

# FALL VALLEY SUBDIVISION FILING NO. THREE

A REPLAT OF LOT ONE, BLOCK FIVE  
FALL VALLEY SUBDIVISION, FILING NO. TWO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, SONSHINE CONSTRUCTION DEVELOPMENT LLC, is the owner of that real property 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 Five, Fall Valley Subdivision, Filing No. Two.  
Said parcel contains 9.38 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 THREE, 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 F and G to the owners (Property / Homeowners Association) of lots and tracts hereby platted for the purpose of common open space.

Tracts F and G to the City of Grand Junction as utility easements.

Tracts F and G to the owners (Property/Homeowners Association) as irrigation and drainage easements.

Tracts F and G to the City of Grand Junction as perpetual non-exclusive easements for ingress and egress use by the general public pedestrian.

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 or 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 11 day of January 1999.

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

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

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )

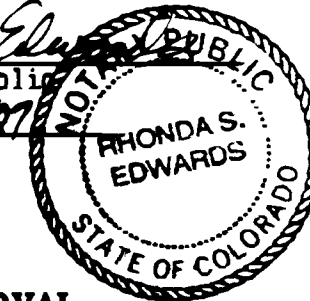
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January 1999, by Lloyd J. Davis Jr

My commission expires Sept. 20, 2001

Witness my hand and official seal

Notary Public

Address 250 N. 5<sup>th</sup> St. Whitewater, CO 81492



### LIENHOLDER APPROVAL

A AND G PARTNERSHIP

By: Alan Parkerson  
Alan Parkerson, President

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )

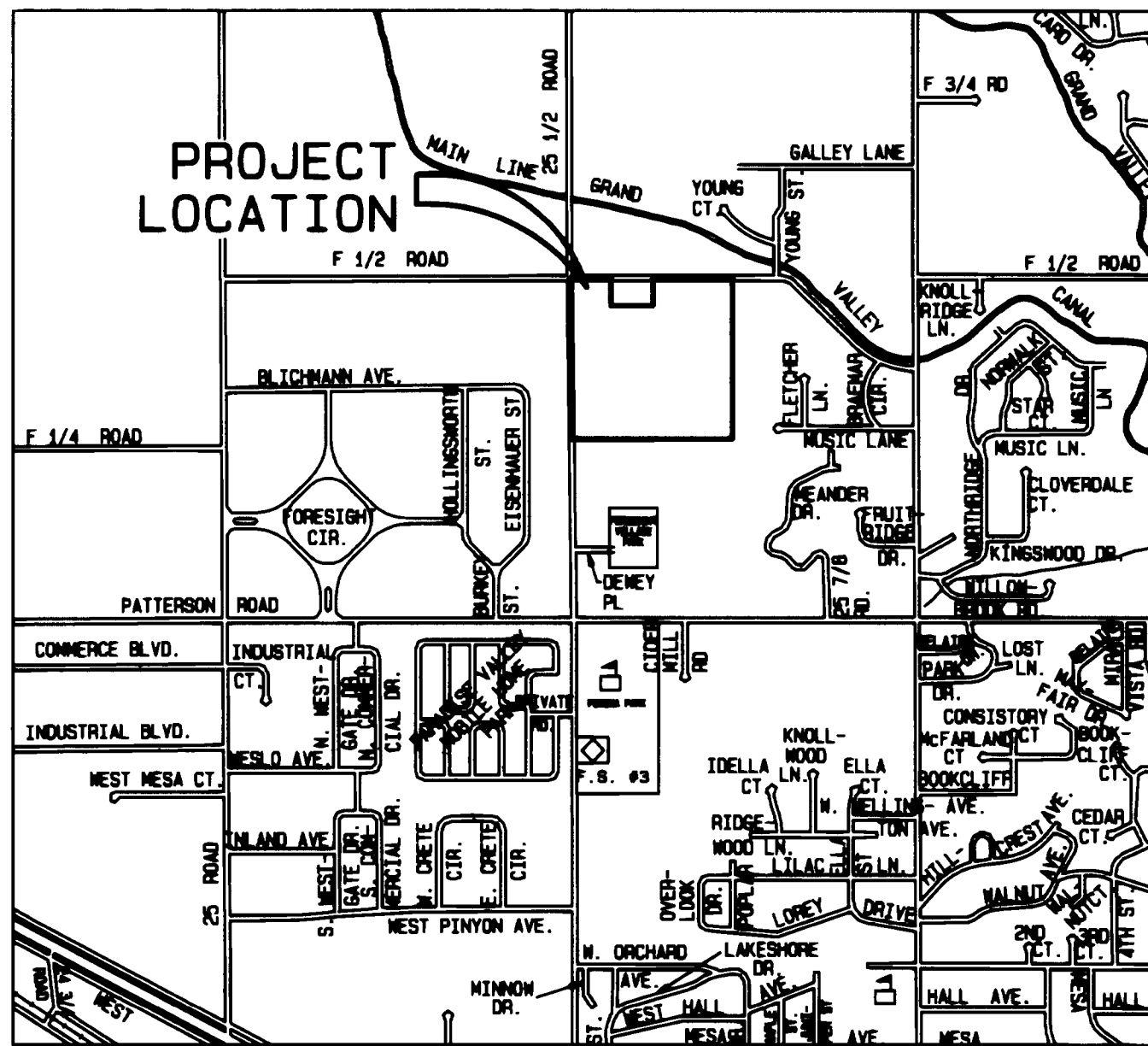
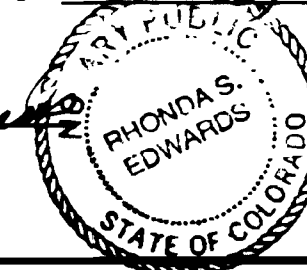
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January 1999, by Alan Parkerson

My commission expires Sept. 20, 2001

Witness my hand and official seal

Notary Public

Address 250 N. 5<sup>th</sup> St. Whitewater, CO 81492



VICINITY MAP

### CITY APPROVAL

This plat of FALL VALLEY SUBDIVISION FILING THREE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 13<sup>th</sup> day of January 1999.

By: Mark Dehon  
City Manager

By: Janet A. Terry  
City Mayor

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:41 o'clock P.M. this 13<sup>th</sup> day of January A.D., 1999, and is duly recorded in Plat Book

No. 16 Page 354 Fees 20.00 + 1.00 Drawer No. GG-53

Reception No. 1883635

By: Monika Todd  
Clerk and Recorder

By: Olivia Herrera  
Deputy

### SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, do hereby certify that the accompanying plat of FALL VALLEY SUBDIVISION, FILING NO. THREE, 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.

By: Steven L. Hagedorn  
Steven L. Hagedorn, P.L.S. 24306  
Date 1-11-99



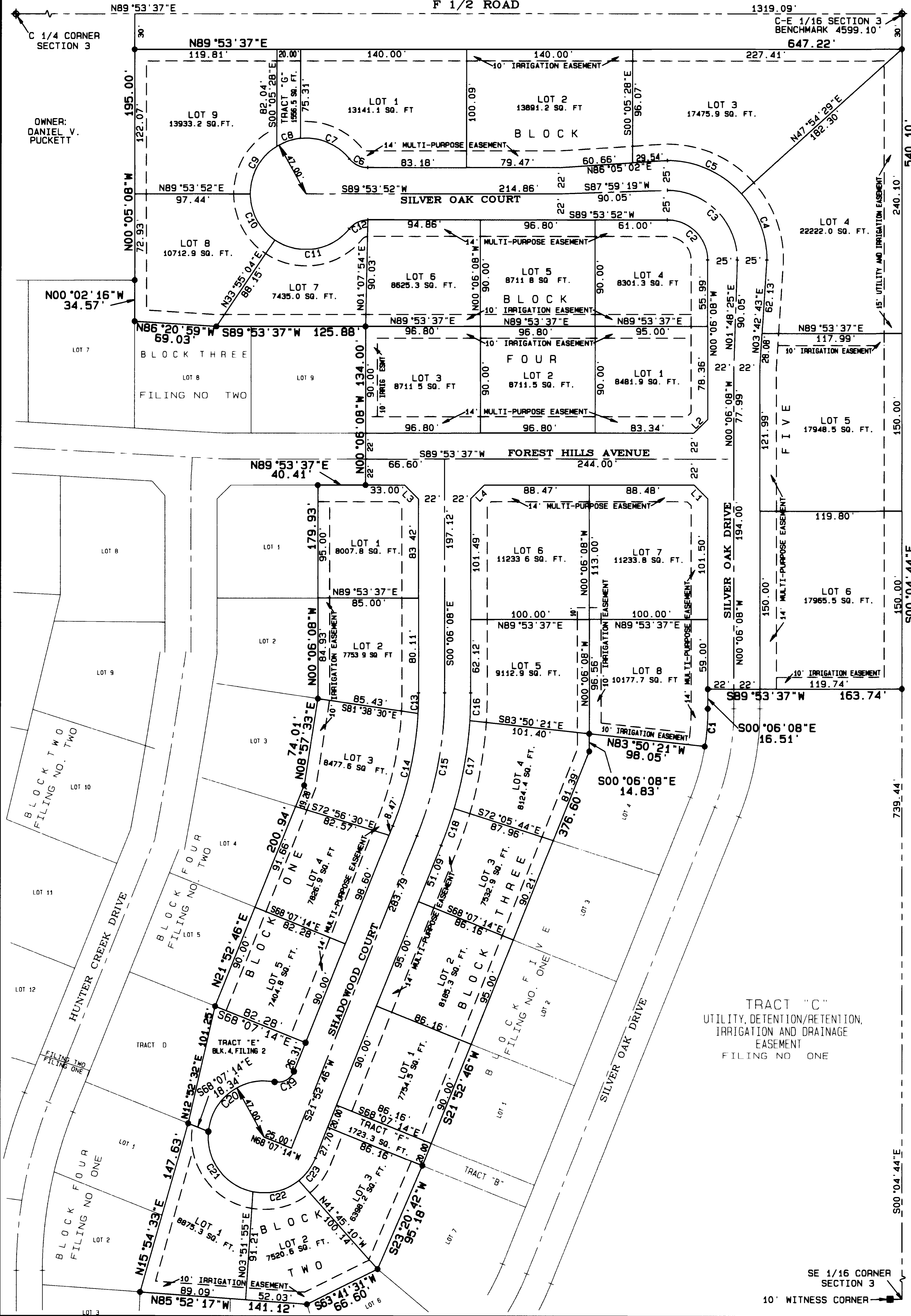
**FALL VALLEY SUBDIVISION FILING NO. THREE**  
A REPLAT OF LOT ONE, BLOCK FIVE,  
FALL VALLEY SUBDIVISION, FILING NO. TWO  
LOCATED IN THE  
NW 1/4 SE 1/4 SECTION 3, T.1 S., R.1 W. UTE M.

**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. 198-97-26
Drawn By TMODEL	Date JANUARY, 1999	Sheet 1 OF 2

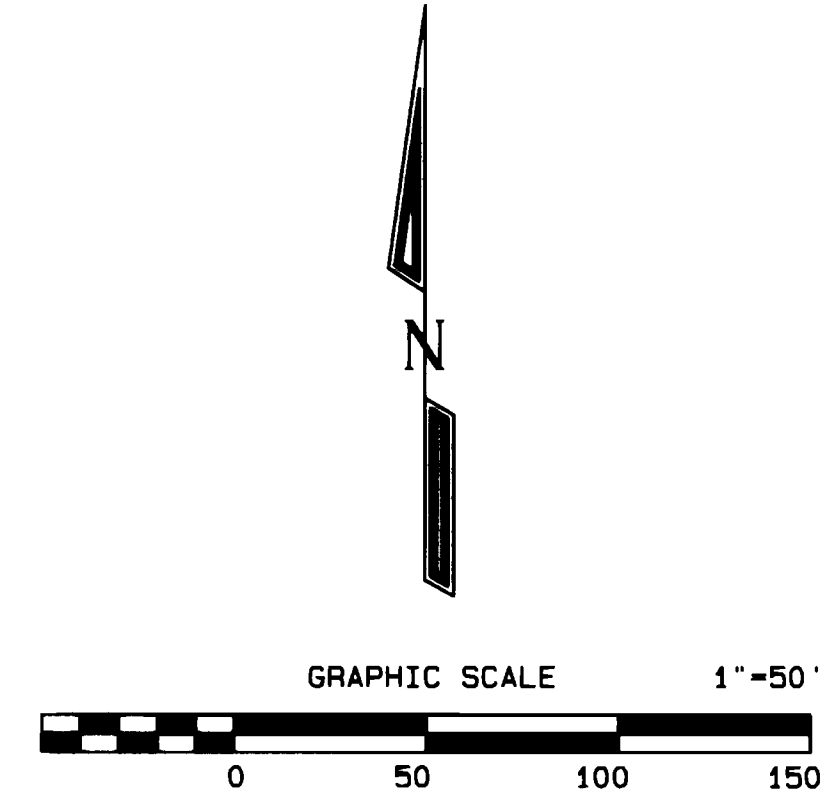
# FALL VALLEY SUBDIVISION FILING NO. THREE

A REPLAT OF LOT ONE, BLOCK FIVE,  
FALL VALLEY SUBDIVISION, FILING NO. TWO



**LINE/CURVE TABLE**

L/C	DELTA	RADIUS	ARC/TANGENT	CHORD	CHORD BEARING
C1	09°08'06"	200.00'	31.89'	31.85'	S04°27'55"W
L1			16.27'		N45°08'32"W
L2			16.47'		N44°57'00"E
C2	90°00'00"	34.00'	53.41'	48.08'	S45°06'08"E
C3	90°00'00"	59.00'	92.68'	83.44'	S45°06'08"E
C4	41°57'30"	84.00'	61.51'	60.15'	N21°04'53"W
C5	48°02'30"	84.00'	70.43'	68.39'	S66°04'53"E
C6	51°10'51"	20.00'	17.87'	17.28'	N64°30'42"W
C7	56°48'34"	47.00'	46.60'	44.72'	S67°19'34"E
C8	25°56'53"	47.00'	21.29'	21.10'	S71°17'42"W
C9	58°25'24"	47.00'	47.92'	45.88'	N29°06'34"E
C10	55°58'48"	47.00'	45.92'	44.12'	S28°05'32"E
C11	85°12'02"	47.00'	69.89'	63.63'	N81°19'03"E
C12	51°10'51"	20.00'	17.87'	17.28'	N64°18'27"E
L3			16.39'		S45°08'32"E
L4			16.29'		S44°57'00"W
C13	03°19'26"	300.00'	17.40'	17.40'	S01°33'35"W
C14	18°39'28"	300.00'	97.69'	97.26'	S12°33'02"W
C15	21°58'54"	322.00'	123.54'	122.78'	S10°53'19"W
C16	03°53'45"	344.00'	23.39'	23.39'	N01°50'45"E
C17	12°34'34"	344.00'	75.51'	75.36'	S10°04'54"W
C18	05°30'35"	344.00'	33.08'	33.07'	N19°07'29"E
C19	79°13'22"	14.50'	20.05'	18.49'	S61°29'27"W
C20	95°37'57"	47.00'	78.45'	69.65'	S53°17'10"W
C21	84°05'39"	47.00'	68.98'	62.96'	S36°34'38"E
C22	50°14'25"	47.00'	41.21'	39.90'	N76°15'20"E
C23	29°15'21"	47.00'	24.00'	23.74'	N36°30'27"E



- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MARKER
  - FOUND 3 1/4" ALUMINUM MONUMENT STAMPED "JOHNSON L.S. 16835"
  - SET #5 REBAR W/ 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. PLS 24306"
- NOTE: ALL EXTERIOR BOUNDARY CORNER MONUMENTS ARE SET IN CONCRETE.

- BUILDING SETBACKS**
- FRONT YARD = 15 FT.
  - SIDE YARD = 10 FT.
  - REAR YARD = 20 FT. EXCEPT BLOCK 5
  - BLOCK 5 REAR YARD = 30 FT.
  - GARAGE FRONT = 20 FT.
  - MAXIMUM BUILDING HEIGHT = 32 FT.

- ACCESSORY BUILDING SETBACKS**
- SIDE YARD = 3 FT. (REAR 1/2 OF PARCEL)
  - REAR YARD = 10 FT.

**LAND USE SUMMARY**

TOTAL AREA	± 9.38 ACRES	100%
TOTAL LOT AREA	± 7.39 ACRES	78.8%
TOTAL ROAD R.O.W.	± 1.92 ACRES	20.4%
OPEN SPACE AREA	± 0.08 ACRES	0.8%
TOTAL NO. OF LOTS 31		

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.

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

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.

SURVEYOR'S CERTIFICATE ON SHEET 1 OF 2

**FALL VALLEY SUBDIVISION FILING NO. THREE**  
A REPLAT OF LOT ONE, BLOCK FIVE,  
FALL VALLEY SUBDIVISION, FILING NO. TWO  
LOCATED IN THE  
NW 1/4 SE 1/4 SECTION 3, T.1 S.R.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 198-97-26
Drawn By TMODEL	Date JANUARY, 1999	Sheet 2 OF 2