davis Jr., Manager

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of March 1998, by Lloyd J. Davis Jr.

My commission expires Sept. 20, 2001  
Witness my hand and official seal Gronda S. Edwards  
Notary Public

Address 250 N. 5th St. Grand Junction, CO 81501

### LEINHOLDER APPROVAL

A AND G PARTNERSHIP

By: Alan Parkerson  
Alan Parkerson, Partner

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of MARCH, 1998, by Alan Parkerson

My commission expires 2-18-00  
Witness my hand and official seal Charles W. Rosedahl  
Notary Public

Address 217 BROADWAY, GRAND JUNCTION, CO. 81503

### CITY APPROVAL

This plat of FALL VALLEY SUBDIVISION FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 6<sup>th</sup> day of April 1998.

Mark Deben  
City Manager

Janet Z. Terry  
City Mayor

### CLERK AND RECORDERS CERTIFICATE

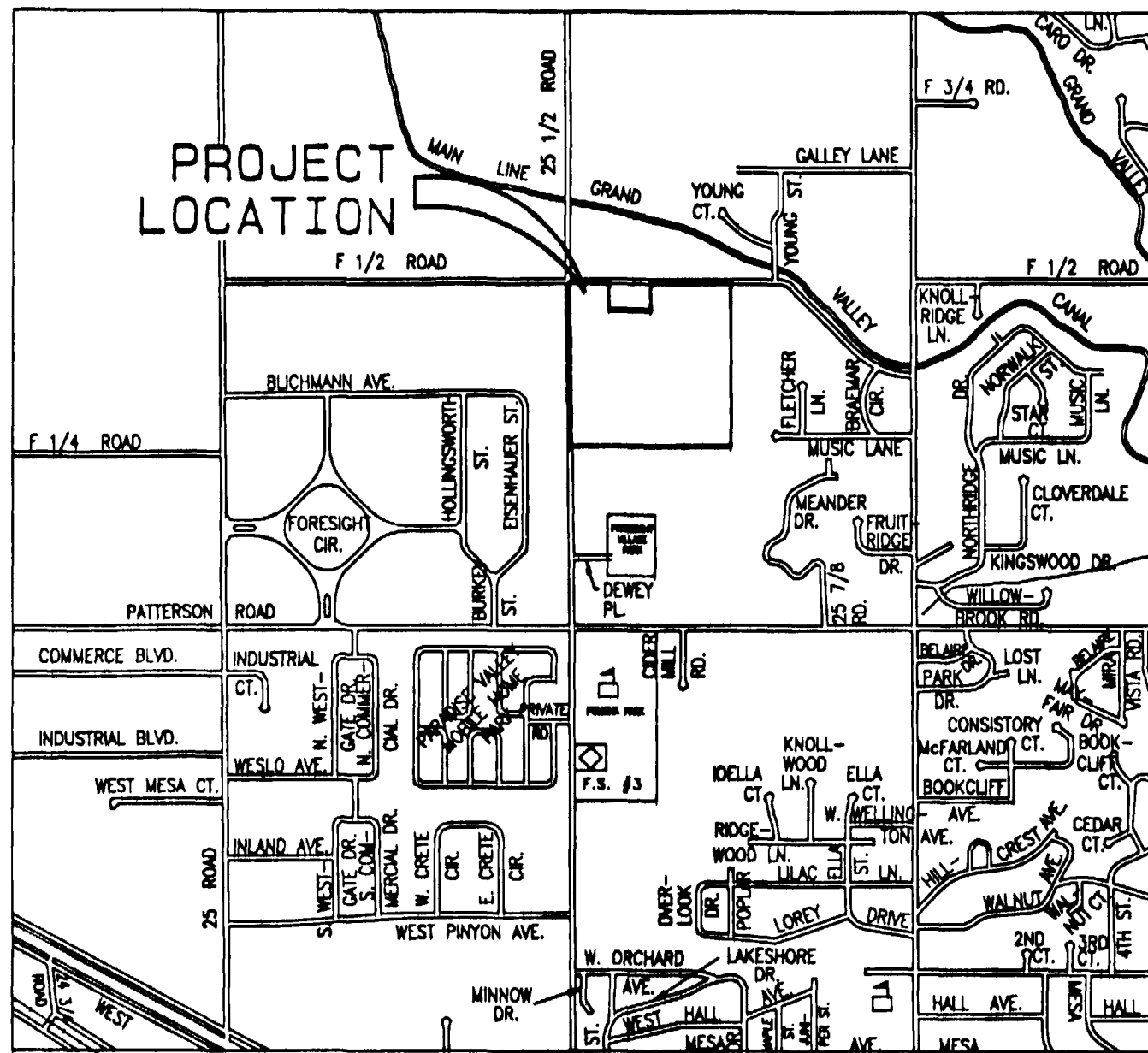
STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 11:36 o'clock A.M. this 10 day of APRIL A.D., 1998, and is duly recorded in Plat Book No. 16, Page 157, Fees         , Drawer No. FF49

Reception No. 1841698

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy



VICINITY MAP

### SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of FALL VALLEY SUBDIVISION, FILING NO. TWO, 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 L. Hagedorn  
State of Colorado, P.L.S. 24306  
Date 3-19-1998  
Professional Land Surveyor No. 24306

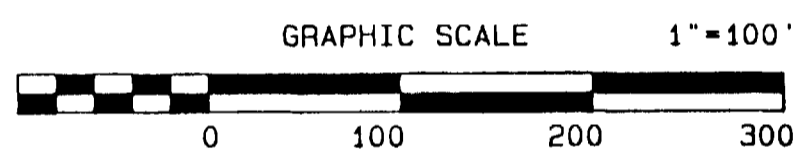
FALL VALLEY SUBDIVISION FILING NO. TWO  
A REPLAT OF LOT ONE, BLOCK SIX, AND LOT ONE,  
BLOCK SEVEN, FALL VALLEY SUB. FILING NO. ONE  
LOCATED IN THE  
NW 1/4 SE 1/4 SECTION 3, T.1 S.1 W. UTE M.  
D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 198-97-25
Drawn By THODEL	Date MARCH, 1998	Sheet 1 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. TWO

A REPLAT OF LOT ONE, BLOCK SIX, AND LOT ONE, BLOCK SEVEN  
FALL VALLEY SUBDIVISION FILING NO. ONE



**NOTES**

- SEE SHEET 1 OF 3 FOR SURVEYOR'S CERTIFICATE
- SEE SHEET 3 OF 3 FOR LINE/CURVE TABLE AND LEGEND
- SEE SHEET 3 OF 3 FOR BLOCKS ONE THROUGH FIVE AT 1" = 50'

**FALL VALLEY SUBDIVISION FILING NO. TWO**  
 A REPLAT OF LOT ONE, BLOCK SIX, AND LOT ONE,  
 BLOCK SEVEN, FALL VALLEY SUB. FILING NO. ONE  
 LOCATED IN THE  
 NW 1/4 SE 1/4 SECTION 3, T.1 S., R.1 W. UTE M.  
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Designed By S.L.H.	Checked By M.W.D.	Job No. 198-97-25
Drawn By TMODEL	Date MARCH, 1998	Sheet 2 OF 3

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# FALL VALLEY SUBDIVISION FILING NO. TWO

## A REPLAT OF LOT ONE BLOCK SIX, AND LOT ONE BLOCK SEVEN FALL VALLEY SUBDIVISION, FILING NO. ONE

LINE/CURVE TABLE

L/C	DELTA	RADIUS	ARC/TANGENT	CHORD BEARING	CHORD
C1	89°56'27"	20.00'	31.40'	S45°02'01"E	28.27'
L1				S45°02'01"E	16.85'
C2	09°38'46"	78.00'	13.13'	S11°47'44"E	13.12'
L2				S11°47'44"E	3.45'
L3				N16°07'07"W	44.00'
L4				N73°52'53"E	34.25'
L5				S16°07'07"E	10.51'
L6				S45°09'30"E	15.43'
C3	02°44'47"	322.00'	15.43'	S14°44'44"E	15.43'
C4	13°17'32"	322.00'	74.70'	S06°43'34"E	74.53'
C5	16°02'19"	300.00'	83.98'	S08°05'58"E	83.70'
C6	00°34'53"	278.00'	2.82'	N15°49'41"W	2.82'
C7	15°27'26"	278.00'	75.00'	S07°48'31"E	74.77'
C8	06°47'14"	372.00'	44.07'	S03°18'49"W	44.04'
C9	06°47'14"	350.00'	41.46'	N03°18'49"E	41.44'
C10	06°47'14"	328.00'	38.85'	N03°18'49"E	38.83'
C11	26°05'09"	20.00'	9.11'	S06°20'09"E	9.03'
C12	25°05'41"	20.00'	8.76'	S31°55'34"E	8.69'
C13	72°04'12"	47.00'	59.12'	S08°26'19"E	55.30'
C14	28°01'20"	47.00'	22.99'	S41°36'27"W	22.76'
C15	77°11'47"	47.00'	63.32'	S85°46'59"E	58.64'
C16	25°21'16"	47.00'	20.80'	N34°30'27"W	20.63'
C17	70°58'20"	47.00'	58.22'	N13°39'21"E	54.57'
C18	08°44'46"	47.00'	7.17'	N53°30'54"E	7.17'
C19	51°10'51"	20.00'	17.87'	N32°17'51"E	17.28'
L6				N67°42'00"E	19.61'
L7				S67°30'14"E	19.28'
C20	03°16'28"	322.00'	18.40'	S88°26'34"E	18.40'
C21	03°16'28"	300.00'	17.14'	S88°26'34"E	17.14'
C22	03°16'28"	278.00'	15.89'	S88°26'34"E	15.88'
C23	03°18'02"	278.00'	16.01'	S88°27'22"E	16.01'
C24	03°18'02"	300.00'	17.28'	S88°27'22"E	17.28'
C25	03°17'47"	300.00'	17.26'	S01°32'46"W	17.26'
L8				S41°44'37"E	16.29'
L9				N44°57'00"E	16.41'
C26	11°42'48"	400.00'	81.77'	S05°45'16"W	81.63'
C27	10°16'06"	400.00'	71.69'	S16°44'43"W	71.59'
C28	21°58'54"	422.00'	161.90'	S10°53'19"W	160.91'
C29	03°24'01"	444.00'	26.35'	S01°35'52"W	26.34'
C30	10°22'15"	444.00'	80.37'	S08°29'00"W	80.26'
C31	08°12'39"	444.00'	63.63'	S17°46'27"W	63.57'
L10				N21°52'46"E	10.00'
L11				S71°34'27"E	44.08'
L12				S21°52'46"E	10.00'
C32	79°13'22"	14.50'	20.05'	S61°29'27"W	18.49'
C33	95°37'57"	47.00'	78.45'	S53°17'10"W	69.65'
C34	09°08'06"	200.00'	31.89'	S04°27'55"W	31.85'

LAND USE SUMMARY

TOTAL AREA	±20.41 ACRES	100%
TOTAL LOT AREA	±18.09 ACRES	88.6%
TOTAL ROAD R.O.W.	±2.01 ACRES	9.9%
OPEN SPACE AREA	±0.31 ACRES	1.5%

TOTAL NO. OF LOTS 44

BUILDING SETBACKS

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

ACCESSORY STRUCTURE SETBACKS

- SIDE YARD = 3 FT. (ON REAR HALF OF PARCEL)
- REAR YARD = 10 FT.

NOTE: NO ACCESS WILL BE ALLOWED FROM 25 1/2 ROAD TO THE LOTS ABUTTING 25 1/2 ROAD.

BASIS OF BEARING STATEMENT: The assumed basis of bearing is N89°53'37"E, between the Center 1/4 corner and the C-E 1/16th corner of Section 3, both being Mesa County Survey Markers.

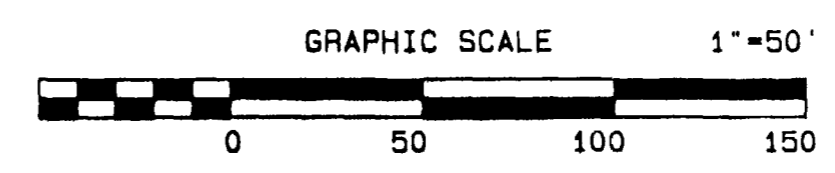
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Designed By S.L.H.	Checked By M.W.D.	Job No. 198-97-25
Drawn By TMODEL	Date MARCH, 1998	Sheet 3 OF 3



NOTE: SEE SHEET 2 OF 3 FOR ALL OF FILING TWO.



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- ⊕ FOUND B.L.M. 3 1/4" ALUMINUM MONUMENT
- FOUND #5 REBAR W/ PLASTIC CAP MARKED "NHQP L.S. 2682"
- SET #5 REBAR W/ 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. PLS 24306"

NOTE: ALL EXTERIOR BOUNDARY CORNER MONUMENTS ARE SET IN CONCRETE.

SEE SHEET 1 OF 3 FOR SURVEYOR'S CERTIFICATE

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. It is the responsibility of the purchaser to inspect this survey and commence any action based upon any defect in this survey no more than ten years from the date of the certification shown herein.

C-S 1/16 CORNER SECTION 3 BENCHMARK 4363.32 106°55'