

THE RIDGES FILING NO. FOUR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ridges Development Corp., William E. Foster, President, Warren E. Gardner, Secretary/Treasurer are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of Section 20, Township 1 South, Range 1 West, of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NE corner of the NW 1/4 NE 1/4 of said Section 20; Thence N 89° 49' 09" W along the north line of the NW 1/4 NE 1/4 of said Section 20 a distance of 479.75 feet to the TRUE POINT OF BEGINNING; Thence S 23° 50' 19" W 1290.95 feet; Thence S 66° 50' 49" E 63.06 feet; Thence S 33° 00' 00" E 89.70 feet; Thence along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears S 12° 00' 00" E 169.71 feet; Thence N 33° 00' 00" E 120.00 feet; Thence S 57° 00' 00" E 20.00 feet; Thence N 33° 00' 00" E 397.50 feet; Thence N 21° 57' 31" E 296.14 feet; Thence N 28° 10' 30" E 258.08 feet; Thence N 83° 44' 00" E 185.21 feet; Thence along the arc of a curve to the left whose radius is 280.00 feet and whose long chord bears N 18° 26' 25" W 118.09 feet; Thence N 99° 23' 10" E 50.00 feet; Thence along the arc of a curve to the right whose radius is 330.00 feet and whose long chord bears S 29° 08' 25" E 16.97 feet; Thence N 62° 20' 00" E 204.54 feet; Thence North 61° 53' 50" E 101.97 feet; Thence N 90° 00' 00" E 74.61 feet; Thence S 10° 00' 00" E 412.38 feet; Thence S 40° 35' 54" E 118.29 feet; Thence N 45° 00' 00" E 80.00 feet; Thence S 45° 00' 00" E 150.00 feet; Thence N 45° 00' 00" E 487.59 feet; Thence N 79° 42' 24" E 213.91 feet; Thence along the arc of a curve to the right whose radius is 275.00 feet and whose long chord bears S 07° 45' 00" E 74.17 feet; Thence along the arc of a curve to the right whose radius is 210.00 feet and whose long chord bears S 30° 35' 40" W 213.76 feet; Thence along the arc of a curve to the left whose radius is 490.00 feet and whose long chord bears S 30° 35' 40" W 498.78 feet; Thence along the arc of a curve to the right whose radius is 320.00 feet and whose long chord bears S 14° 37' 28" W 161.59 feet; Thence S 29° 14' 56" W 279.42 feet; Thence along the arc of a curve to the right whose radius is 120.00 feet and whose long chord bears S 47° 18' 48" W 74.42 feet; Thence S 65° 22' 40" W 289.84 feet; Thence along the arc of a curve to the left whose radius is 290.00 feet and whose long chord bears S 40° 53' 00" W 240.47 feet; Thence along the arc of a curve to the right whose radius is 105.85 feet and whose long chord bears S 38° 04' 00" W 78.20 feet; Thence S 59° 44' 40" W 38.07 feet; Thence S 30° 15' 20" E 80.00 feet; Thence S 59° 44' 40" W 140.00 feet; Thence along the arc of a curve to the right whose radius is 540.00 feet and whose long chord bears S 65° 39' 17" W 111.21 feet; Thence S 71° 33' 54" W 360.00 feet; Thence along the arc of a curve to the right whose radius is 1040.00 feet and whose long chord bears S 84° 50' 51" W 477.89 feet; Thence N 81° 52' 12" W 272.50 feet; Thence along the arc of a curve to the left whose radius is 210.00 feet and whose long chord bears N 86° 02' 36" W 30.57 feet; Thence N 00° 13' 00" W 80.00 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears N 48° 57' 24" E 26.15 feet; Thence N 08° 07' 48" E 18.28 feet; Thence along the arc of a curve to the left whose radius is 125.00 feet and whose long chord bears N 11° 23' 56" W 83.57 feet; Thence along the arc of a curve to the right whose radius is 175.00 feet and whose long chord bears N 09° 03' 43" W 130.35 feet; Thence N 12° 48' 14" E 260.85 feet; Thence S 77° 11' 46" E 70.00 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears N 83° 43' 44" E 49.02 feet; Thence N 64° 39' 14" E 300.61 feet; Thence along the arc of a curve to the left whose radius is 171.65 feet and whose long chord bears N 56° 28' 25" E 48.85 feet; Thence N 45° 08' 16" W 49.99 feet; Thence along the arc of a curve to the right whose radius is 135.00 feet and whose long chord bears N 12° 00' 00" W 190.92 feet; Thence N 33° 00' 00" E 71.87 feet; Thence N 66° 50' 49" W 47.33 feet; Thence N 50° 52' 29" W 105.99 feet; Thence along the arc of a curve to the right whose radius is 170.00 feet and whose long chord bears S 69° 34' 42" W 145.79 feet; Thence N 85° 01' 49" W 158.50 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet, whose radius point bears N 04° 58' 11" E 50.00 feet and whose long chord bears N 41° 40' 08" E 80.18 feet; Thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears S 48° 19' 52" E 23.90 feet; Thence N 04° 58' 11" E 100.00 feet; Thence N 87° 07' 00" E 100.10 feet; Thence N 21° 24' 27" E 137.08 feet; Thence N 23° 50' 19" E 585.00 feet; Thence N 13° 27' 50" E 202.91 feet; Thence N 45° 42' 45" E 223.51 feet to a point on the north line of the NW 1/4 NE 1/4 of said Section 20; Thence S 89° 49' 09" E along said North line NW 1/4 NE 1/4 of Section 20 a distance of 232.84 feet to the TRUE POINT OF BEGINNING, containing 61.498 acres.

That said owners have caused the said real property to be laid out and surveyed as The Ridges Filing No. Four, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8th day of January A.D., 1979.

William E. Foster
Ridges Development Corp.
William E. Foster, President

Warren E. Gardner
Ridges Development Corp.
Warren E. Gardner, Secretary/Treasurer

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of January A.D., 1979 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corp.

My commission expires: 6-21-82
Witness my hand and official seal.

Gayle A. Berry
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

ss RECEPTION No. 1184745

I hereby certify that this instrument was filed in my office at 2:13 o'clock P.M. this 27 day of FEB. A.D. 1979 and is duly recorded in Plat Book No. 12, Page 118.

Earl Sawyer
Clerk and Recorder

Deputy

Fees: \$ 60.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13 day of November A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of January A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Maxine Albers
Chairman

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

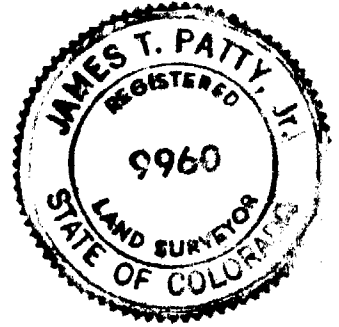
Approved this 9th day of January A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.

Maxine Albers
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Ridges Filing No. Four, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

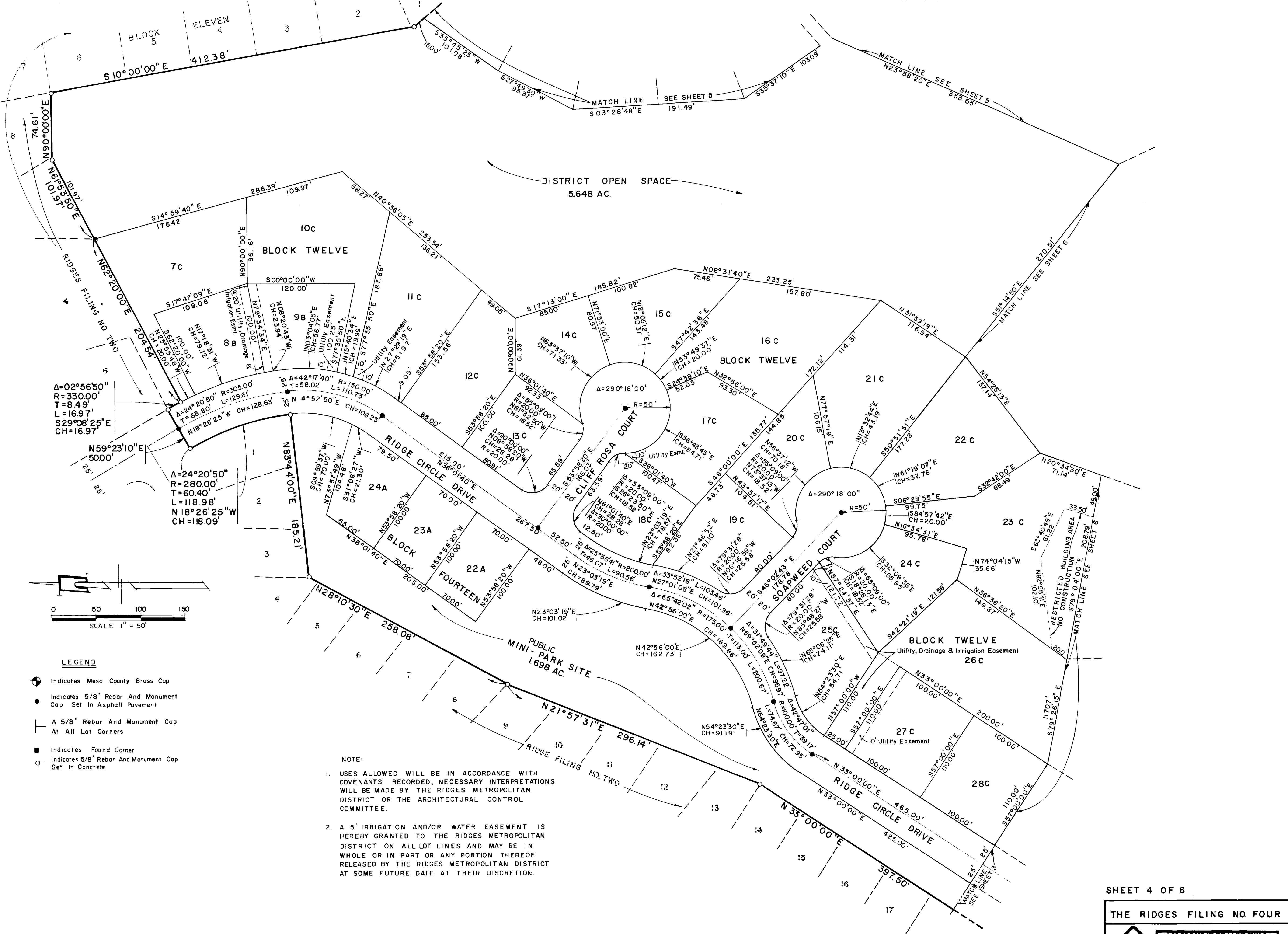
James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



Bill Berman
Mesa County Road Department

Date: 2-23-79

THE RIDGES FILING NO. FOUR



- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set In Asphalt Pavement
 - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
 - Indicates Found Corner
 - Indicates 5/8" Rebar And Monument Cap Set In Concrete

- NOTE:**
1. COVENANTS WILL BE IN ACCORDANCE WITH COVENANTS RECORDED, NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE.
 2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.

THE RIDGES FILING NO. FOUR

NE CORNER
NW1/4 NE 1/4
SECTION 20
T.1S, R.1W, U.M.
N89°49'09"W
479.75'
TRUE POINT OF
BEGINNING
FOUND # 5 REBAR
P.E. LS. #5933
N89°49'09"W
479.75'
330.44'
7.5' Utility, Irrigation, Drainage Easement
232.84'
S89°49'09"E
N45°42'45"E
223.51'
N13°27'50"E
118.29'
N1/4 CORNER
SECTION 20
T.1S, R.1W, U.M.

BLOCK THIRTEEN

LOT TWO, BLOCK THIRTEEN
MULTIPLE FAMILY
2.262 Ac.

NOTE:
ALL MULTI-FAMILY AREAS ARE TO
BE DEVELOPED THROUGH COUNTY
PROCESSES AND REGULATIONS.
NUMBER OF UNITS PER ACRE IS
VARIABLE.

NOTE:
1. USES ALLOWED WILL BE IN ACCORDANCE WITH
COVENANTS RECORDED, NECESSARY INTERPRETATIONS
WILL BE MADE BY THE RIDGES METROPOLITAN
DISTRICT OR THE ARCHITECTURAL CONTROL
COMMITTEE.
2. A 5' IRRIGATION AND/OR WATER EASEMENT IS
HEREBY GRANTED TO THE RIDGES METROPOLITAN
DISTRICT ON ALL LOT LINES AND MAY BE IN
WHOLE OR IN PART OR ANY PORTION THEREOF
RELEASED BY THE RIDGES METROPOLITAN
DISTRICT AT SOME FUTURE DATE AT THEIR SOLE
DISCRETION.

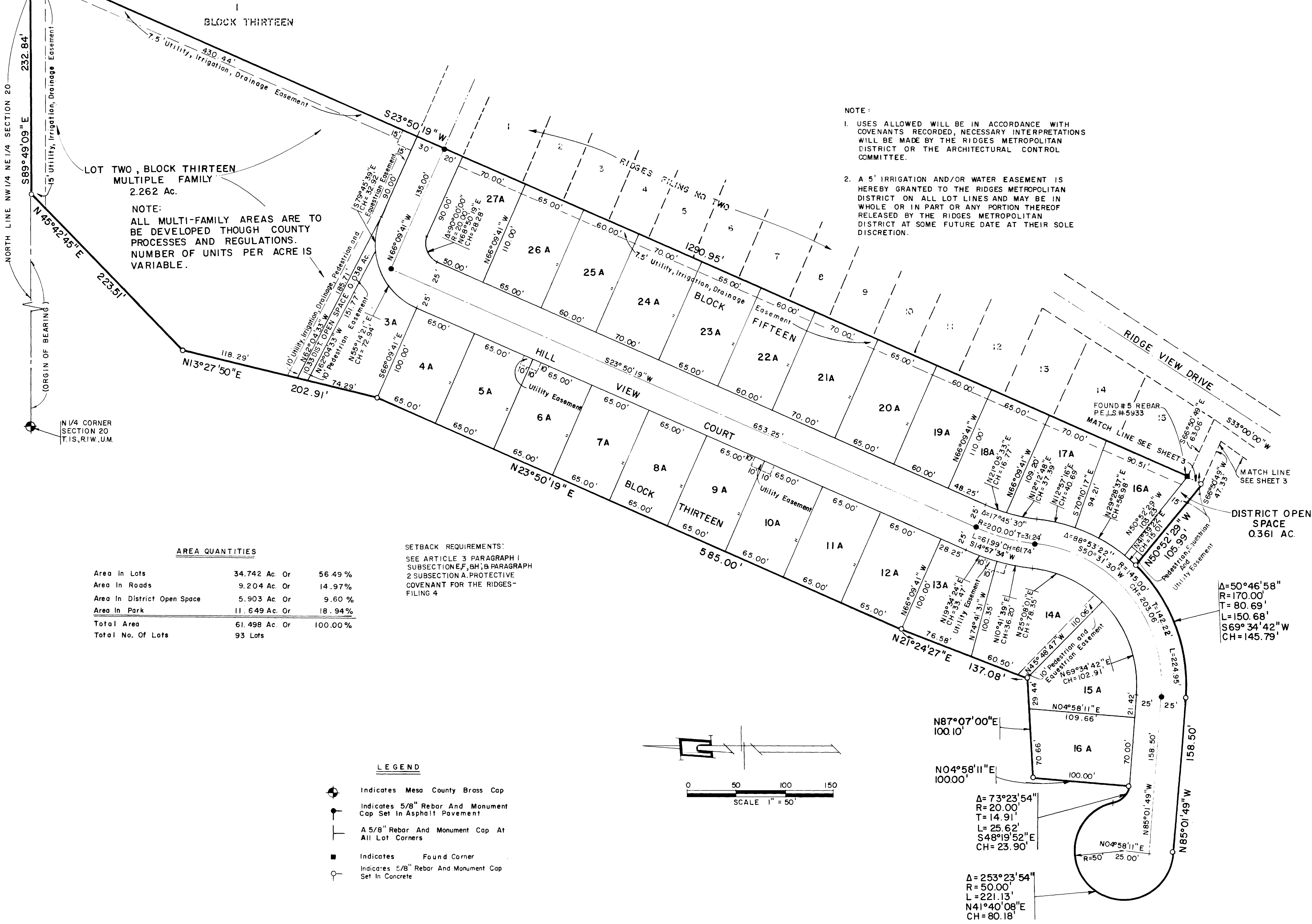
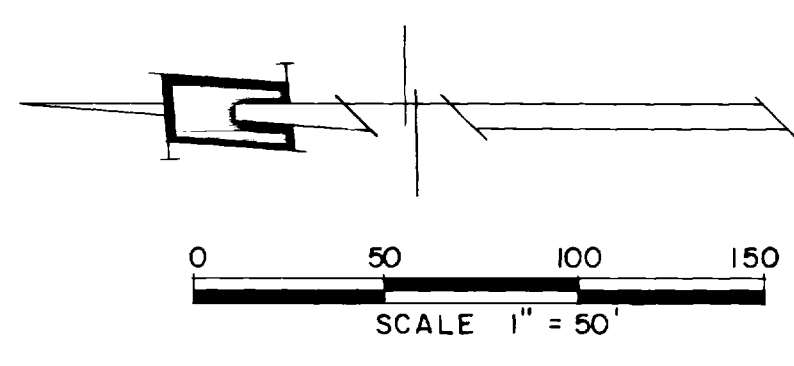
AREA QUANTITIES

Area in Lots	34.742 Ac. Or	56.49%
Area in Roads	9.204 Ac. Or	14.97%
Area in District Open Space	5.903 Ac. Or	9.60%
Area in Park	11.649 Ac. Or	18.94%
Total Area	61.498 Ac. Or	100.00%
Total No. Of Lots	93 Lots	

SETBACK REQUIREMENTS:
SEE ARTICLE 3 PARAGRAPH 1
SUBSECTION F, G, H; B PARAGRAPH
2 SUBSECTION A. PROTECTIVE
COVENANT FOR THE RIDGES-
FILING 4

LEGEND

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$\Delta = 73^\circ 23' 54''$
 $R = 20.00'$
 $T = 14.91'$
 $L = 25.62'$
 $S48^\circ 19' 52'' E$
 $CH = 23.90'$

$\Delta = 253^\circ 23' 54''$
 $R = 50.00'$
 $L = 221.13'$
 $N41^\circ 40' 08'' E$
 $CH = 80.18'$

SHEET 2 OF 6

THE RIDGES FILING NO. FOUR

PARAGON ENGINEERING, INC.

THE RIDGES FILING NO. FOUR

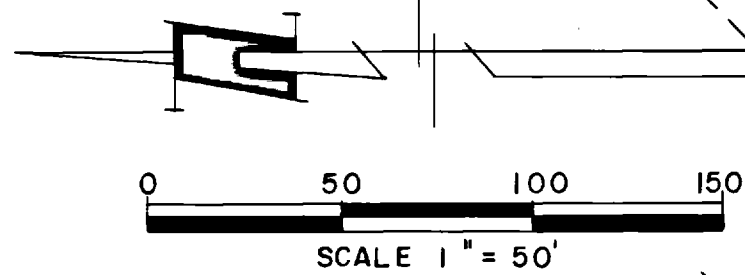
Δ=15°30'00"
R=275.00'
T=37.43'
L=74.39'
S07°45'00"E
CH=74.17'

Δ=61°11'20"
R=2100.00'
T=124.17'
L=224.27'
S30°35'40"W
CH=213.76'

Δ=61°11'20"
R=490.00'
T=289.72'
L=523.29'
S30°35'40"W
CH=498.78'

Δ=29°14'56"
R=320.00'
T=83.50'
L=163.36'
S14°37'28"W
CH=161.59'

Δ=36°07'44"
R=120.00'
T=39.14'
L=75.67'
S47°18'48"W
CH=74.42'



NOTE:

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**MULTI - FAMILY
LOT 17
BLOCK ELEVEN**
3.593 AC.

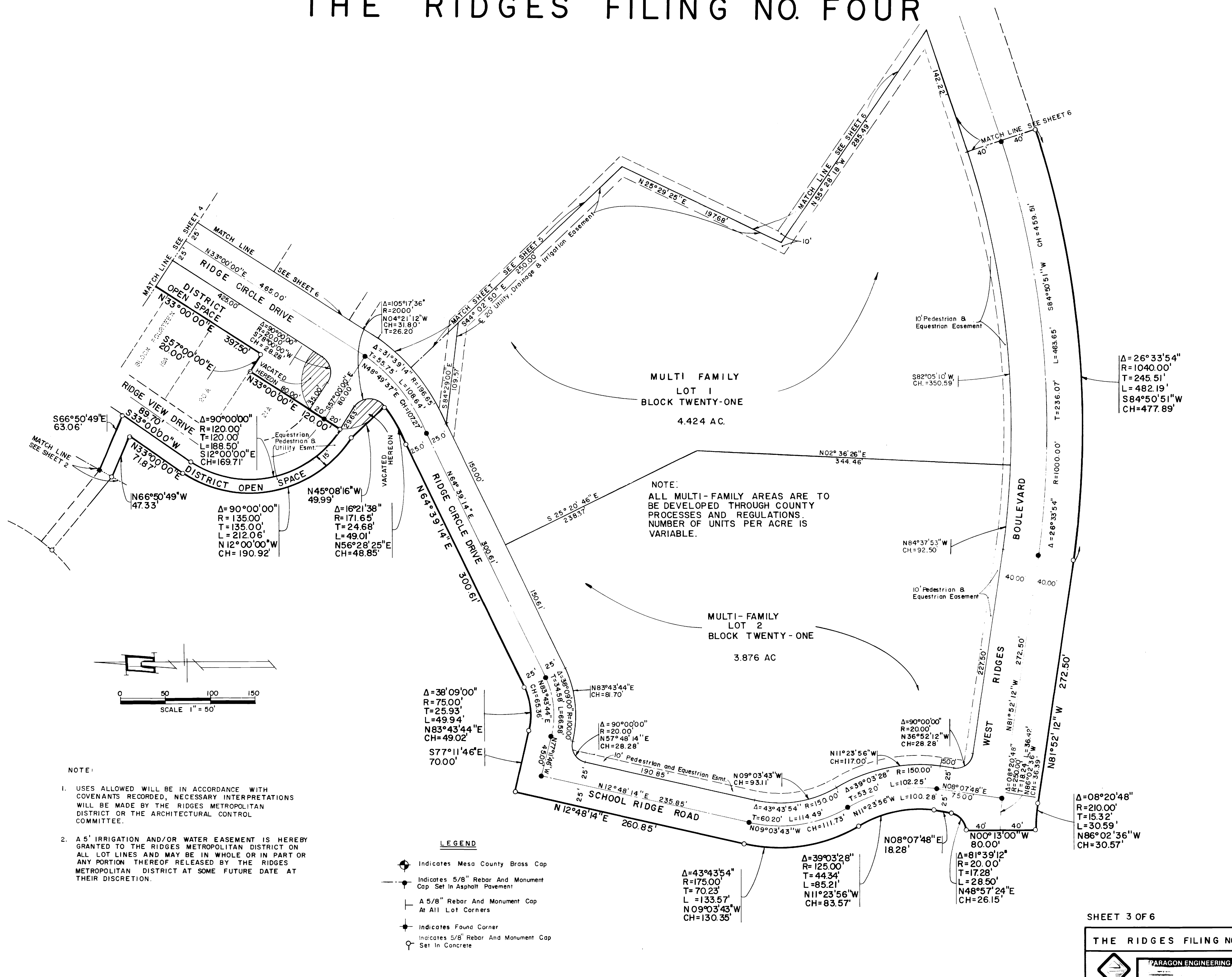
NOTES:
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SHEET 5 OF 6

THE RIDGES FILING NO. FOUR



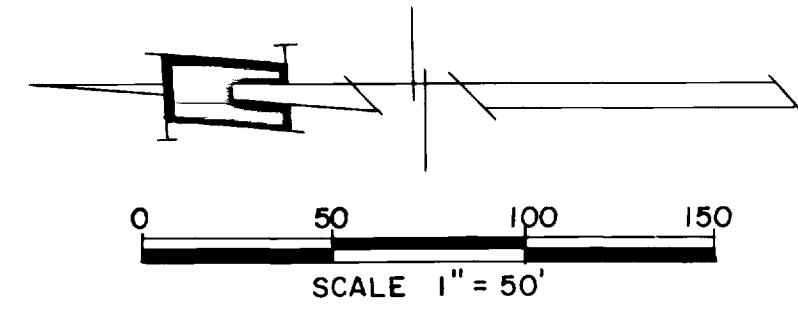
THE RIDGES FILING NO. FOUR



MULTI FAMILY LOT 1
BLOCK TWENTY-ONE
4.424 AC.

MULTI-FAMILY LOT 2
BLOCK TWENTY-ONE
3.876 AC

NOTE:
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 2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.

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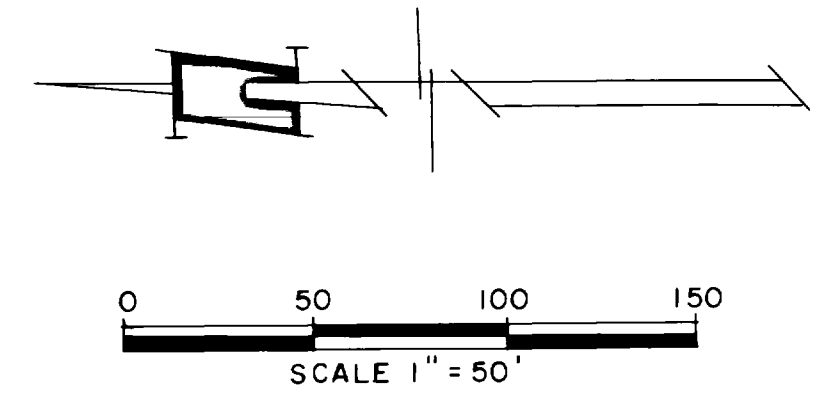
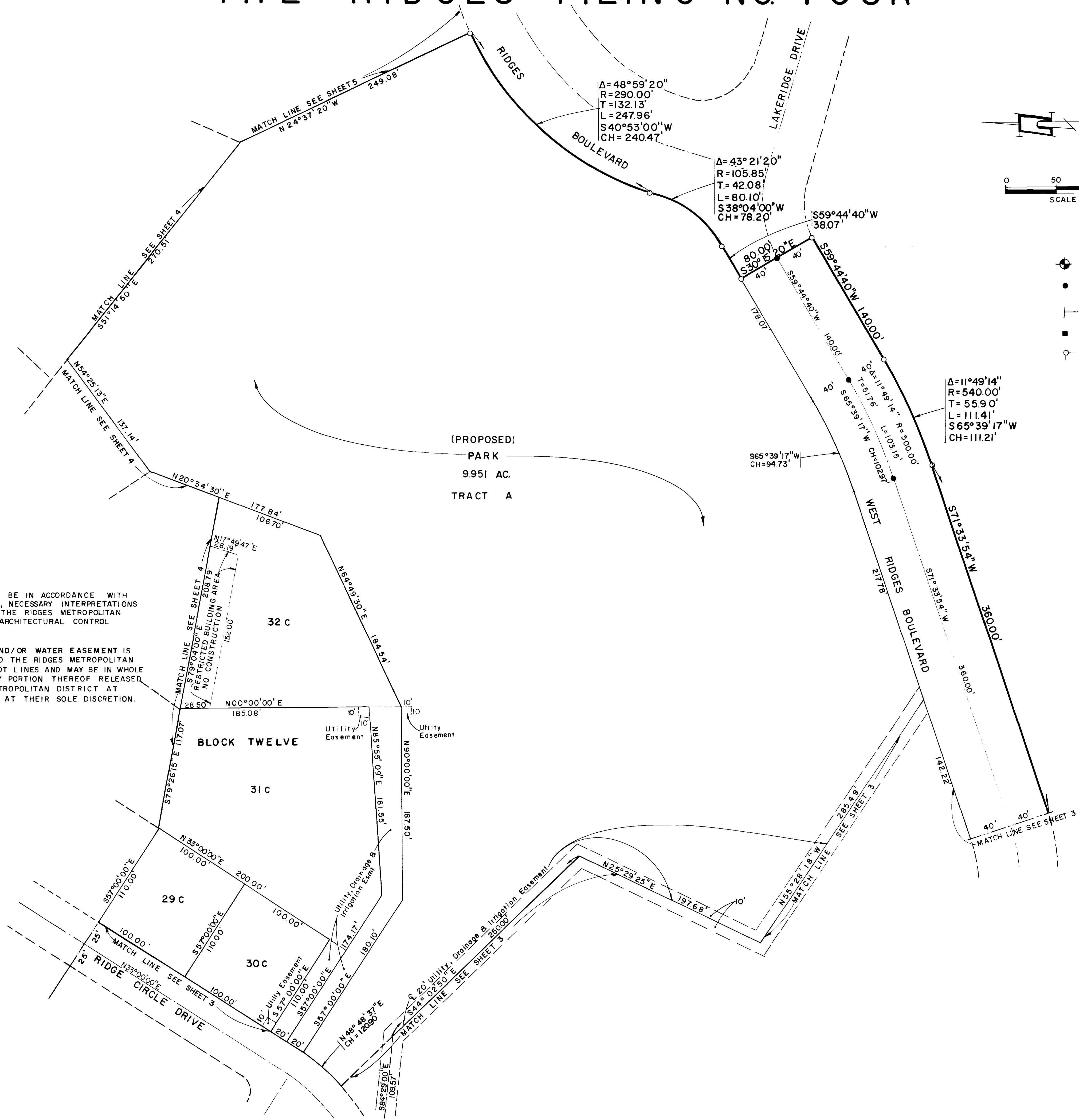
SHEET 3 OF 6

THE RIDGES FILING NO. FOUR



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THE RIDGES FILING NO. FOUR



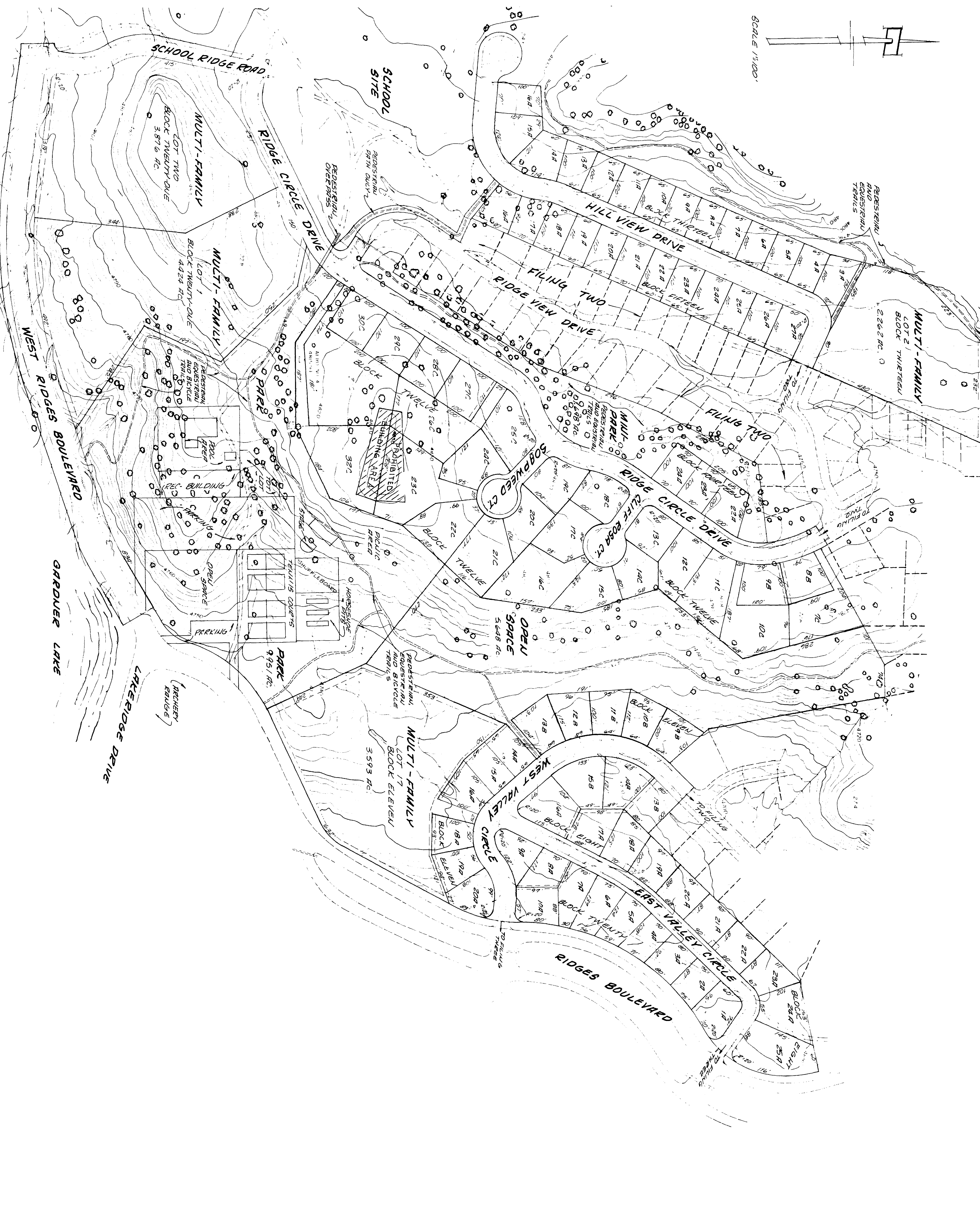
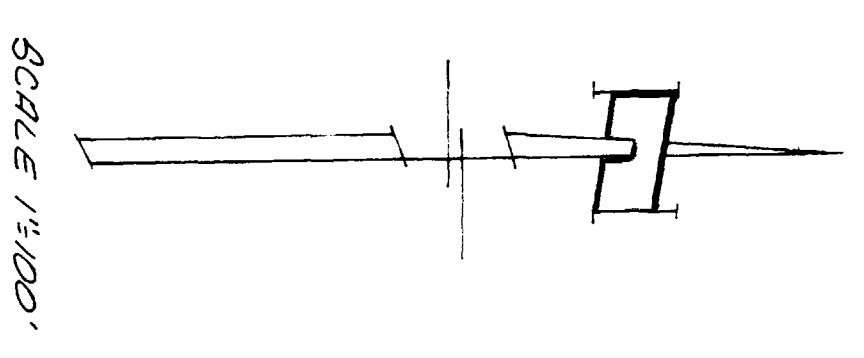
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SHEET 6 OF 6

THE RIDGES FILING NO. FOUR





- GENERAL NOTES:**
1. Lot and easement geometrics are as shown on the Ridges Filing No. Four filing plat.
 2. Prices shown are X \$1000.
 3. This plat is not to be used for construction purposes.
 4. Paved bicycle paths are provided in all through roadways.
 5. All prices are subject to change.
 6. Contour lines shown are approximate and shall not be used for design purposes.

**THE
RIDGES**

SALES MAP FILING NO. 4

PARAGON ENGINEERING, INC.

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