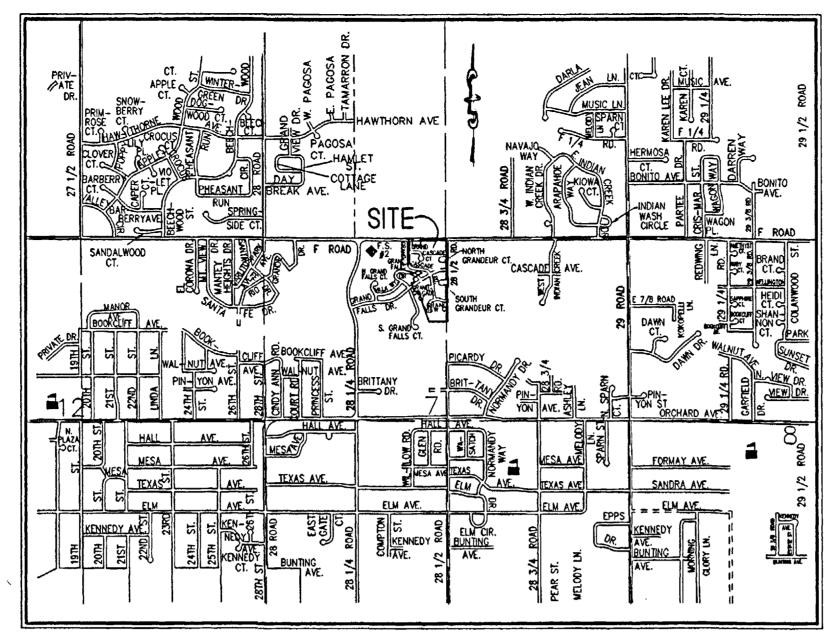
Falls 2004

Being a replat of Tract A, Lots 3-6 inclusive, 9-16 inclusive, 19, 21-23 inclusive, all in BLOCK ONE of THE FALLS-FILING NO. ONE AS AMENDED: Tracts G & H, Lots 6 & 7, all in BLOCK TWO of THE FAILS-FILING NO. ONE AS AMENDED: Tract B. Lots 1-5 inclusive, all in BLOCK THREE of THE FALLS-FILING NO. 1 AS AMENDED; Tracts D & E, Lots 1-3 inclusive, all in BLOCK FOUR of THE FALLS-FILING NO. ONE AS AMENDED; Tract C, Lots 1-7 inclusive, all in BLOCK 5 of THE FALLS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE, LOTS 7 & 8; Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION: Lot 1 in DINOSAUR SUBDIVISION; Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 2: Lots 1-5 inclusive, all in DINOSAUR SUBDIVISION FILING NO. 3: Lot 18 in BLOCK 2 of FALLS VILLAGE. A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. TWO, AND LOTS 11 AND 15, BLOCK TWO, OF THE FALLS FILING NO. 3; Tract J in BLOCK FOUR of THE FALLS-FILING NO. TWO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned. The Falls Homeowner's Association, TKAR. LLC; and the individual property owners as attested to on the ratification document recorded in Book 4/00 at Page 125-176 are the real owners of that real property situated in the County of Mesa, State of Colorado, described in Plat Book No. 12 at Pages 216 & 217, Plat Book No. 13 at Page 65, Plat Book No. 17 at Page 7, Plat Book No. 14 at Pages 227 & 228, Plat Book No. 14 at Page 389, Plat Book No. 15 at Page 103, Plat Book No. 18 at Page 37, Plat Book No. 12 at Pages 370 & 371, and Book 3652 at Page 854 of the Mesa County Clerk & Recorder's Office, and being situated in the NE1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Tract A, Lots 3-6 inclusive, 9-16 inclusive, 19, 21-23 inclusive, all in BLOCK ONE of THE FALLS-FILING NO. ONE AS AMENDED; Tracts G & H, Lots 6 & 7, all in BLOCK TWO of THE FALLS-FILING NO. ONE AS AMENDED; Tract B, Lots 1-5 inclusive, all in BLOCK THREE of THE FALLS-FILING NO. 1 AS AMENDED; Tracts D & E, Lots 1-3 inclusive, all in BLOCK FOUR of THE FALLS-FILING NO. ONE AS AMENDED; Tract C, Lots 1-7 inclusive, all in BLOCK 5 of THE FALLS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE, LOTS 7 & 8; Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION: Lot 1 in DINOSAUR SUBDIVISION; Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 2; Lots 1-5 inclusive. all in DINOSAUR SUBDIVISION FILING NO. 3: Lot 18 in BLOCK 2 of FALLS VILLAGE, A REPLAT OF LOT 9. BLOCK TWO. THE FALLS FILING NO. TWO. AND LOTS 11 AND 15, BLOCK TWO. OF THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS-FILING NO. TWO and being more particularly described as follows:

A parcel of land situated in the NE1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, being described as follows:

Commencing at the N1/4 Corner of Section 7, T1S, R1E of the Ute Meridian and considering the North Line of the NW1/4 of said Section 7 to bear N89*50'00"E and all bearings contained herein to be relative thereto; thence S00*17'01"E along the East Line of the NE1/4 of the NW1/4 of said Section 7 a distance of 50.00 feet to the Point of Beginning (P.O.B.); thence S0077'01"E along said East Line a distance of 1264.07 feet to the N1/16 Corner of said Section 7; thence S89'55'19"W along the South Line of the NE1/4 NW1/4 of said Section 7 a distance of 279.57 feet; thence N19'53'20"W a distance of 346.54 feet; thence N00'16'30"W a distance of 40.11 feet; thence N80'38'18"W a distance of 7.82 feet; thence N19'53'20"W a distance of 125.48 feet; thence S70'06'40"W a distance of 56.83 feet; thence N24'56'52"W a distance of 74.73 feet: thence N19°53'20"W a distance of 64.54 feet; thence N70°06'40"E a distance of 52.80 feet; thence N19°53'20"W a distance of 62.01 feet; thence N52'25'00"E a distance of 17.79 feet; thence along a curve turning to the right with a radius of 372.50 feet, an arc length of 115.04 feet, and a chord bearing N6175'50"E a distance of 114.58 feet; thence N70'06'40"E a distance of 19.18 feet; thence N39'07'00"W a distance of 58.25 feet; thence along a curve turning to the left with a radius of 427.50 feet, an arc length of 98.17 feet, and a chord bearing S63'31'57"W a distance of 97.95 feet; thence along a curve turning to the right with a radius of 22.07 feet, an arc length of 32.91 feet, and a chord bearing N8078'49"W a distance of 29.95 feet; thence along a curve turning to the left with a radius of 80.50 feet, an arc length of 52.25 feet, and a chord bearing N5670'32"W a distance of 51.34 feet; thence N74'46'10"W a distance of 121.07 feet; thence N01'14'34"W a distance of 102.43 feet; thence N89'50'00"E a distance of 20.28 feet: thence S01'14'34"E a distance of 30.08 feet: thence N89'50'00"E a distance of 102.10 feet: thence along a non-tangent curve turning to the right with a radius of 76.50 feet, an arc length of 31.94 feet, and a chord bearing N12'07'44"W a distance of 31.71 feet; thence N0070'00"W a distance of 328.97 feet; thence along a curve turning to the left with a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing N4510'00"W a distance of 28.28 feet; thence N89'50'00"E a distance of 95.00 feet; thence along a non-tangent curve turning to the left with a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing S44*50'00"W a distance of 28.28 feet; thence S00°10'00"E a distance of 54.97 feet; thence along a curve turning to the left with a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing S4570'00"E a distance of 28.28 feet; thence N89'50'00"E a distance of 11.82 feet; thence NOOTO'OO"W a distance of 94.97 feet; thence N89'50'00"E a distance of 401.03 feet to the Point of Beginning;

EXCEPT Lot 20 in Block One of THE FALLS-FILING NO. 1 AS AMENDED, recorded in Plat Book 12 at Pages 216 & 217;

containing 13.91 acres as described, all in the City of Grand Junction, County of Mesa, State of Colorado.

That said owners have caused the said real property to be laid out and surveyed as FALLS 2004, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado.

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtement facilities.

All Multi-purpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances includina. but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

NOTE: TRACTS A THROUGH F ARE UTILITY EASEMENTS DEDICATED ON THE FALLS-FILING NO.1 AS AMENDED.



IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this. 12-02- A.D., 2004.

1. Saita

Richard N. Baxter, President The Falls Homeowner's Association

later & 2.11 Tisha Littlejohn, Secretary The Falls Homeowner's Association STATE OF COLORADO) S.S. COUNTY OF MESA · · · The foregoing instrument was acknowledged before me this _ Znd _ day of Derember A.D., 2004, by Richard N. Baxter and Tisha Little john. President and Secretary, respectively, of The Falls Homeowner's Association My commission expires IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this ______ _A.D., 200**5**. Ted Munkres, Manager TKAR, LLC STATE OF COLORADO *S.S*. COUNTY OF MESA A.D., 2005, by Ted Munkres, Manager TKAR, LLC June 27. 2006 ter tim My Commission Expires (2) 2/0/ This plat of FALLS 2004, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved febrar-A.D., 2006. Mayor SURVEYOR'S CERTIFICATE I, Vincent A. Popish, do hereby certify that the accompanying plat of FALLS 2004, a subdivision of a part of the City of Grand Junction, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable 11-30-04 íncent A. Popish. P.L.S. No. 33650 Date Independent Survey, Inc. Falls 2004 Being a replat of Tract A, Lots 3-6 inclusive, 9-16 inclusive, 19, 21-23 inclusive, all in BLOCK ONE of THE FALLS-FILING NO. ONE AS AMENDED: Tracts G & H. Lots 6 & 7. all in BLOCK TWO of THE FALLS-FILING NO. ONE AS AMENDED; Tract B, Lots 1-5 inclusive, all in BLOCK THREE of THE FALLS-FILING NO. 1 AS AMENDED: Tracts D & E, Lots 1-3 inclusive, all in BLOCK FOUR of THE FALLS-FILING NO ONE AS AMENDED; Tract C, Lots 1-7 inclusive, all in BLOCK 5 of THE FAILS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE. LOTS 7 & 8: Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION; Lot 1 in DINOSAUR SUBDIVISION: Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 2; Lots 1-5 inclusive, all in DINOSAUR SUBDIVISION FILING NO. 3; Lot 18 in BLOCK 2 of FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. TWO, AND LOTS 11 AND 15. BLOCK TWO. OF THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS-FILING NO. TWO FINAL PLAT SITUATED IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN Client: The Falls HOA BY <u>____</u> DEPUTY Date: 10/01/04 Scale: 1"=30' Drawn by: DJS VAP Checked by: VAP VINCENT A. POPISH, PLS File No.: 203266 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409 SHEET 1 of 5 File Name: FallRplt

The foregoing instrument was acknowledged before me this 2 💯

My commission expires:

CITY OF GRAND JUNCTION APPROVAL

laws of the State of Colorado.

TITLE CERTIFICATION

State of Colorado County of Mesa

We, First American Heritage Title Company, 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 the owners attested to on the ratification document recorded in Book 4/00 at Page 125-176 The Falls Homeowner's Association, and TKAR, LLC: 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.

By: Maggie Cation, a goat. Name and file First American Heritage Title Compan

CLERK AND RECORDERS CERTIFICATE STATE OF COLORADO) COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:41 o'clock P. M. this 23rd day of February A.D., 2006, and is duly recorded in Book No. 4100 , Pages 120-124 Reception No. 2303304 Drawer No. RR-114 Fees \$ 50.00 + 1.00

CLERK AND RECORDER

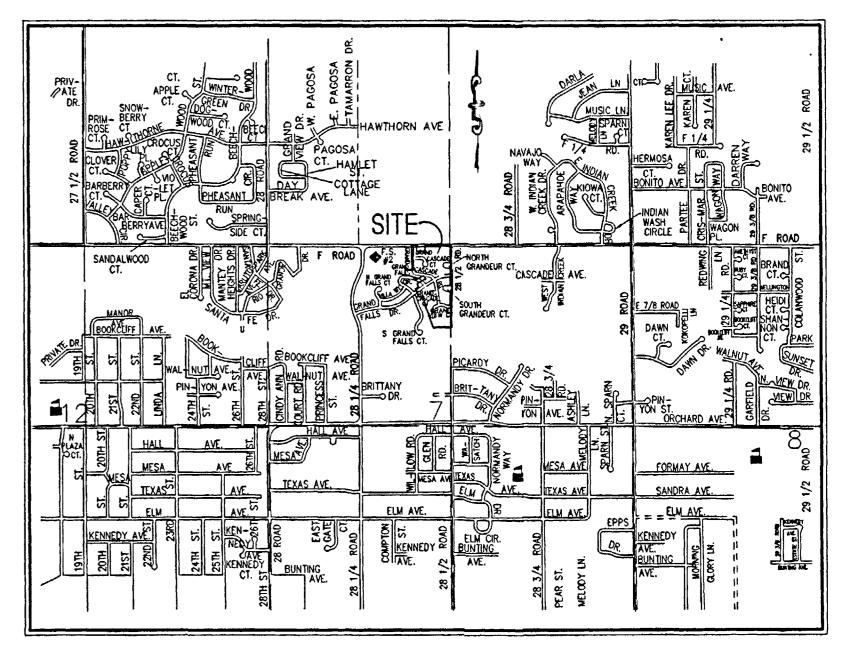
PROPERTY CURVE TABLE

	PR	OPERTY	CURVE	TABLE	
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	54'03'13"	89.87'	95.26'	N63'08'23"W	86.57
C2	2114'47"	35.32'	95.26'	N57'26'12"W	35.12
C3	10*42'01"	17.79'	95.26'	N41'27'47"W	17.76
C4	32'36'16"	11.38'	20.00'	S52*24'55"E	11.23
C5	35'26'47"	30.93'	50.00'	N50'59'39"W	30.44
C6	63*26'01"	55.36'	50.00'	N01'33'14"W	52.57
C7	2719'37"	23.85'	50.00'	N43'49'35"E	23.62
C8	65'42'39"	57.34'	50.00'	S89'39'17"E	54.25
C9	31*29'01"	27.47'	50.00'	S41'03'27"E	27.13
C10	39'50'20"	34.77'	50.00'	S05'23'46"E	34.07
C11	89*52'58"	31.38'	20.00'	N4573'31"W	28.26
C12	138'54'38"	30.31'	12.50'	N6910'18"E	23.41
C13	77'05'16"	63.91'	47.50'	N79'55'01"W	59.20
C14	26*55'29"	22.32'	47.50'	S48'04'36"W	22.12
C15	35'38'56"	29.55'	47.50'	S16'47'23"W	29.08
C16	36'26'18"	30.21'	47.50'	S1975'14"E	29.70
C17	101'43'15"	84.33'	47.50	S88'20'02"E	73.68
C18	11'14'42"	82.82'	422.00'	S84'06'10"W	82.69
			The second s	N69'44'20"W	
C19	138.54'38"	30.31'	12.50'		23.41
C20	104'41'24"	36.54'	20.00'	N37'49'18"W	31.67
C21	90.00,00,	31.42'	20.00'	S44'50'00"W	28.28
C22	19'36'51"	144.46'	422.00'	S79*55'05"W	143.76
C23	53.01,33"	129.47'	139.90'	N63'39'13"W	124.90
C24	90'00'00"	31.42'	20.00'	S4510'00"E	28.28
C25	90.00,00,	44.77'	28.50'	S4510'00"E	40.3
C26	90.00,00,	120.17'	76.50'	S4510'00"E	108.19
C27	34'39'42"	55.60'	91.90'	N72'50'09"W	54.75
C28	19'36'51"	129.40'	378.00'	S79'55'05"W	128.77
C29	15'30'03"	102.27'	378.00'		101.95
C30	4'06'47"	27.14	378.00'	S87'40'07"W	27.13
C31	137'06'22"	41.88'	17.50'	N68"16'10"E	32.58
				and the second	51.3
C32	65'23'16"	54.21'	47.50'	N75'52'17"W	
C33	3819'01"	31.77'	47.50'	S52*16'34"W	31.18
<u>C34</u>	33'41'06"	27.93'	47.50'	S16'16'31"W	27.53
C35	35'39'35"	29.56'	47.50'	S18'23'50"E	29.09
C36	4810'44"	39.94'	47.50'	S60'19'00"E	38.78
C37	52*59'02"	43.93'	47.50'	N69'06'07"E	42.38
C38	137'06'22"	41.88'	17.50'	N68*50'13"W	32.58
C39	30'40'31"	43.10'	80.50'	\$74*56'45"E	42.59
C40	50'16'50"	87.32'	99.50'	N84'44'55"W	84.54
C41	20'56'34"	36.37'	99.50'	N70'04'47"W	36.17
C42	29'20'15"	50.95'	99.50'	S84'46'48"W	50.39
C43	89'59'27"	28.27	18.00'	N44'43'15"E	25.45
C44	53'06'24"	51.44'	55.50'	N86'09'42"W	49.62
C45	40'46'04"	39.49'	55.50'	S87'40'08"W	38.60
C46	12'20'20"	11.95'	55.50'	N65'46'40"W	11.93
C47	30°40'31"	66.66'	124.50'	S74'56'45"E	65.80
C48	118'14'40"	47.47'	23.00'	S10'59'20"W	39.4
C49	34'45'54"	104.36'	172.00'	N30'45'02"W	102.7
C50	11'33'12"	34.68'	172.00'	N42'21'24"W	34.6
C51	18'33'24"	55.71'	172.00'	N27'18'06"W	55.40
C52	4'39'18"	13.97'	172.00'	N15'41'44"W	13.9
C53	58'14'05"	50.82'	50.00'	N15'44'58"E	48.6
C54	96'22'44"	33.64'		N00'03'23"E	29.8
			20.00'	S10'59'20"W	
C55	<u>118'14'39"</u> 8'70'01"	138.27'	67.00'	S65'47'09"W	115.0
C56	8'39'01"	10.12'	67.00'		10.1
C57	53'06'19"	62.10'	67.00'	S34'54'29"W	59.9
C58	56'29'18"	66.06'	67.00'	S19'53'20"E	63.4
C59	134'54'15"	47.09'	20.00'	N87'20'28"W	36.9
C60	13'09'25"	98.17'	427.50'	S63'31'57"W	97.9
<u>C61</u>	85'27'51"	32.91'	22.07'	N80'18'49"W	29.9
C62	37'11'16"	52.25'	80.50'	N56'10'32"W	51.3
C63	23*55'28"	31.94'	76.50'	N12'07'44"W	31.7
C64	5'32'07"	7.39'	76.50'	S26*51'32"E	7.3
C65	60'32'24"	80.83'	76.50'	S59'53'48"E	77.1
C66	48'20'39"	40.08'	47.50'	N49'22'44"E	38.9
C67	50'45'24"	42.08'	47.50'	S81'04'15"E	40.7
C68	35'56'29"	29.80'	47.50'	S37'43'18"E	29.3
C69	35'42'57"	29.61'	47.50'	S01*53'35"E	29.1
C70	99'03'01"	82.12'	47.50	S65'29'25"W	72.2
C71	134*54'15"	47.09'	20.00'	N47'33'48"E	36.9
C72	17'41'39"	115.04'	372.50'	N6115'50"E	114.5
L U/2					
177	68°08'05"	59.46'	50.00'	S14'10'43"W	56.0
C73	A A 1944 A 3 19 19 19	100.57	50.00'	S77'30'40"E	84.4
C74	115'14'39"		· • • • • • • • • • • • • • • • • • • •	N82'30'55"W	37.2
C74 C75	15"18'10"	37.37'	139.90'		
C74 C75 C76	15'18'10" 27'40'24"	37.37' 67.57'	139.90'	N61'01'37"W	
C74 C75 C76 C77	15'18'10" 27'40'24" 10'02'59"	37.37' 67.57' 24.54'	139.90' 139.90'	N61'01'37"W N42'09'56"W	24.5
C74 C75 C76	15'18'10" 27'40'24" 10'02'59" 8'22'08"	37.37' 67.57' 24.54' 61.64'	139.90'	N61°01'37"W N42°09'56"W S74°17'44"W	24.5 61.5
C74 C75 C76 C77	15'18'10" 27'40'24" 10'02'59"	37.37' 67.57' 24.54'	139.90' 139.90'	N61'01'37"W N42'09'56"W	24.5 61.5 16.2
C74 C75 C76 C77 C78	15'18'10" 27'40'24" 10'02'59" 8'22'08"	37.37' 67.57' 24.54' 61.64'	139.90' 139.90' 422.00'	N61°01'37"W N42°09'56"W S74°17'44"W	24.5 61.5 16.2
C74 C75 C76 C77 C78 C79	15'18'10" 27'40'24" 10'02'59" 8'22'08" 2'10'52"	37.37' 67.57' 24.54' 61.64' 16.27'	139.90' 139.90' 422.00' 427.50'	N61°01'37"W N42'09'56"W S74'17'44"W S58'02'41"W	24.5 61.5 16.2 81.7
C74 C75 C76 C77 C78 C79 C80	15'18'10" 27'40'24" 10'02'59" 8'22'08" 2'10'52" 10'58'32"	37.37' 67.57' 24.54' 61.64' 16.27' 81.89'	139.90' 139.90' 422.00' 427.50' 427.50'	N61°01'37"W N42'09'56"W S74°17'44"W S58°02'41"W S64°37'24"W S79'06'48"E	66.9 24.5 61.5 16.2 81.7 36.5 28.2

PROPERTY INE TABLE

	LINE I ABL	E
NUM	BEARING	DISTANCE
L1	N89'43'30"E	12.16'
L2	S48'22'08"E	24.39'
L3	S0016'30"E	7.44'
L4	N89°43'30"E	4.00'
L5	N00*16'30"W	1.45'
L6	N89*43'30"E	30.00'
L7	S2515'09"E	18.45'
L8	N89'43'30"E	17.79'
L9	N00'16'30"W	6.72'
L10	S00'10'00"E	1.13'
L11	S00'10'00"E	21.11'
L12	S89'50'00"W	0.75'
L13	S04'02'00"E	3.51'
L14	S02'41'45"W	20.02'
L15	S14'09'51"W	17.68'
L16	N89'43'30"E	4.35'
L17	S00'16'30"E	15.27'
L18	S0016'30"E	8.90'
L19	N89'43'30"E	8.36'
L20	S00'16'30"E	7.15'
L21	N87'06'01"E	17.34'
L22	S70'06'40"W	16.32'
L23	S00'16'29"E	3.32'
L.24	N89'00'26"E	40.74'
L25	S70'06'40"W	17.06'
L26	N67'17'06"E	5.36'
L27	N80*38'18"W	40.01'
L28	N70'06'40"E	12.13'
L29	N89'50'00"E	20.28'
L30	N70'06'40"E	27.59'
L31	N70'06'40"E	19.18'
L32	N70°06'40"E	8.41'
L33	S19'53'20"E	8.66'
L34	S70'06'40"W	6.85'
L35	N0010'00"W	33.28'
L36	N0010'00"W	12.43'
L37	N00'10'00"W	20.86'
L38	S70'06'42"E	25.93'
L39	S89*50'00"W	1.52'
L40	S89*50'00"W	6.00'
L41	N89'43'30"E	3.39'
L42	\$52*25'00"W	17.79'
L43	S45'13'29"E	28.31'
L44	S67'24'43"W	20.02'
L45	N70'06'40"E	23.73'
L46	N19*53'20*W	2.30'
L47	N70'06'40"E	15.00'

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Falls 2004

Being a replat of Tract A, Lots 3-6 inclusive, 9-16 inclusive, 19, 21-23 inclusive, all in BLOCK ONE of THE FALLS-FILING NO. ONE AS AMENDED; Tracts G & H, Lots 6 & 7, all in BLOCK TWO of THE FALLS-FILING NO. ONE AS AMENDED; Tract B, Lots 1-5 inclusive, all in BLOCK THREE of THE FALLS-FILING NO. 1 AS AMENDED; Tracts D & E, Lots 1-3 inclusive, all in BLOCK FOUR of THE FALLS-FILING NO. & E, Lots 1-3 inclusive, all in BLOCK FOUR of THE FALLS-FILING NO. ONE AS AMENDED; Tract C, Lots 1-7 inclusive, all in BLOCK 5 of THE FALLS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE, LOTS 7 & 8; Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION; Lot 1 in DINOSAUR SUBDIVISION; Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 2; Lots 1-5 inclusive, all in DINOSAUR SUBDIVISION FILING NO. 3; Lot 18 in BLOCK 2 of FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. 3; AND LOTS 11 AND 15, BLOCK TWO, OF THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS-FILING NO. TWO

LI	NE	TABLE
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LINE TABLE FOR EASEMENTS				
NUM	BEARING	DISTANCE		
L1	S89'57'52"W	4.00'		
L2	S89'57'52"W	1.60'		
L3	N00'02'08"W	4.95'		
L4	S89'57'52"W	2.38'		
L5 L6	S0012'06"E S0012'06"E	4.18' 4.03'		
L0 L7	S44'11'50"E	4.05		
L8	S44'11'50"E	4.04'		
L9	S00'05'13"E	2.85'		
L10	\$00'05'13"E	2.84'		
L11	N88'52'29"E	2.40'		
L12 L13	S88'52'29"W N53'17'21"E	3.61' 4.14'		
L14	S5317'21"W	4.56		
L15	S00'34'38"E	0.91'		
L16	S00'34'38"E	4.08'		
L17	S00'37'54"E	4.36'		
L18	N89'22'06"E	8.68		
L19 L20	N88'20'00"E \$00'17'01"E	4.00' 9.15'		
L20	N88'20'00*E	4.00'		
L22	S1573'50"W	19.85'		
L23	S74'41'28"W	11.54'		
L24	N74*46'10"W	30.32'		
L25	N28'42'09"W	9.51'		
L26 L27	S89'50'00*W N28'42'09*W	5.00' 5.73'		
L28	S28'42'09"E	19.54'		
L29	N19'53'20"W	12.74'		
L.30	N89'43'30"E	4.28'		
L31	S016'30"E	12.00'		
L32	N19'53'20"W N69'44'30"E	2.16'		
L33 L34	N69'44'30'E	4.00' 4.00'		
L35	\$2014'25"E	3.95'		
L36	\$20'14'25"E	4.00'		
L37	S19'48'43"E	6.92'		
L38	S19'48'43"E	14.05'		
L39	N89'48'14"E	4.63'		
L40 L41	S70'06'40"W S70'06'40"W	9.80' 9.63'		
L42	S70'06'40"W	9.51'		
L43	N6717'06"E	9.36'		
L44	N6717'06"E	21.00'		
L45	N4'45'23"E	27.75'		
L46 L47	S70'06'40"W S70'06'40"W	9.31' 7.74'		
L48	S19'48'43"E	17.25'		
L49	S0'09'15"E	16.37'		
L50	S88'39'16"W	5.80'		
L51	N89'43'31"E	39.41'		
1.52	S89'26'14"W	12.31'		
L53 L54	S0'33'46"E S70'06'40"E	5.30' 33.09'		
L55	S36'43'00"E	1.95'		
L56	N29'04'10"E	2.65'		
L57	S30'06'49"W	16.21		
L58	S89'50'00"W	30.39'		
L59	N89'43'30"E N00'16'30"W	10.00' 10.00'		
L60 L61	S0017'01"E	0.24'		
L62	N00'10'00"W	8.00'		
L63	S28'42'09"E	3.99'		
L64	S30'06'49"W	4.49'		
L65	S74'46'10"E	1.89'		
L66 L67	N89'50'00"W S35'29'16"W	13.60' 16.48'		
L68	S1513'50"W	14.52		
L69	S89'50'00"W	18.57'		
L70	N15'13'50"E	53.02'		
L71	S64'53'20"E	12.75'		
L72	S19'53'20"E	10.69'		
L73	S19*53'20*E	2.50'		
L74 L75	N00'16'30"W S70'06'40"W	20.58 [°]		
L75	N67'17'06"E	23.23'		
L77	N19'45'18"W	23.08' 23.23' 17.25'		
L78	N19'45'18"W 576'20'52"E S02'27'52"E	20.67		
L79	S02'27'52"E	11.54		
L80	N70'06'40"E	19.18'		

CURVE TABLE FOR EASEMENTS					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22'00'22"	22.08'	57.50'	S85*57'28"W	21.95'
C2	38'31'57"	41.36'	61.50'	N64'14'27"W	40.58'
C3	7'36'40"	8.17'	61.50'	S72'08'04"W	8.16'
C4	7*21'54*	7.91'	61.50'	S64'38'47"W	7.90'
C5	7'51'34*	7.89'	57.50'	S58'07'01"W	7.88'
Ç6	19'01'26"	20.42'	61.50'	S44'07'35"W	20.33'
C7	104'41'24"	10.96'	6.00'	N37'49'18"W	9.50'
C8	39'50'20"	44.50'	64.00'	S05'23'46"E	43.61
C9	12'31'14"	13.99'	64.00'	N16'48'30"E	13.96'
C10	26'56'31"	30.09'	64.00'	N18'00'04"W	29.82'
C11	19'38'03"	21.93'	64.00'	N41'17'21"W	21.82'
C12	14'14'56"	14.92'	60.00'	N5972'49"W	14.88'
C13	4'23'46"	4.91'	64.00'	N66*31'10"W	4.91'
C14	32'36'16"	3.41'	6.00'	S52*24'55"E	3.37'
C15	9'23'44"	17.92'	109.26'	N40'48'39"W	17.90'
C16	1'21'38"	2.60'	109.50'	S77'03'46"W	2.60'
C17	20'04'45"	39.78'	113.50'	S8812'00"W	39.57'
C18	14'16'27"	28.28'	113.50'	N74'37'23"W	28.20'
C19	1'52'59*	3.60'	109.50'	N65'38'48"W	3.60'
C20	32'31'40"	37.75'	66.50'	S73'53'51"E	37.25'
C21	137'06'22"	8.38'	3.50'	N68'50'13"W	6.52'
C22	51'38'40"	55.43'	61.50'	N68'25'56"E	53.58'
C23	4'02'16"	31.11'	441.50'	S58'58'23"W	31.11'
C24	85'27'51*	12.03'	8.07'	S8018'49"E	10.95'
C25	1176'23"	18.59'	94.50'	N4313'05"W	18.56'
C26	3'38'03*	6.66'	105.00'	N64'34'03"W	6.66'
C27	5'05'29"	7.20'	81.00'	\$65'30'37"W	7.20'
C28	17"43'44"	15.01'	48.50'	\$80'51'06"W	14.95'
C29	9'21'25"	10.21'	62.50'	\$5577'59"W	10.20'
C30	17'25'35"	19.01'	62.50'	S81'00'11"W	18.94'
C31	10'52'46"	82.79'	436.00'	N84'17'08"E	82.67
C32	10'59'46"	68.80'	358.50'	N57'54'53"E	68.70'
C33	6 ° 41'54 *	41.91'	358.50'	N66'45'43"E	41.89'
C34	45'42'31"	33.11'	41.50'	S88'15'40"E	32.24'



BASIS OF BEARINGS STATEMENT:

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BEARINGS ARE BASED ON THE NORTH LINE OF THE NW1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT OF THE FALLS-FILING NO. ONE AS AMENDED RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 12 AT PAGES 216 & 217. SAID NORTH LINE BEARS N89'50'00"E.

Vicinity Map (NOT TO SCALE)

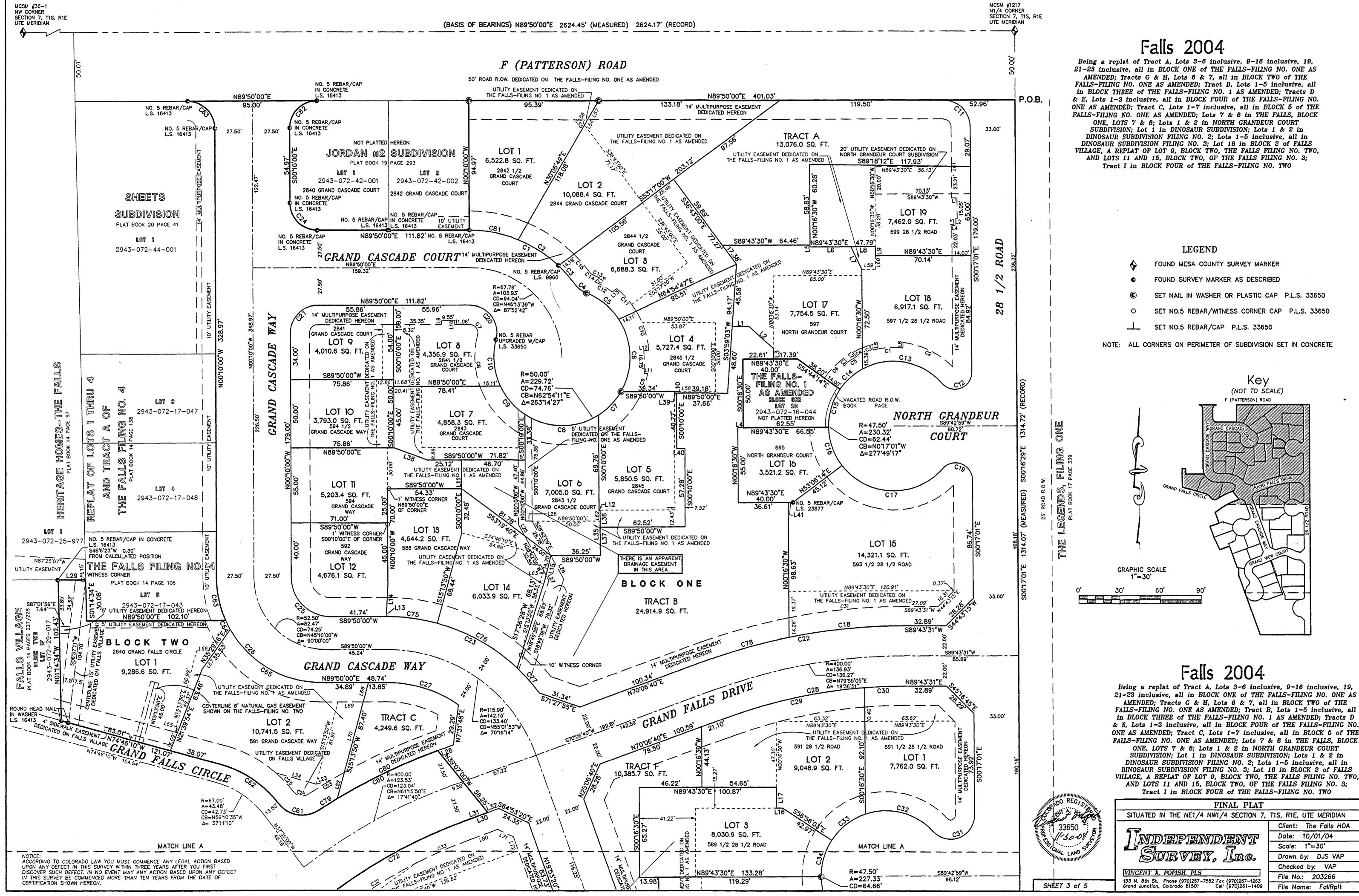
LIST OF ABBREVIATIONS USED

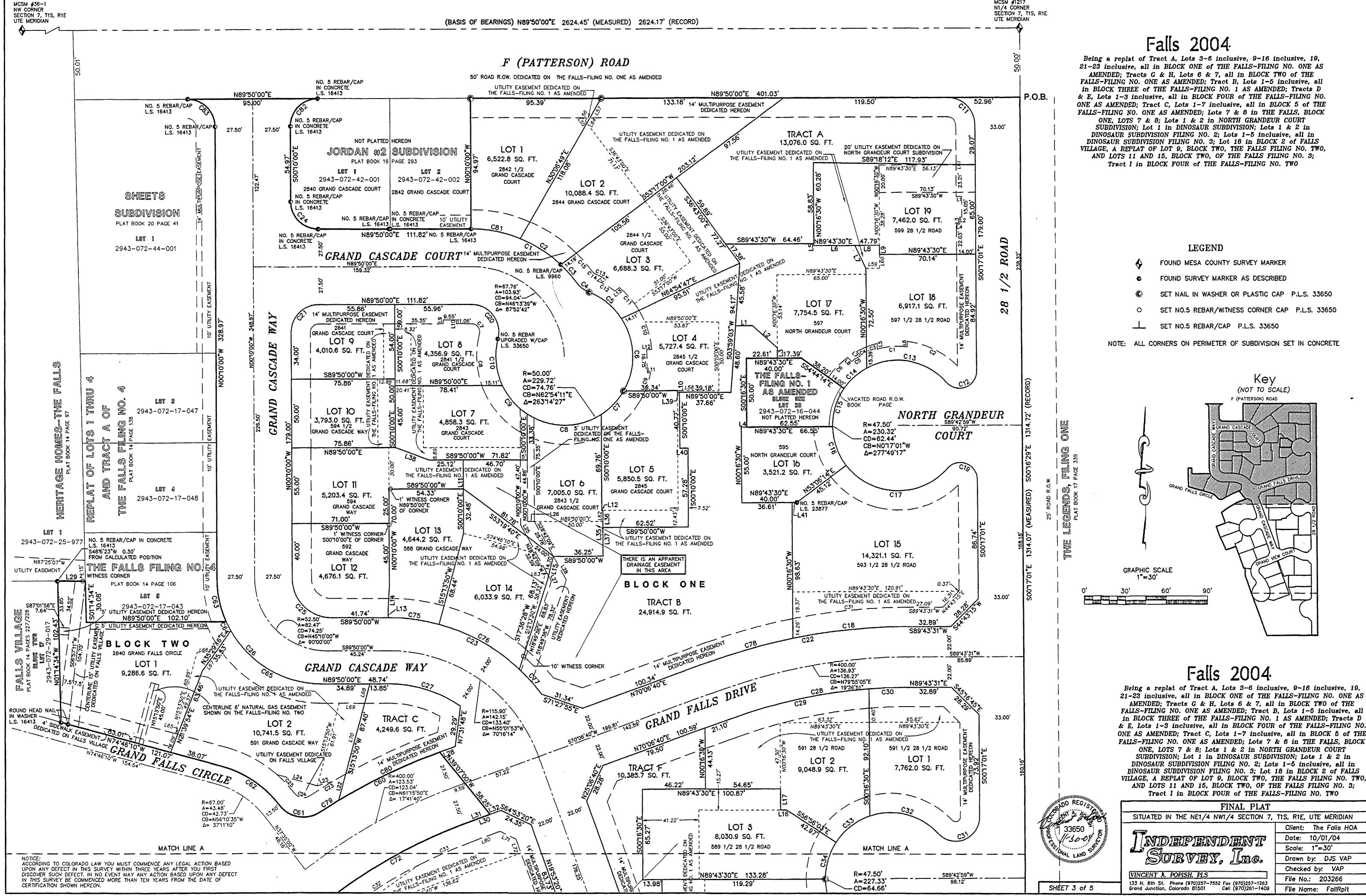
MCSM = MESA COUNTY SURVEY MARKER ROW = RIGHT OF WAY PLS = PROFESSIONAL LAND SURVEYOR Δ = DELTA ANGLE R = RADIUS A = LENGTH OF ARC CD = CHORD DISTANCE CB = CHORD BEARING POB = POINT OF BEGINNING

LAND USE SUN	IMARY	
LOTS	7.19 ACRES	52%
TRACTS	2.50 ACRES	18%
DEDICATED ROW	4.22 ACRES	30%
TOTAL	13.91 ACRES	100%

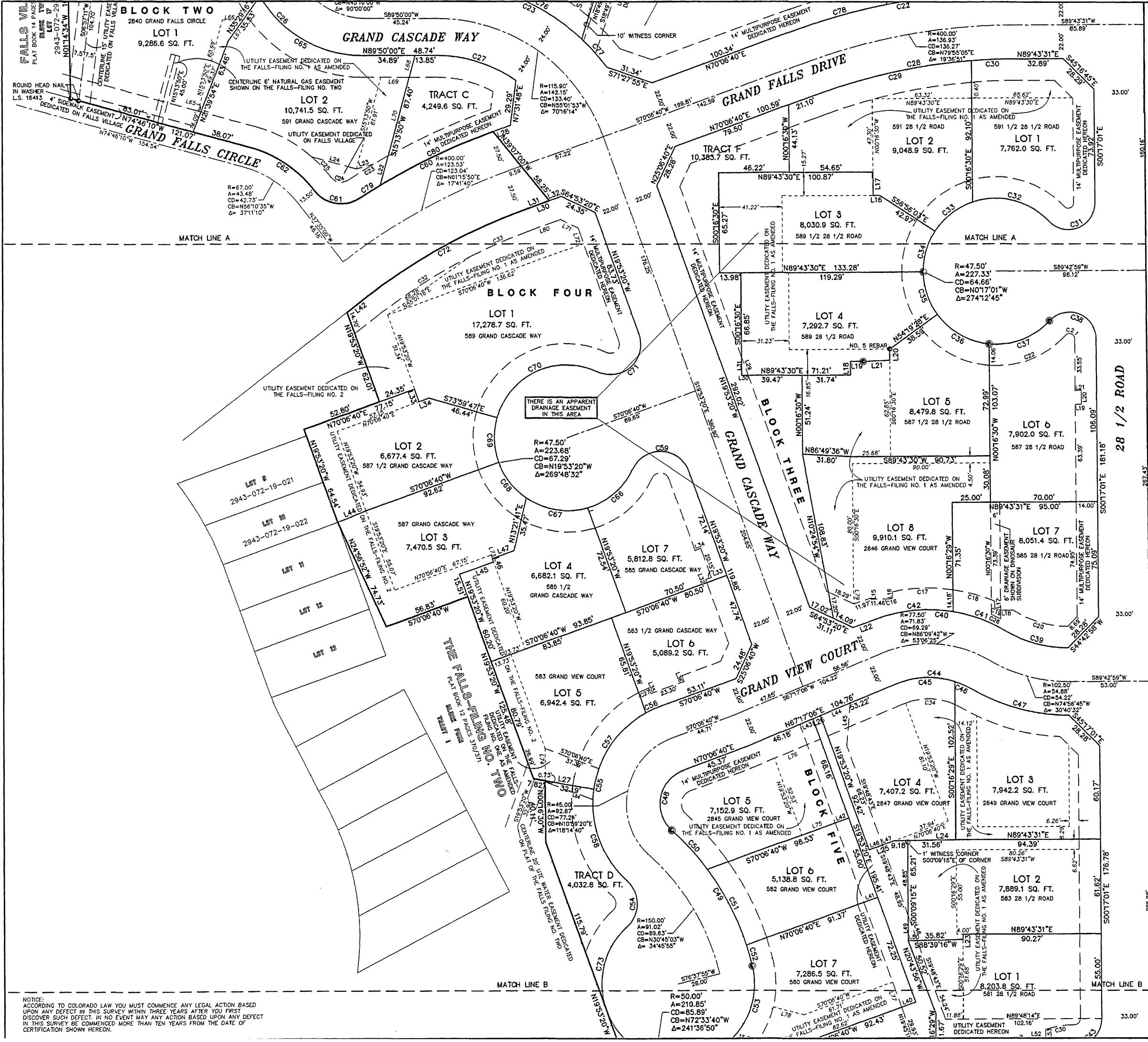
	Being a replat of Tract A, Lots 3-6 inclus 21-23 inclusive, all in BLOCK ONE of THE 1 AMENDED; Tracts G & H, Lots 6 & 7, all FALLS-FILING NO. ONE AS AMENDED; Tract E in BLOCK THREE of THE FALLS-FILING NO. & E, Lots 1-3 inclusive, all in BLOCK FOUR ONE AS AMENDED; Tract C, Lots 1-7 inclusive FALLS-FILING NO. ONE AS AMENDED; Lots 7 ONE, LOTS 7 & 8; Lots 1 & 2 in NORT SUBDIVISION; Lot 1 in DINOSAUR SUBDIV DINOSAUR SUBDIVISION FILING NO. 2; Lot UNOSAUR SUBDIVISION FILING NO. 3; Lot VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, OF TH Tract I in BLOCK FOUR of THE FALL	FALLS-FILING NO. ONE AS in BLOCK TWO of THE 3, Lots 1-5 inclusive, all 1 AS AMENDED; Tracts D of THE FALLS-FILING NO. 7e, all in BLOCK 5 of THE & 8 in THE FALLS, BLOCK TH GRANDEUR COURT VISION; Lots 1 & 2 in s 1-5 inclusive, all in 18 in BLOCK 2 of FALLS HE FALLS FILING NO. TWO, HE FALLS FILING NO. 3;		
	FINAL PLAT			
	SITUATED IN THE NE1/4 NW1/4 SECTION 7,	TIS, RIE, UTE MERIDIAN		
		Client: The Falls HOA		
	Independent	Date: 10/01/04		
		Scale: 1"=30'		
	SURVEY, Lnc.	Drawn by: DJS VAP		
		Checked by: VAP		
	VINCENT A. POPISH, PLS 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263	File No.: 203266		
SHEET 2 of 5	Grand Junction, Colorado 81501 Cell (970)261-1409	File Name: FallRplt		
	0131	11802 tif		

Falls 2004





MCSM #1217 N1/4 CORNER SECTION 7, T1S, R1E



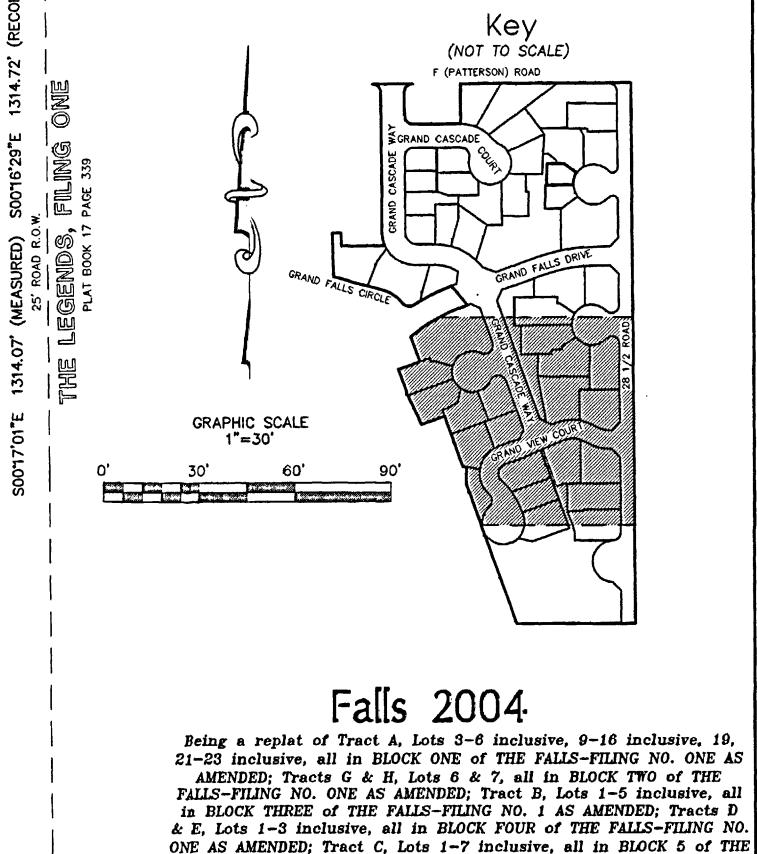
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LEGEND

- FOUND SURVEY MARKER AS DESCRIBED Ċ
- SET NAIL IN WASHER OR PLASTIC CAP P.L.S. 33650
- SET NO.5 REBAR/WITNESS CORNER CAP P.L.S. 33650
- SET NO.5 REBAR/CAP P.L.S. 33650

NOTE: ALL CORNERS ON PERIMETER OF SUBDIVISION SET IN CONCRETE



FALLS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE, LOTS 7 & 8; Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION; Lot 1 in DINOSAUR SUBDIVISION; Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 2; Lots 1-5 inclusive, all in DINOSAUR SUBDIVISION FILING NO. 3; Lot 18 in BLOCK 2 of FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. TWO, AND LOTS 11 AND 15, BLOCK TWO, OF THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS-FILING NO. TWO

B B A A A C C	FINAL PLAT			
	SITUATED IN THE NE1/4 NW1/4 SECTION 7,	TIS, RIE, UTE MERIDIAN		
		Client: The Falls HOA		
B3650 B3650	Independent Survey, Inc.	Date: 10/01/04		
		Scale: 1"=30'		
		Drawn by: DJS VAP		
		Checked by: VAP		
	VINCENT A. POPISH, PLS	File No.: 203266		
SHEET 4 of 5	133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409	File Name: FallRplt		

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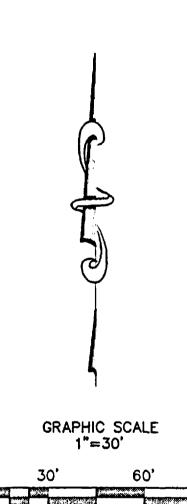


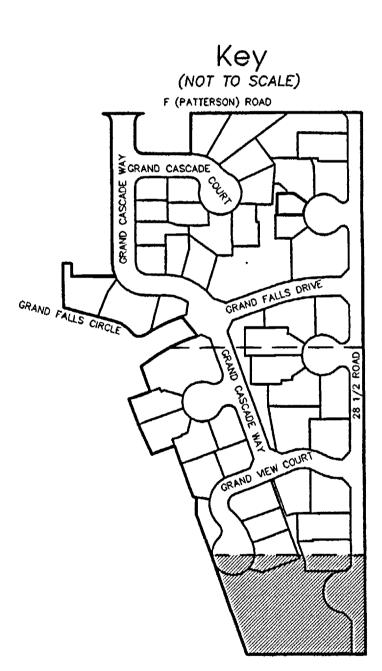
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ONE AS AMENDED; Tract C, Lots 1-7 inclusive, all in BLOCK 5 of THE FALLS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE, LOTS 7 & 8; Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION; Lot 1 in DINOSAUR SUBDIVISION; Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 3; Lot 18 in BLOCK 2 of FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS FILING NO. 3;

LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- RECOVERED INDEPENDENT SURVEY MARKER NO.6 REBAR/2" ALUMINUM CAP P.S.S3355550 IN MONUMENT BOX
- © SET NAIL IN WASHER OR PLASTIC CAP P.L.S. 33650
- O SET NO.5 REBAR/WITNESS CORNER CAP P.L.S. 33650
- SET NO.5 REBAR/CAP P.L.S. 33650
- NOTE: ALL CORNERS ON PERIMETER OF SUBDIVISION SET IN CONCRETE





Falls 2004

Being a replat of Tract A, Lots 3-6 inclusive, 9-16 inclusive, 19, 21-23 inclusive, all in BLOCK ONE of THE FALLS-FILING NO. ONE AS AMENDED; Tracts G & H, Lots 6 & 7, all in BLOCK TWO of THE FALLS-FILING NO. ONE AS AMENDED; Tract B, Lots 1-5 inclusive, all in BLOCK THREE of THE FALLS-FILING NO. 1 AS AMENDED; Tracts D & E, Lots 1-3 inclusive, all in BLOCK FOUR of THE FALLS-FILING NO. ONE AS AMENDED; Tract C, Lots 1-7 inclusive, all in BLOCK 5 of THE FALLS-FILING NO. ONE AS AMENDED; Lots 7 & 8 in THE FALLS, BLOCK ONE, LOTS 7 & 8; Lots 1 & 2 in NORTH GRANDEUR COURT SUBDIVISION; Lot 1 in DINOSAUR SUBDIVISION; Lots 1 & 2 in DINOSAUR SUBDIVISION FILING NO. 2; Lots 1-5 inclusive, all in DINOSAUR SUBDIVISION FILING NO. 3; Lot 18 in BLOCK 2 of FALLS VILLAGE, A REPLAT OF LOT 9, BLOCK TWO, THE FALLS FILING NO. TWO, AND LOTS 11 AND 15, BLOCK TWO, OF THE FALLS FILING NO. 3; Tract I in BLOCK FOUR of THE FALLS-FILING NO. TWO FINAL PLAT SITUATED IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN Client: The Falls HOA Date: 10/01/04 NDEPENDENT Scale: 1"=30' SURVEY llne. Drawn by: DJS VAP Checked by: VAP VINCENT A. POPISH, PLS File No.: 203266 133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409 SHEET 5 of 5 File Name: FallRplt

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