

MESA COUNTY SURVEY MARKER #38-1
NORTHWEST CORNER
SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST
UTE MERIDIAN

PATTERSON ROAD
100' RIGHT-OF-WAY
BASIS OF BEARINGS

S89°50'00"W 2624.17' 2624.45' RECORD MEASURED

MESA COUNTY SURVEY MARKER #1217
NORTH QUARTER CORNER
SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST
UTE MERIDIAN

SHEETS SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2
REPLAT OF LOTS 1 THRU 4 AND TRACT A
THE FALLS FILING NO. 4

VICINITY MAP
NOT TO SCALE

OWNERS STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED D'ANN LEE SEDILLO ALSO KNOWN AS D'ANN LEE SHEETS IS THE REAL OWNER OF THAT REAL PROPERTY SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO. KNOWN AS LOTS 1 AND 2 REPLAT OF LOTS 1 THRU 4 AND TRACT A OF THE FALLS FILING NO. 4 AS DESCRIBED IN PLAT BOOK 14 AT PAGE 138 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE PRINCIPAL MERIDIAN, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 7 BEARS S89°50'00"W A DISTANCE OF 2624.45 FEET FOR A BASIS OF BEARINGS ALL BEARINGS HEREON RELATED THERETO, THENCE ALONG SAID LINE S89°50'00"W A DISTANCE OF 691.35 FEET; THENCE S01°14'34"E A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.
THENCE S01°14'34"E A DISTANCE OF 185.03 FEET;
THENCE N89°50'00"E A DISTANCE OF 99.30 FEET;
THENCE N00°10'00"W A DISTANCE OF 165.00 FEET TO THE START OF A CURVE TO THE LEFT;
THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" WHOSE CHORD BEARS N45°10'00"W A DISTANCE OF 28.28 FEET;
THENCE S89°50'00"W A DISTANCE OF 82.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.427 ACRES AS DESCRIBED.

THAT SAID OWNER HAS CAUSED THE REAL PROPERTY OF BE LAID OUT AND PLATTED AS SHEETS SUBDIVISION A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this

14th day of October, A.D. 2003.
by *D'Ann Lee Sedillo aka D'Ann Lee Sheets*

D'ANN LEE SEDILLO
ALSO KNOWN AS D'ANN LEE SHEETS
NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by *D'Ann Lee Sedillo aka D'Ann Lee Sheets* this 14th day of October, A.D. 2003.
Witness my hand and official seal

Notary Public *Karen Bowen*
My Commission Expires 1-9-2007



CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 3:01 o'clock P. M., October 24, A.D. 2003, and was duly recorded in Plat Book 20, Page No. 41 Reception No. 2155492 Drawer No. 00-73 Fees: \$16.00 + \$11.00

Clerk and Recorder
Deputy

CITY OF GRAND JUNCTION APPROVAL
This plat of SHEETS SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 14th day of October, A.D. 2003.

City Manager *[Signature]*
President of City Council *[Signature]*

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree the its security interest which is recorded in Book 3062, at Page 781 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

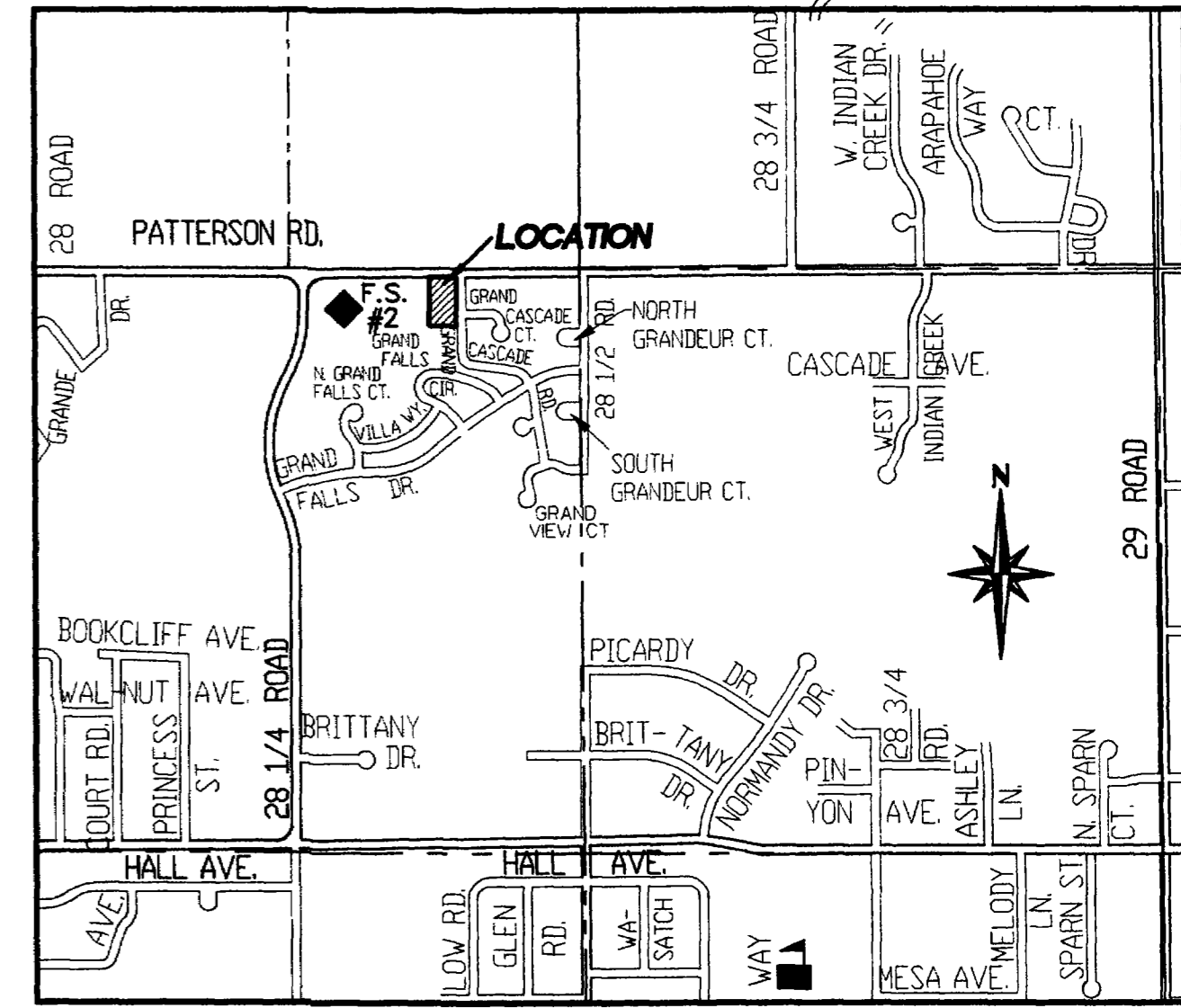
In witness whereof, the said Corporation has caused these presents to be signed by its Vice President, with the authority of its board of directors, this 14th day of October, 2003.
By: *[Signature]* For: *Community First National Bank*
(Title) (Corporate name)

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by *Scott Buhndorf* this 14th day of October, A.D. 2003.
Witness my hand and official seal

Notary Public *Karen Bowen*
My Commission Expires 1-9-2007



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that they are holders of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree the its security interest which is recorded in Book 3082, at Page 788 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the undersigned have caused these presents to be signed this 15th day of October, 2003

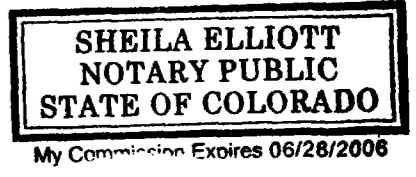
By: *John B. Curtis*
John B. Curtis
By: *Sybil P. Curtis*
Sybil P. Curtis

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by *John B. Curtis & Sybil P. Curtis* this 15th day of October, A.D. 2003.
Witness my hand and official seal

Notary Public *Sheila Elliott*
My Commission Expires 06-28-06



TITLE CERTIFICATION

State of Colorado
County of Mesa

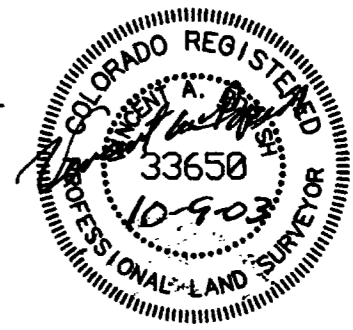
We Meridian Land Title, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to D'Ann Lee Sedillo Sheets; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record that all easements, reservations and rights of way of record are shown hereon.

Date: October 15, 2003 By: *Lawrence D. Vent* / TITLE EXAMINER
Name and Title
Meridian Land Title

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of SHEETS SUBDIVISION, a survey of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish
Vincent A. Popish, Independent Survey Inc.
Colorado Professional Land Surveyor NO. 33650



10-9-03
Date

SHEETS SUBDIVISION

FINAL PLAT

SITUATED IN THE NORTHEAST QUARTER NORTHWEST QUARTER SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

INDEPENDENT SURVEY, Inc.

VINCENT A. POPISH, P.L.S.
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Call (970)261-1409

Client: SHEETS
Date: 6/25/03
Scale: 1" = 20'
Drawn by: PWC
Checked by: VAP
File No.: 203161
File Name: PLAT

| LAND USE SUMMARY | | |
|------------------|-------------|------|
| LOTS | 0.427 ACRES | 100% |
| TOTAL | 0.427 ACRES | 100% |

BASIS OF BEARINGS STATEMENT:

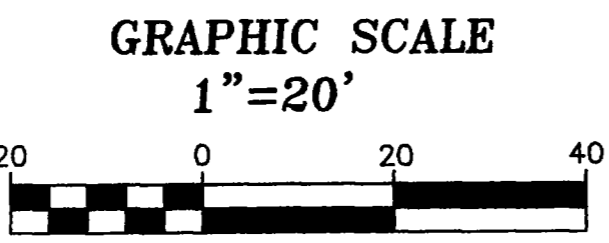
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, MESA COUNTY, COLORADO. FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT BOTH THE EAST AND WEST ENDS OF SAID LINE. VALUE OF SAID LINE IS S89°50'00"W A DISTANCE OF 2624.45 FEET, AND IS BASED ON THE VALUE GIVEN TO SAID LINE BY THE REPLAT OF LOTS 1 THRU 4 AND TRACT A OF THE FALLS FILING NO. 4 AS RECORDED IN PLAT BOOK NO. 14 AT PAGE 138 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE.

COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN BOOK 1281 AT PAGE 429 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE.

MODIFICATION OF SAID COVENANTS, CONDITION AND RESTRICTIONS ARE RECORDED IN BOOK 1968 AT PAGE 326 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE

TERMS, CONDITIONS AND PROVISIONS IMPOSED BY REASON OF INCLUSION IN THE FALLS HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN BOOK 1189 AT PAGE 41, AND SET FORTH IN BOOK 1281 AT PAGE 429 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE.

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 CERTIFICATION SHOWN HEREON.



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
- ◆ FOUND PRIVATE SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR LS# 16413 UPGRADED WITH CONCRETE
- FOUND No. 5 REBAR LS# 16413

