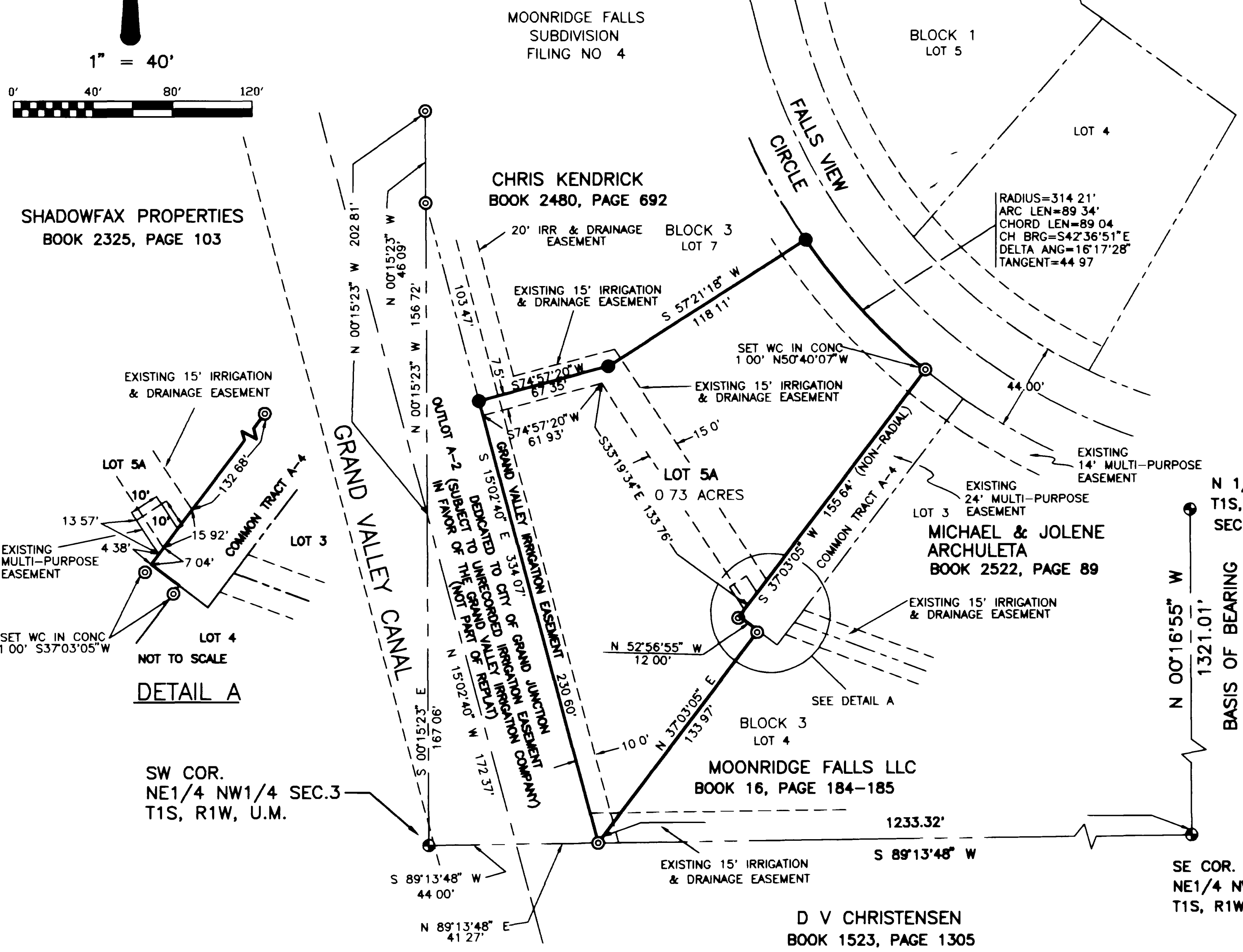
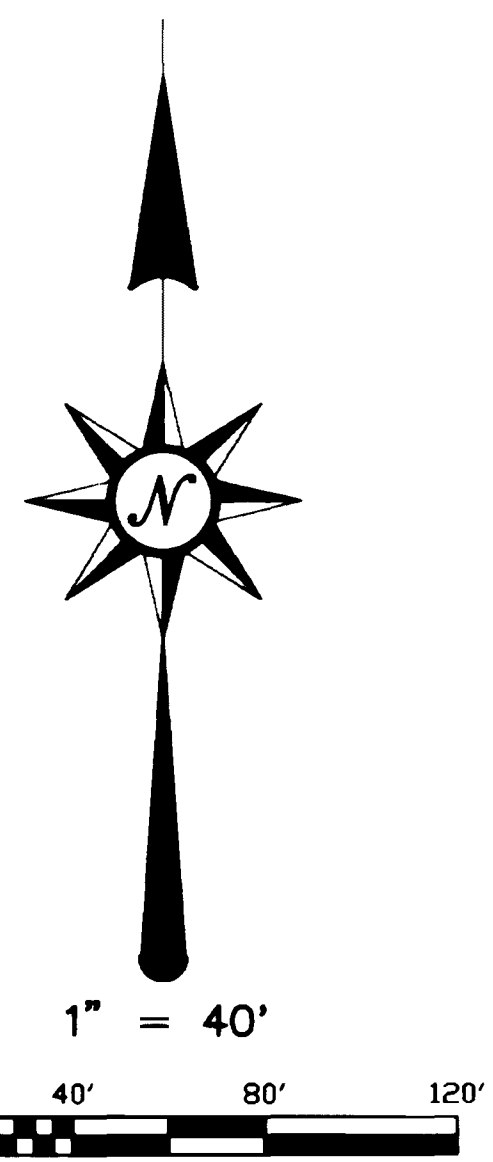


MOONRIDGE FALLS LOT 5A SUBDIVISION

A REPLAT OF LOTS 5 & 6 BLOCK 3, MOONRIDGE FALLS SUBDIVISION FILING NO. 4



SHADOWFAX PROPERTIES
BOOK 2325, PAGE 103

EXISTING 15' IRRIGATION & DRAINAGE EASEMENT

EXISTING MULTI-PURPOSE EASEMENT

SET WC IN CONC 100' S37°03'05\" W

LOT 4 NOT TO SCALE

SW COR. NE1/4 NW1/4 SEC.3 T1S, R1W, U.M.

GENERAL NOTES

- TITLE INFORMATION FROM MESA COUNTY RECORDS.
- BASIS OF BEARINGS IS BETWEEN MESA COUNTY BRASS CAP FOR THE SE CORNER NE1/4 NW1/4 SECTION 3 AND FOR THE N 1/4 CORNER OF SAID SECTION 3. BEARING = N00°16'55\" W 1321.01 FEET AS PER MOONRIDGE FALLS SUBDIVISION FILING NO. ONE.
- LOT SETBACKS, AS ESTABLISHED BY THE CITY OF GRAND JUNCTION. ZONING AND DEVELOPMENT CODE AS REVISED MAY 3, 1995, APPLY TO ALL STRUCTURES AND ARE LISTED BELOW.
 - LOT 5A: 20' ADJACENT TO LOTS 4 AND TO COMMON TRACT A-4. 12' ADJACENT TO CANAL. 20' FRONT YARD (FROM FALLS VIEW CIRCLE R.O.W.) 10' ADJACENT TO LOT 7
- SEE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUILDING HEIGHT RESTRICTIONS AND FENCING RESTRICTIONS.

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.

- ### LEGEND
- ⊕ - MESA COUNTY SURVEY MARKER
 - ⊙ - FOUND 5/8\" REBAR IN CONC-P.E.-L.S. 14113
 - - FOUND 5/8\" REBAR, -L.S. 18469 AND PLACED IN CONCRETE
 - ⊙ - FOUND 5/8\" REBAR IN CONC-L.S. 18469

RIGHT-TO-FARM
THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA, IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-35-101

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Max J. & Mary A. Harris are the owners of two lots situated in the NE1/4 NW1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian, as recorded in Book 2527, at Page 572, Mesa County real property records, being more particularly described as follows:

Lots 5 and 6 of Block 3, Moonridge Falls Subdivision Filing No. Four, County of Mesa, State of Colorado.

That said owners have caused the said real property to be laid out and surveyed as MOONRIDGE FALLS LOT 5A SUBDIVISION, City of Grand Junction, Mesa County, Colorado.

That there are no lienholders of record.
IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

27 day of January A.D., 1999.
Max J. Harris Mary A. Harris

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 27th day of January A.D., 1999.
by Max J. & Mary A. Harris

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL

Trevor A Brown
Notary Public
STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 10:05 o'clock A.M., this 20th day of January A.D., 1999, and is duly recorded as Reception Number 1886073 in Plat Book 16, Page 374 through inclusive. Drawer No. EG-69
Nimika Todd Olivia Herrera
Clerk and Recorder Deputy Fees \$10.00

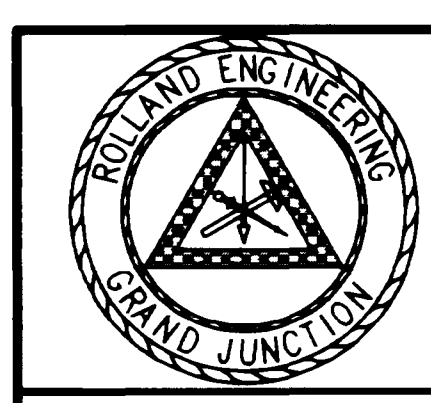
Covenants, Conditions and Restrictions recorded in Book 2020, Page 408-427.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 28th day of January A.D. 1999.
Sant J. Juy Shari K. Cleben
Mayor City Manager

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of MOONRIDGE FALLS LOT 5A SUBDIVISION, 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.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date 1-27-1999



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: E:\8101\REPLAT.DWG			
MOONRIDGE FALLS LOT 5A SUBDIVISION			
LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO			
Designed	RAM	Checked	RAM
Drawn	LC	Date	12/16/98
Proj#	8101	Rv	01/20/99
Sheet	1	Of	1