

New Falls

Being a Replat of Tract B in FALLS 2004 Reception No. 2303304
SITUATE IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN
City of Grand Junction, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Falls 2004 Homeowners Association, is the real owner of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado recorded in Book 4100 at Pages 120-124, RECEPTION NO. 2303304, of the Mesa County Clerk & Recorder's Office, and being situate in the NE1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat, said property being described as follows:

Tract B in FALLS 2004, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the SW Corner of Lot 15 in Block One, Falls 2004, which is recorded in the Mesa County Clerk & Recorder's Office in Book 4100 at Pages 120-124, and considering the easternmost boundary line of Tract B in Falls 2004 to bear S00°16'30"E and all bearings contained herein to be relative thereto; thence along the following four (4) courses, which are the Northerly Road Right-of-Way Lines for Grand Falls Drive and Grand Cascade Way in Falls 2004: (1) proceeding along the arc of a curve turning to the left with a radius of 422.00 feet, an arc length of 61.64 feet, and a chord bearing S74°17'44"W a distance of 61.59 feet; (2) thence S70°06'40"W a distance of 100.34 feet; (3) thence N71°27'55"W a distance of 31.34 feet; (4) thence along the arc of a curve turning to the left with a radius of 139.90 feet, an arc length of 24.54 feet, and a chord bearing N42°09'56"W a distance of 24.51 feet to the SE Corner of Lot 14 in Block One, Falls 2004; thence N17°36'28"E along the East Line of said Lot 14 a distance of 68.13 feet to an Angle Point in said East Line; thence along said East Line N14°09'51"E a distance of 17.68 feet to the NE Corner of said Lot 14; thence N89°50'00"E along the South Line of Lot 6 in Block One, Falls 2004 a distance of 36.25 feet to the SE Corner of said Lot 6; thence N00°10'00"W along the East Line of said Lot 6 a distance of 20.86 feet to the SW Corner of Lot 5 in Block One, Falls 2004; thence N89°50'00"E along the South Line of said Lot 5 a distance of 62.52 feet to the SE Corner of said Lot 5; thence N00°10'00"W along the Easternmost Line of said Lot 5 a distance of 57.28 feet to an Angle Point of said Lot 5; thence S89°50'00"W along the Property Line of said Lot 5 a distance of 6.00 feet to an Angle Point of said Lot 5; thence N00°10'00"W along the Easterly Line of said Lot 5 a distance of 40.77 feet to the NE Corner of said Lot 5; thence N89°50'00"E along the South Line of Lot 4 in Block One, Falls 2004 a distance of 37.66 feet to the SE Corner of said Lot 4; thence N03°59'03"E along the East Line of said Lot 4 a distance of 48.60 feet to a point on said East Line which is a Property Corner of Lot 17 in Block One, Falls 2004; thence N89°43'30"E along a Southerly Line of said Lot 17 a distance of 12.16 feet to an Angle Point of said Lot 17; thence S48°22'08"E along the Property Line of said Lot 17 a distance of 24.39 feet to a point on a Westerly Line of said Lot 17; thence S00°16'30"E along said Westerly Line a distance of 7.44 feet to a point on the North Line of Lot 20 in Block One, The Falls-Filing No. 1 As Amended; thence S89°43'30"W along said North Line a distance of 22.61 feet to the NW Corner of said Lot 20; thence S00°16'30"E along the West Line of said Lot 20 a distance of 50.00 feet to a point on the North Line of Lot 16 in Block One, Falls 2004; thence S89°43'30"W along said North Line a distance of 4.00 feet to the NW Corner of said Lot 16; thence S00°16'30"E along the West Line of said Lot 16 a distance of 55.00 feet to the SW Corner of said Lot 16; thence N89°43'30"E along the South Line of said Lot 16 a distance of 36.61 feet to the NW Corner of Lot 15 in Block One, Falls 2004; thence S00°16'30"E along the West Line of said Lot 15 a distance of 98.63 feet to the SW Corner of said Lot 15, which is the Point of Beginning, containing 0.57 acre, as described.

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 utility providers and appurtenant facilities.

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, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

That said owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as NEW FALLS, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

NOTE: TRACT A IS A UTILITY EASEMENT DEDICATED ON THE FALLS-FILING NO.1 AS AMENDED.
Said owner further certifies that there are no lienholders of record.

IN WITNESS WHEREOF representatives of said owner have caused their names to be hereunto subscribed this 27th day of October A.D., 2008.

Benjamin Lee Benjamin Lee, President The Falls 2004 Homeowners Association
Stacie Colling Stacie Colling, Secretary The Falls 2004 Homeowners Association

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 27th day of October A.D., 2008, by Benjamin Lee and Stacie Colling, President and Secretary, respectively, of The Falls 2004 Homeowners Association.

My commission expires: 4-03-2011
David Byrd
Notary Public

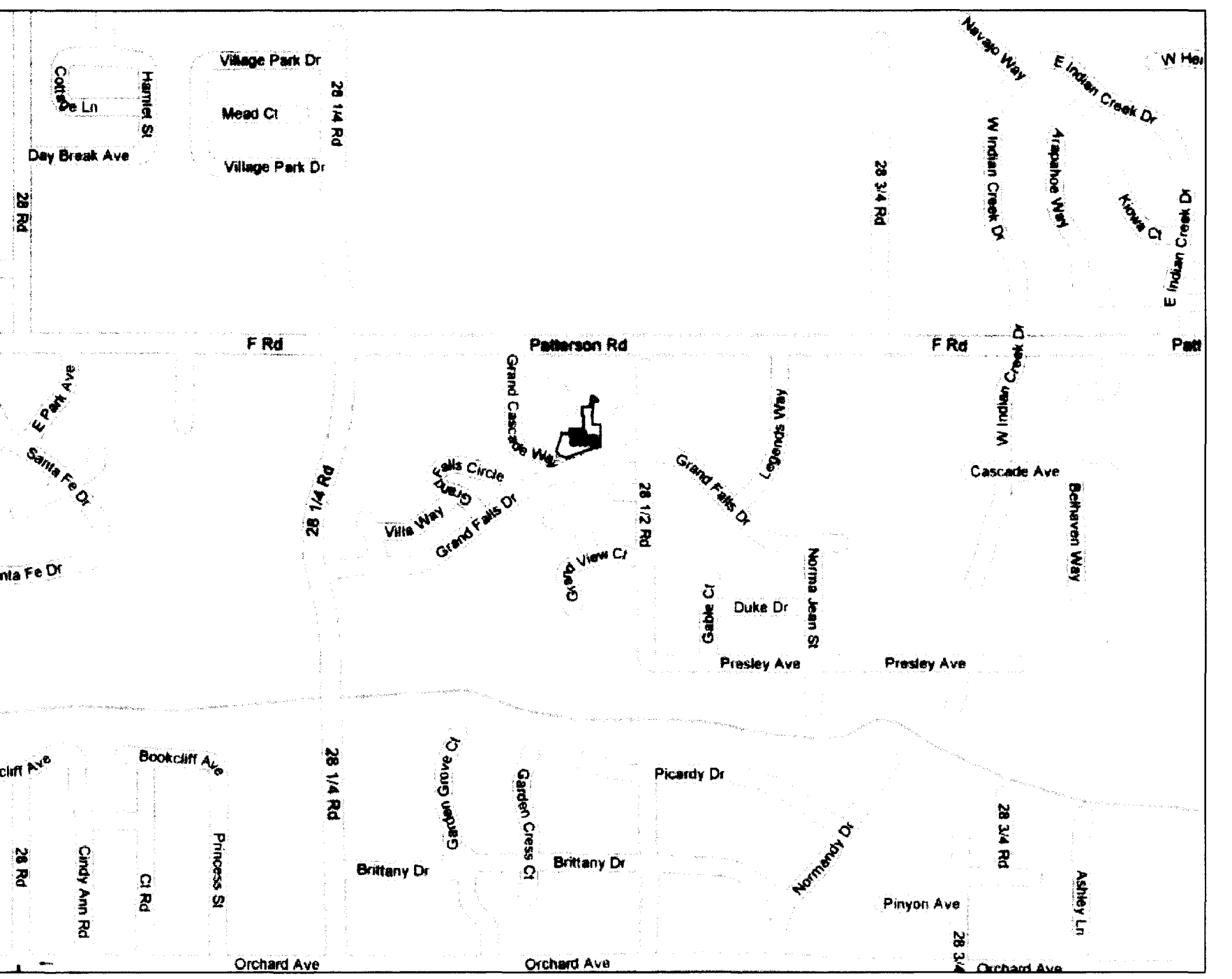
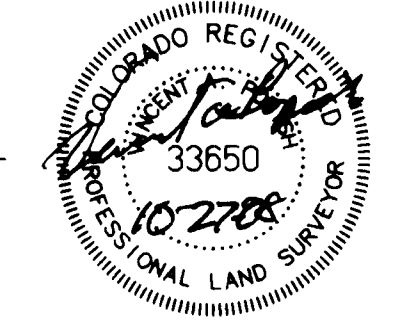
CITY OF GRAND JUNCTION APPROVAL
This plat of NEW FALLS, a Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, was approved this 29 day of OCTOBER A.D., 2008

Stavros Hadid City Manager
Gary Palmer Mayor

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, do hereby certify that the accompanying plat of NEW FALLS, 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 laws of the State of Colorado.

Vincent A. Popish
Vincent A. Popish, P.L.S. No. 33650
Independent Survey, Inc.
Date 10-27-08



Vicinity Map
NOT TO SCALE

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 Falls 2004 Homeowners Association; 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: 10-27-2008 By: Jonathan V. Berres, Examiner
Name and Title
First American Heritage Title Company

Resolution No. 122-08 Vacating an Easement located at 2846 Grand Falls Dr
Recorded Book 4747 Page 611

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } S.S.
I hereby certify that this instrument was filed in my office at 3:41 o'clock P.M. this 30th day of October A.D., 2008, and is duly recorded in Book No. 4747, Page 653-654.
Reception No. 2463671 Drawer No. WW-55 Fees 20+1
Janice Rich Clerk and Recorder
Janice Bridgeman Deputy

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.

New Falls
Being a Replat of Tract B in FALLS 2004
FINAL PLAT
SITUATED IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN
INDEPENDENT SURVEY, Inc.
Client: Vincent A. Popish
Date: 5/29/2008
Scale: 1"=30'
Drawn by: DJS
Checked by: VAP
File No.: 205076
File Name: NewFalls
VINCENT A. POPISH, PLS
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1283
Grand Junction, Colorado 81501 Cell (970)261-1409
SHEET 1 of 2

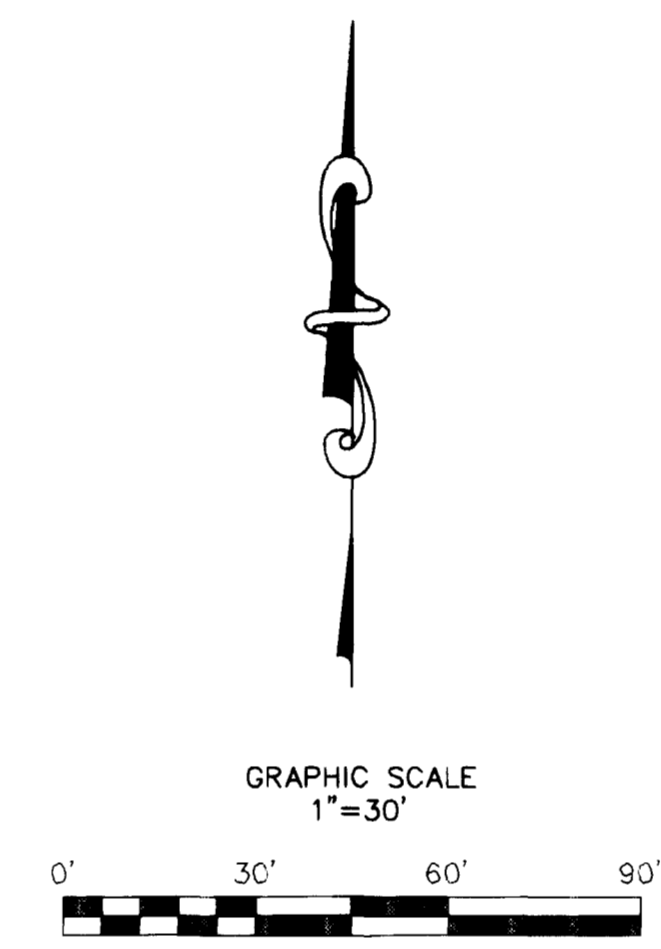
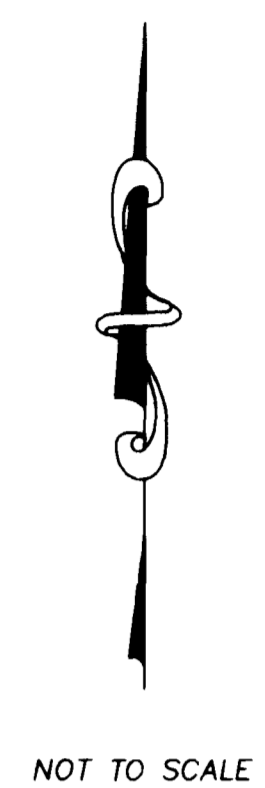
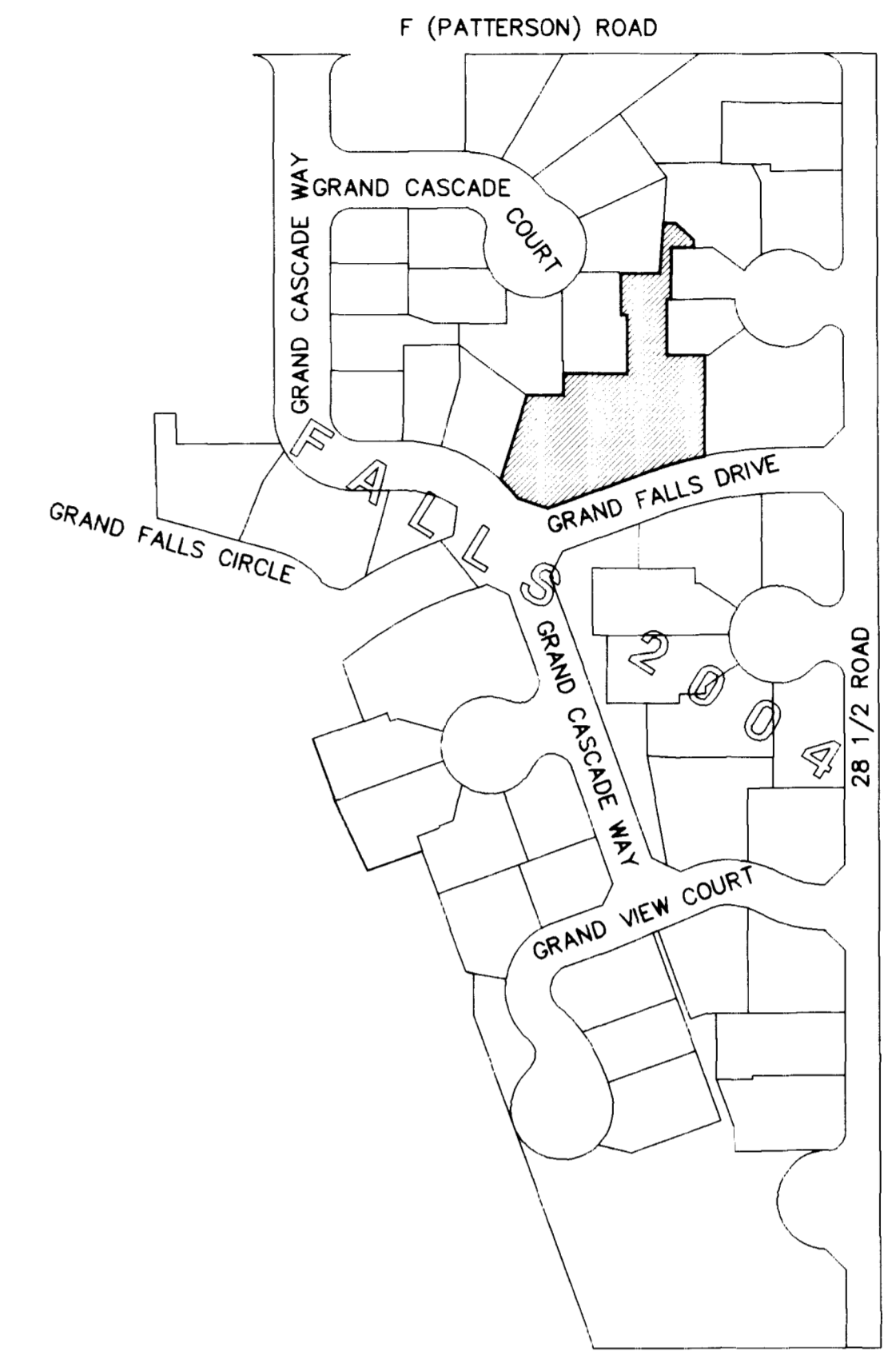
BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON THE EASTERNMOST BOUNDARY LINE OF TRACT B IN FALLS 2004, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AS SHOWN ON THE PLAT RECORDED AT THE MESA COUNTY CLERK & RECORDER'S OFFICE IN BOOK 4100 AT PAGES 120-124. SAID BOUNDARY LINE BEARS S00°16'30"E.

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 City of Grand Junction, Mesa County, Colorado

LAND USE SUMMARY		
LOT ONE	0.28 ACRE	49%
TRACT A	0.29 ACRE	51%
TOTAL	0.57 ACRE	100%



ABBREVIATIONS USED:
 P.L.S. = PROFESSIONAL LAND SURVEYOR
 NO. = NUMBER
 T1S = TOWNSHIP 1 SOUTH
 R1E = RANGE 1 EAST
 SQ. FT. = SQUARE FEET
 P.O.B. = POINT OF BEGINNING
 NE = NORTHEAST
 NW = NORTHWEST
 R.O.W. = RIGHT OF WAY

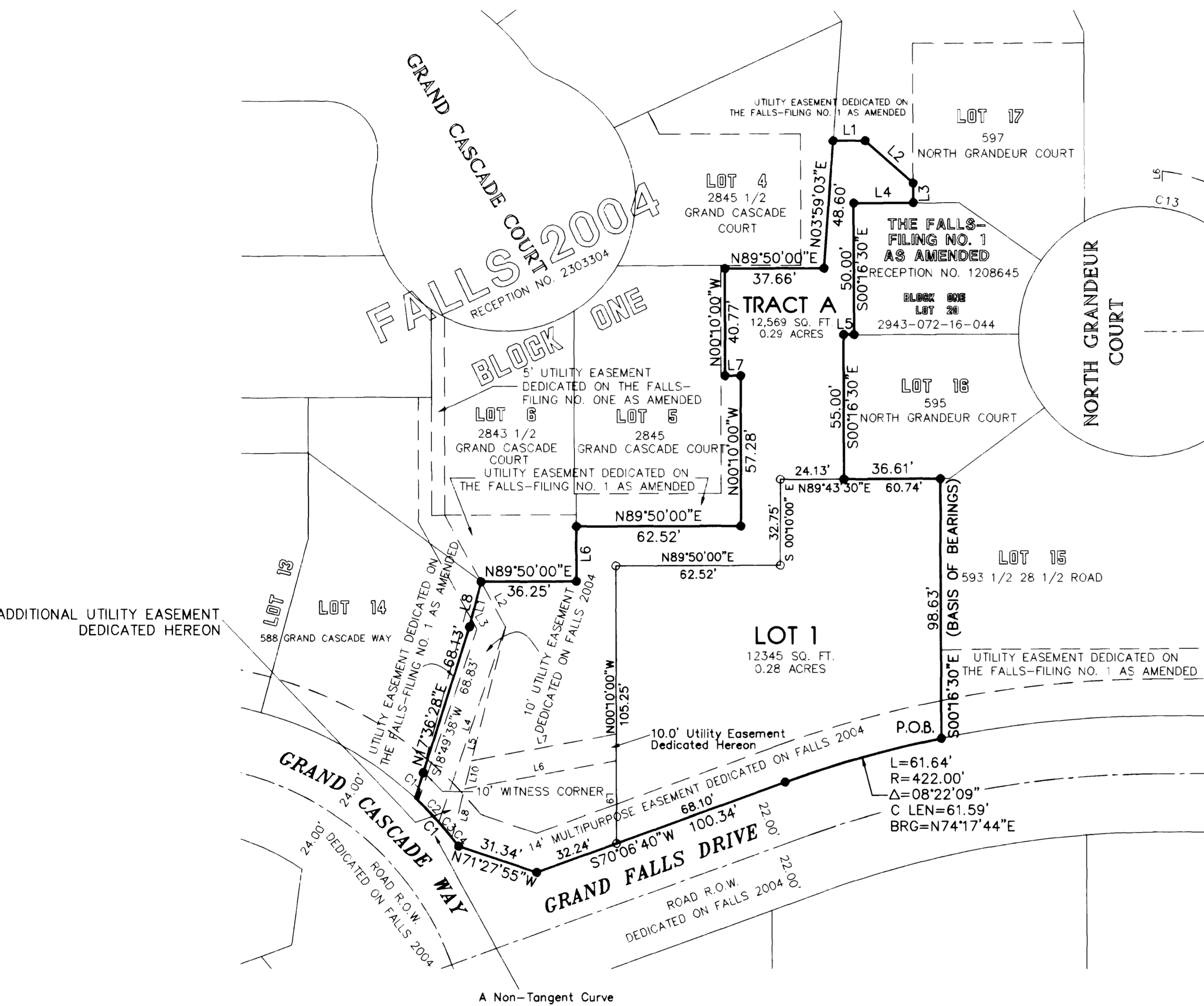
CURVE INFO ABBREVIATIONS:
 L = ARC LENGTH
 R = RADIUS
 Δ = DELTA ANGLE
 C LEN = CHORD LENGTH
 BRG = CHORD BEARING

LEGEND

- RECOVERED NO.5 REBAR/CAP P.L.S. 33650
- SET NO.5 REBAR/CAP P.L.S. 33650
NOTE: PERIMETER CORNERS SET IN CONCRETE

NOTE: ALL DISTANCES ARE U.S. SURVEY FEET.
 NOTE: ALL LOT CORNERS TO BE SET PRIOR TO SALE OF LOT

NOTES:
 ALL NEW CONSTRUCTION WILL REQUIRE ENGINEERED FOUNDATIONS.
 FALLS 2004 is recorded in Book 4100 at Pages 120-124.
 THE FALLS-FILING NO. 1 AS AMENDED is recorded in Plat Book 12 at Pages 216 & 217.
 Easements taken from First American Heritage Title Company Commitment No. 915-H0115013-900-GTO, dated April 13, 2006.



PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°43'30"E	12.16'
L2	N48°22'08"W	24.39'
L3	N00°16'30"W	7.44'
L4	S89°43'30"W	22.61'
L5	S89°43'30"W	4.00'
L6	N00°10'00"W	20.86'
L7	N89°50'00"E	6.00'
L8	N14°09'51"E	17.68'

PROPERTY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	139.90'	24.54'	24.51'	N42°09'56"W	10°02'59"	12.30'

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L1	S14°09'51"W	17.68'
L2	S28°42'09"E	19.54'
L3	N28°42'09"W	4.36'
L4	N18°49'38"E	78.32'
L5	N14°18'31"E	82.45'
L6	S79°33'01"W	58.71'
L7	S79°33'01"W	55.91'
L8	S14°18'31"W	19.07'
L9	S00°10'00"E	31.33'
L10	S14°18'31"W	11.01'

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	139.90'	167'	167'	N46°50'51"W	0°41'07"	0.84'
C2	139.90'	1122'	1122'	N44°12'24"W	4°35'47"	5.61'
C3	139.90'	7.56'	7.56'	N40°21'35"W	3°05'53"	3.78'
C4	139.90'	4.08'	4.08'	N37°58'32"W	1°40'12"	2.04'



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FINAL PLAT
 SITUATE IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN

INDEPENDENT SURVEY, Inc.
 VINCENT A. POPISH, PLS.
 133 N. 8th St. Phone: (970)257-7552 Fax: (970)257-1283
 Grand Junction, Colorado 81501 Cell: (970)261-1409

Client: Vincent A. Popish
 Date: 5/29/2008
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