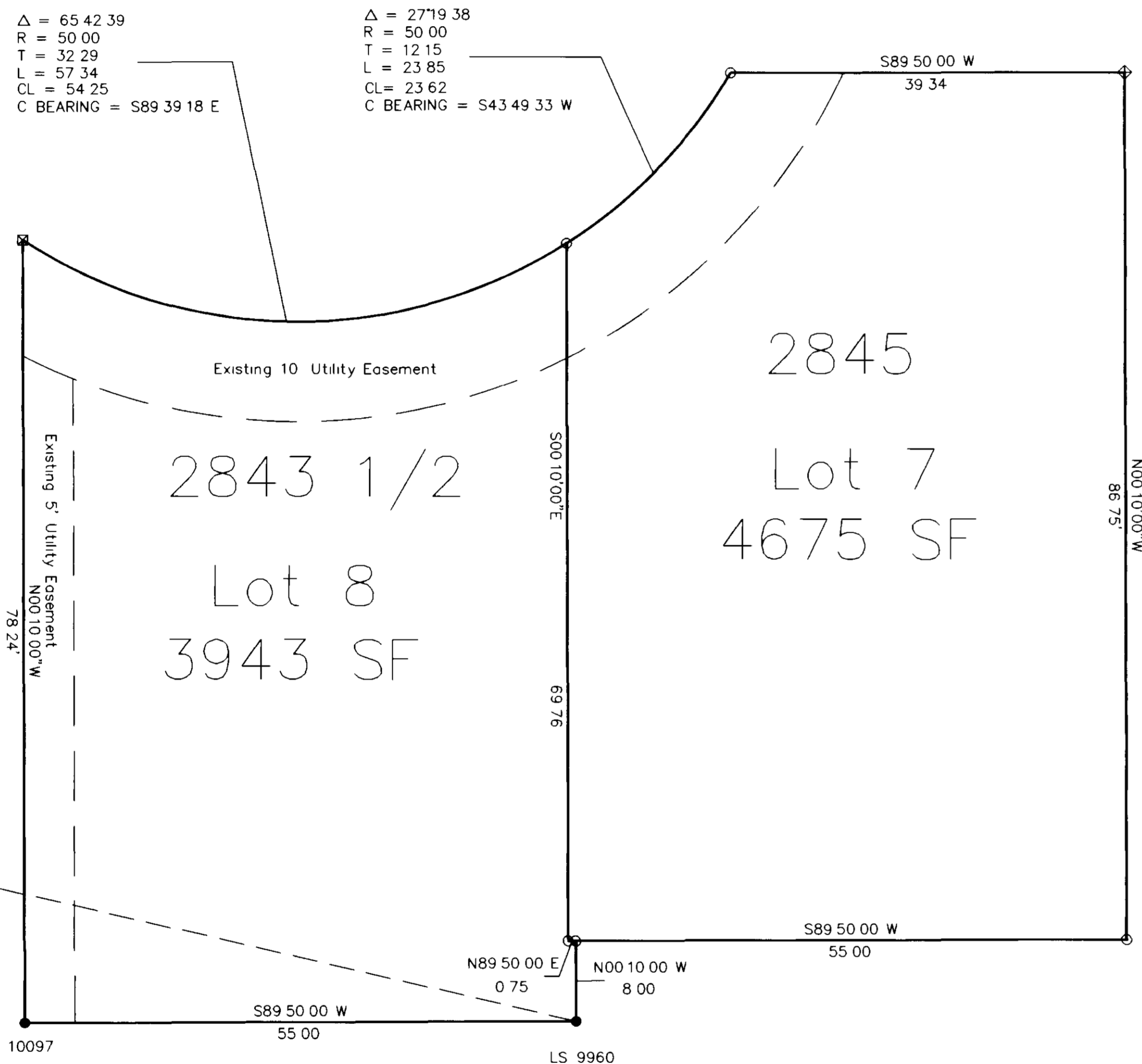


THE FALLS, BLOCK ONE, LOTS 7 & 8

A replat of Lots 7 and 8, Block One,

The Falls - Filing No. One As Amended

Grand Cascade Ct



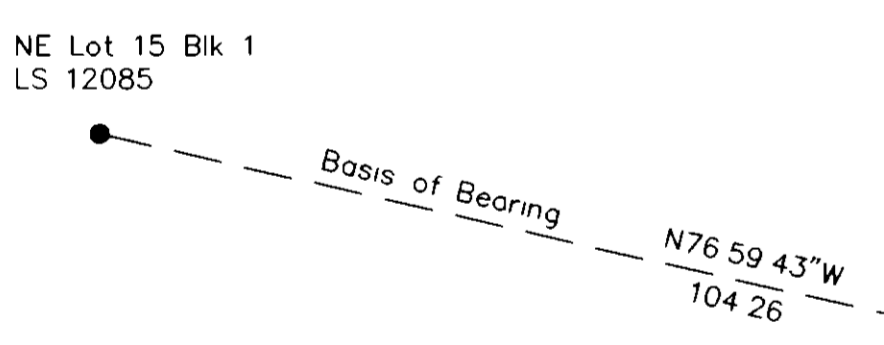
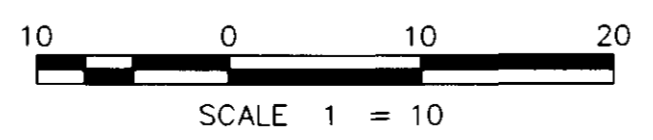
$\Delta = 65.4239$
 $R = 50.00$
 $T = 32.29$
 $L = 57.34$
 $CL = 54.25$
 $C \text{ BEARING} = S89 39 18 E$

$\Delta = 2719.38$
 $R = 50.00$
 $T = 12.15$
 $L = 23.85$
 $CL = 23.62$
 $C \text{ BEARING} = S43 49 33 W$

BUILDING SETBACK REQUIREMENTS	
FRONT	20'
SIDE	0'
REAR	0'

LEGEND

- FOUND #5 REBAR W/ALUM CAP PLS # AS SHOWN
- SET #5 REBAR W/ALUM CAP PLS 31160
- ⊗ SET PK NAIL W/SHINER IN CONCRETE PLS 31160
- ⊕ SET PK NAIL W/GALV WASH IN TOP OF WOOD FENCE POST PLS 31160



BASIS OF BEARINGS
 The bearing between the found #5 rebar w/Cap PLS 9960 at the SE corner of Lot 8 and the found #5 rebar w/ cap PLS 12085 at the NE corner Lot 15 both in Block 1 of The Falls - Filing No 1 As Amended is assumed to be N76 59 43 W as derived from the plat of said property located in Book 12 Pages 216 and 217 of Mesa County Clerk and Recorder's records

NOTICE
 According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Paul J. Ness and Nita J. Ness are the owners of that real property described as Lot 7 Block 1 The Falls - Filing One As Amended and the undersigned Brian P. Russell and Mike Hren are the owners of that real property described as Lot 8 Block 1 The Falls - Filing One As Amended both properties located in the City of Grand Junction County of Mesa State of Colorado being a part of the NE 1/4 NW 1/4 Sec 7 T1S R1E UM

That said owners have caused the said real property to be laid out and surveyed as The Falls Block One Lots 7 & 8 a subdivision of a part of the City of Grand Junction County of Mesa State of Colorado That said subdivision is a replat of Lots 7 and 8 Block One The Falls - Filing No One As Amended

That the sole purpose of said subdivision is to accommodate a minor boundary line adjustment between the two properties and as such all covenants dedications and restrictions of The Falls - Filing No One As Amended as they apply to these two lots remain in effect without change

That all lien holders of said property are represented hereon

IN WITNESS WHEREOF said owners of Lot 7 Paul J. Ness and Nita J. Ness have caused their names to be herunto subscribed this 17th day of February 1999 A D

Paul J. Ness

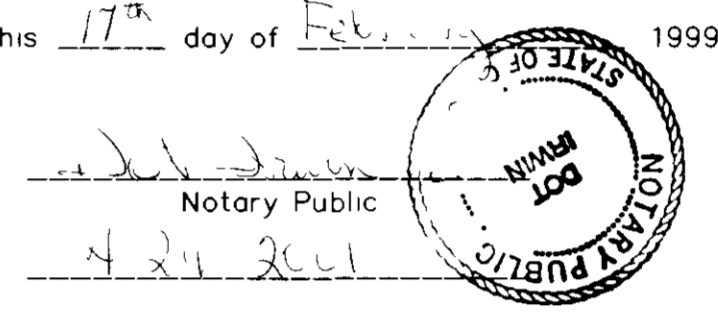
Nita J. Ness

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 17th day of February 1999 A D by Paul J. Ness and Nita J. Ness

Witness my hand and official seal

My Commission expires



IN WITNESS WHEREOF said owners of Lot 8 Brian P. Russell and Mike Hren have caused their names to be herunto subscribed this 18th day of February 1999 A D

Brian P. Russell

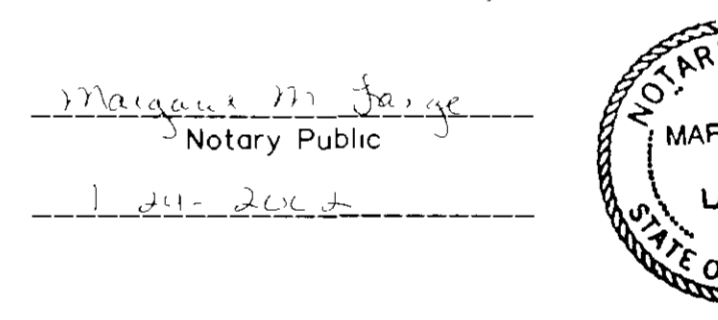
Mike Hren

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 18th day of February 1999 A D by Brian P. Russell and Mike Hren

Witness my hand and official seal

My Commission expires



LIEN HOLDERS

The lien holder for lot 7 is Mortgage Edge Corporation Grand Junction CO Mortgage Edge Corporation has signed an acceptance sheet for the replat to The Falls Block One Lots 7 & 8 which is recorded in Book _____ Page _____ of the Mesa County Clerk and Recorder's records Grand Junction Colorado

A lien holder for lot 8 is John B. Curtis Grand Junction CO John B. Curtis has signed an acceptance sheet for the replat to The Falls Block One Lots 7 & 8 which is recorded in Book _____ Page _____ of the Mesa County Clerk and Recorder's records Grand Junction Colorado

A lien holder for lot 8 is Grand Valley National Bank Grand Junction CO Grand Valley National Bank has signed an acceptance sheet for the replat to The Falls Block One Lots 7 & 8 which is recorded in Book _____ Page _____ of the Mesa County Clerk and Recorder's records Grand Junction Colorado

CITY APPROVAL

The plat of The Falls Block One Lots 7 & 8 a subdivision of the City of Grand Junction County of Mesa State of Colorado is hereby approved this 23rd day of February 1999 A D

Santa Jery
 Mayor City of Grand Junction

Shante Olson
 City Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss

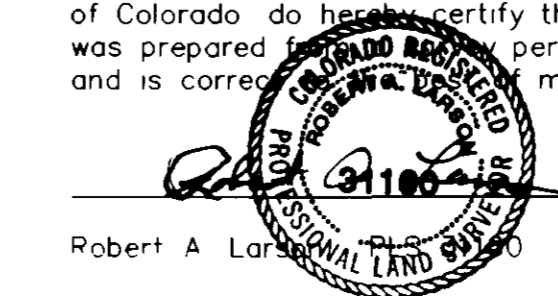
I hereby certify that this instrument was filed in my office at 228 o'clock P M this 4th day of March 1999 A D and is duly recorded in Plat Book No 17 Page 7 Reception No 1891413 Drawer No GG-95 Fees 10.00 1.00

By Munka Todd
 Clerk and Recorder

Orlina Herrera
 Deputy

SURVEYORS STATEMENT

I, Robert A. Larson a Registered Professional Land Surveyor in the State of Colorado do hereby certify that this plat of The Falls Block One Lots 7 & 8 was prepared & performed by me or under my direct supervision and is correct to my knowledge and information



2-17-99

Robert A. Larson

Date

Merritt LS, LLC	
2004 N 12th St #4 Grand Junction CO 81501 PHONE (970) 255-7386 FAX (970) 243-8515	
THE FALLS, BLOCK ONE, LOTS 7 & 8 A replat of Lots 7 & 8, Block One, The Falls - Filing No One As Amended NE 1/4 NW 1/4 Sec 7, T1S, R1E, UM	
DATE February 8 1999	SCALE 1 = 10
DRAWN TWS	CHK RAL
PROJECT NO 9864	SHEET 1 OF 1