

# THE RIDGES, FILING NO. ONE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the Southwest Quarter (SW 1/4) Section 16 and a part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 17 and a part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, all in Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said Tract being more particularly described as follows;

Commencing at the Southwest Corner (SW Cor) of Said Section 16; Thence N. 89° 16' 39" E along the South Line of the SW 1/4 SW 1/4 of said Section 16 a distance of 501.45 feet to the TRUE POINT OF BEGINNING; Thence N. 09° 00' 00" E 319.62 feet; Thence N. 57° 30' 00" W 343.29 feet; Thence N. 51° 00' 00" E 320.00 feet; Thence N. 24° 00' 00" W 100.00 feet; Thence N. 70° 05' 49" W 228.02 feet; Thence N. 53° 00' 00" W 317.59 feet to a point on the West Line SW 1/4 SW 1/4 of said Section 16; Thence N. 00° 06' 14" E along said West Line SW 1/4 SW 1/4 Section 16 a distance of 165.58 feet; Thence N. 64° 47' 00" W 63.38 feet to a point on the Easterly Right-of-Way of Pleasant Ridge Drive; Thence N. 44° 52' 00" E 81.50 feet to the Northwest Corner (NW Cor) of the SW 1/4 SW 1/4 of said Section 16; Thence continuing N. 44° 52' 00" E 280.70 feet; Thence N. 15° 28' 00" E 355.59 feet to a point on the Southerly Right-of-Way of Colorado Highway No. 340; Thence along said Southerly Right-of-Way S. 74° 37' 00" E 324.10 feet to a Highway Right-of-Way Marker; Thence continuing along said Southerly Right-of-Way along the arc of a curve to the left whose radius is 2825.00 feet and whose long chord bears S. 73° 13' 06" E 137.86 feet; Thence S. 16° 11' 49" W 174.56 feet; Thence S. 02° 56' 26" E 146.96 feet; Thence S. 75° 29' 32" E 409.92 feet; Thence S. 89° 52' 33" E 67.84 feet; Thence S. 75° 23' 00" E 43.49 feet; Thence N. 89° 57' 00" E 104.00 feet; Thence N. 00° 09' 26" E 10.57 feet to the Northeast Corner (NE Cor) of the SW 1/4 SW 1/4 of said Section 16; Thence N. 89° 30' 06" E 208.00 feet; Thence N. 16° 45' 00" E 13.63 feet to a point on the Southerly Right-of-Way of Colorado Highway 340 : Thence S. 65° 33' 00" E along said Southerly Right-of-Way a distance of 211.94 feet to the most Easterly Corner of Lot 7 of the REPLAT OF LOTS 5, 6 and 7 POLAND HEIGHTS SUBDIVISION; Thence S. 24° 17' 56" W along the Easterly line of said Lot 7 a distance of 117.83 feet; Thence continuing along said Easterly line of Lot 7 along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears S. 55° 22' 18" W 85.86 feet to the most Southerly corner of said Lot 7; Thence N. 33° 24' 28" W along the Westerly line of said Lot 7 a distance of 159.41 feet to the most Northerly corner of Lot 6 of said REPLAT OF LOTS 5, 6 & 7 of SAID POLAND HEIGHTS SUBDIVISION; Thence S. 62° 28' 48" W along the Northerly line of said Lot 6 a distance of 125.53 feet to the most Northerly corner of Lot 5 of said Replat of Lots 5, 6 & 7 OF SAID POLAND HEIGHTS SUBDIVISION; Thence S. 62° 28' 17" W along the Northerly line of said Lot 5 a distance of 98.46 feet to the Northwest Corner of said Lot 5, said Northwest Corner being a point on the East line of the SW 1/4 SW 1/4 of said Section 16; Thence S. 00° 09' 26" W along said East line SW 1/4 SW 1/4 of Section 16 a distance of 1100.69 feet to the Southeast Corner (SE Cor) SW 1/4 SW 1/4 of said Section 16; Thence S. 89° 16' 39" W along the South line SW 1/4 SW 1/4 of said Section 16 a distance of 388.96 feet; Thence S. 54° 20' 00" W 89.78 feet; Thence N. 42° 45' 00" W 114.58 feet; Thence along the arc of a curve to the left whose radius is 225.00 feet and whose long chord bears S. 41° 27' 08" W 45.46 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 16; Thence S. 89° 16' 39" W along said South line of the SW 1/4 SW 1/4 of Section 16 a distance of 234.43 feet to the TRUE POINT OF BEGINNING. Containing 37.359 Acres.

That said owners have caused the said real property to be layed out and surveyed as The Ridges Filing No. One, 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 6th day of June, A. D. 1977.

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

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

SHEET 1 OF 3 Book 11 - Page 268

THE RIDGES, FILING NO. ONE

ROBERT P. GERLOFS

Engineering Consultants 825 HOOD ST. GRAND JCT., COLO., 81501, PHONE 243-8966  
APRIL 1977

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 6th day of June A.D. 1977 by William E. Foster, President and Warren E. Gardner, Secretary, Treasurer of Ridges Development Corp.

My Commission Expires: June 21, 1978  
Witness My Hand and Official Seal

Hayle M. Aldatt  
Notary Public



## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1135654

I hereby certify that this instrument was filed in my office at 4:45 o'clock P.M. this 24th day of June, A.D. 1977 and duly recorded in Plat Book No. 11 Page 268, 269, 270

Earl Sawyer  
Clerk and Recorder

By Hayle M. Aldatt  
Deputy

Fees \$ 30.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 6 day of May, A. D., 1977. County Planning Commission of the County of Mesa, Colorado.

P. A. Newkirk  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16 day of May, A. D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Howard Boland  
Chairman

## SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Ridges Filing No. One, 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



Approved for form and content only and not the accuracy of surveys, calculations or drafting. Pursuant to C. R. S. 1973, 38-51-102 as amended.

Reginald R. ...  
Mesa County Surveyor

Date: 6-23-77

Jack Bowman  
Mesa County Road Department

Date: 6-14-77

# THE RIDGES, FILING NO. ONE



Lot Return Curve Data

Curve	Delta	Radius	Tangent	Length	Chord	Bearing
1	105°39'10"	20.70	28.38	38.28	32.70	N. 06°57'130" W
2	81°47'12"	20.00	17.32	28.55	26.15	N. 56°21'136" E
3	81°47'12"	20.00	17.32	28.55	26.19	N. 82°06'124" E
4	82°06'13"	20.00	17.43	28.68	26.28	N. 32°37'124" E
5	85°48'10"	20.00	18.59	29.95	27.23	N. 63°24'100" W
6	75°31'12"	20.00	15.49	26.36	24.45	N. 78°44'120" W
7	75°31'12"	20.00	15.49	26.36	24.49	S. 09°12'150" E
8	90°00'10"	20.00	20.00	31.42	28.28	S. 87°45'100" E
9	77°30'15"	27.66	22.03	37.21	34.47	N. 04°12'132" E
10	81°47'12"	20.00	17.32	28.55	26.19	S. 80°06'124" W
11	81°47'12"	20.00	17.32	28.55	26.19	S. 81°36'124" W

PRINCIPAL BUILDING SET BACK REQUIREMENTS

Type	Front	Rear	Side	Height
B	25'	10'	10'	25'
C	25'	10'	10'	25'

NOTES:  
Uses allowed will be in accordance with covenants recorded, necessary interpretations will be made by the Ridges Metrocolition District or the Architectural Control Committee.

Centerline Street Curve Data

Curve	Delta	Radius	Tangent	Length	Chord	Bearing
1	70°21'10"	60.00	42.20	73.67	65.13	N. 80°02'130" E
2	29°24'10"	250.00	65.59	128.28	126.88	N. 30°10'100" E
3	71°24'15"	50.92	36.60	63.47	59.44	S. 60°09'128" W
4	33°23'10"	196.83	96.03	114.69	113.08	S. 79°10'122" W
5	34°31'13"	182.66	96.77	110.08	108.42	S. 76°44'108" W
6	26°00'10"	300.00	66.26	136.14	134.97	S. 84°00'100" W
7	34°00'10"	230.00	70.32	136.48	134.49	S. 50°00'100" W
8	27°30'10"	248.00	60.66	115.03	117.89	S. 06°45'100" E
9	27°30'10"	248.00	60.66	115.03	100.16	S. 04°39'100" E
10	00°04'12"	248.00	5.09	18.18	18.18	S. 18°24'100" E
11	84°00'10"	207.00	186.38	303.48	277.02	S. 21°30'100" W
12	63°30'10"	115.00	71.16	127.45	121.03	S. 31°45'100" W
13	14°28'19"	115.00	14.61	26.06	28.68	S. 56°15'140" W
14	49°01'12"	115.00	52.44	98.30	95.42	S. 24°30'139" W
15	47°01'51"	160.00	66.59	131.65	128.24	S. 23°37'130" W
16	15°42'14"	250.00	34.49	68.55	68.34	S. 39°23'140" W
17	04°35'19"	250.00	10.02	20.02	20.02	S. 44°57'121" W
18	11°07'12"	250.00	24.34	48.53	48.45	S. 37°06'101" W
19	45°18'10"	200.00	91.78	172.00	166.83	N. 81°39'100" W
20	13°27'17"	285.00	33.62	66.93	66.77	N. 34°15'100" W
21	31°28'138"	240.00	67.64	131.85	131.20	N. 43°15'141" W
22	42°26'10"	135.00	52.84	100.73	98.41	N. 21°22'130" W
23	57°30'10"	100.00	54.86	100.36	96.20	N. 28°45'100" W

WEST LINE SW 1/4 SW 1/4 SECTION 16

N00°06'14"E  
1067.96'

N89°16'39"E 501.45'  
SOUTH LINE SW 1/4 SW 1/4 SECTION 16

SW CORNER SECTION 16  
T.S., R.I.W., U.M.

TRUE POINT OF BEGINNING

S41°27'08"W  
CH=45.46'  
R=225.00'

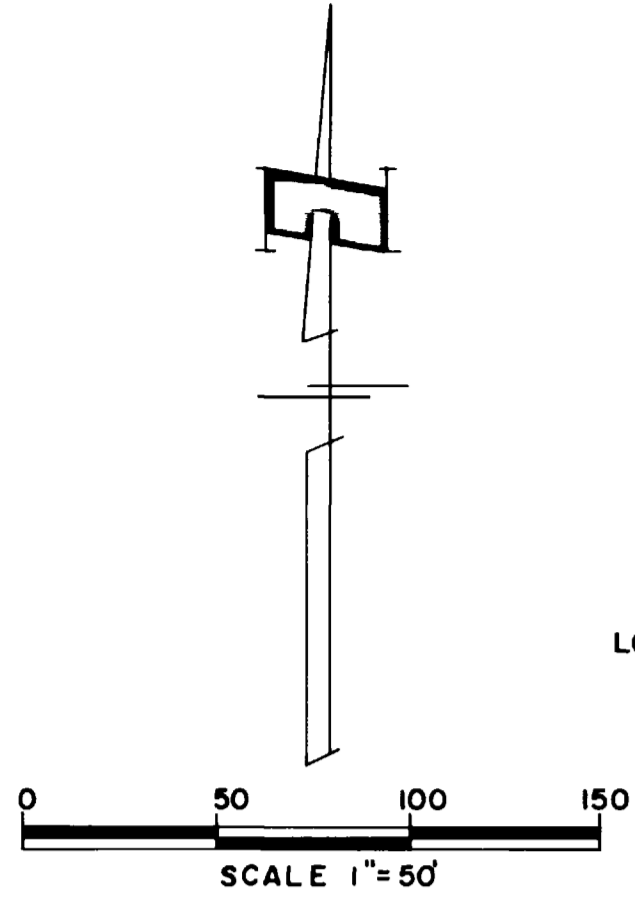
NOTE: A 5' IRRIGATION EASEMENT ONLY SHALL BE PROVIDED ON EITHER SIDE OF ALL LOT LINE.

SHEET 3 OF 3 Book 11 Page 270

THE RIDGES, FILING NO. ONE

ROBERT P. GERLOFS  
Engineering Consultants 825 ROOD ST GRAND JCT., COLO., 81501, PHONE 249-8988  
APRIL, 1977

# THE RIDGES, FILING NO. ONE



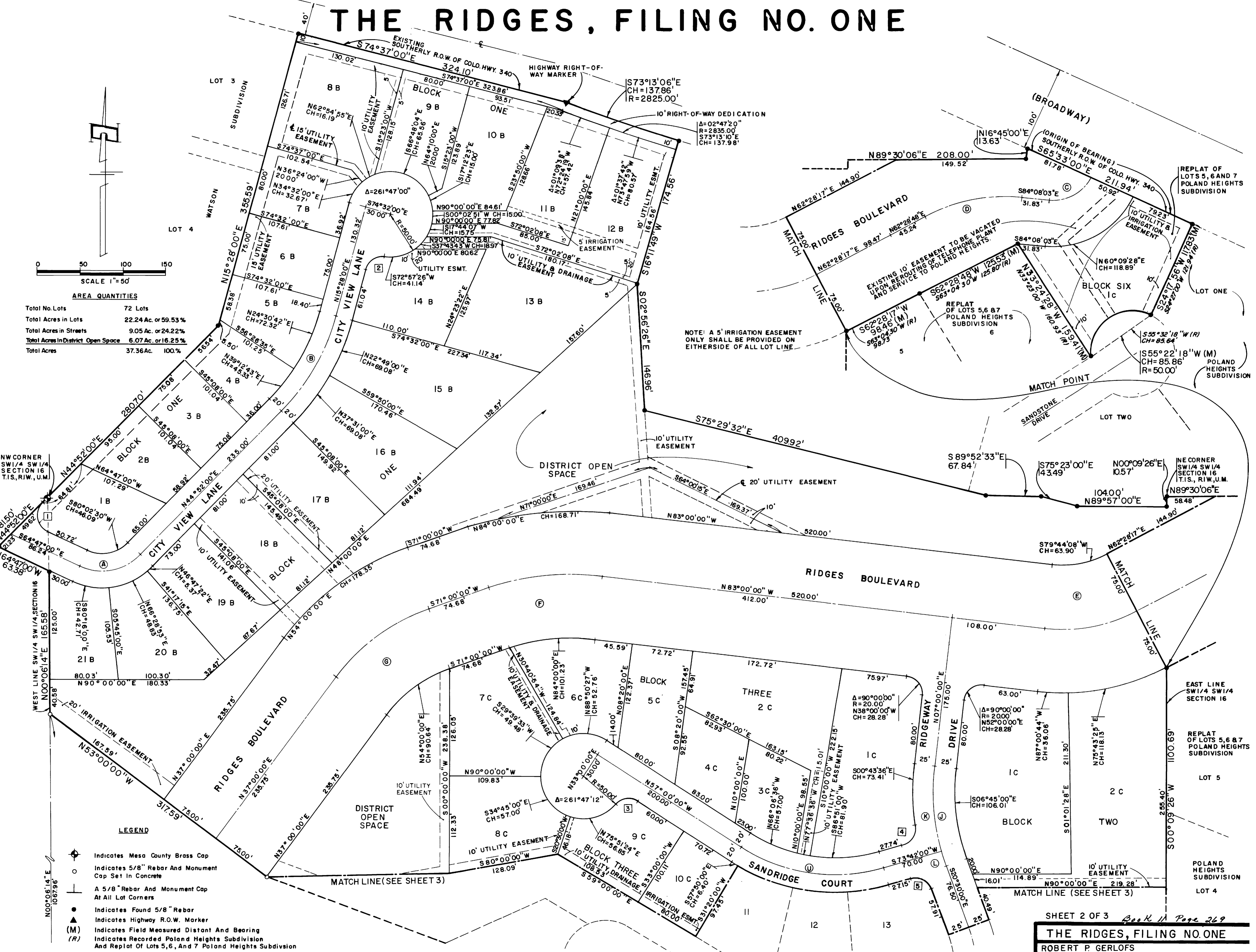
**AREA QUANTITIES**

Total No. Lots	72 Lots
Total Acres in Lots	22.24 Ac. or 59.53%
Total Acres in Streets	9.05 Ac. or 24.22%
Total Acres in District Open Space	6.07 Ac. or 16.25%
Total Acres	37.36 Ac. 100%

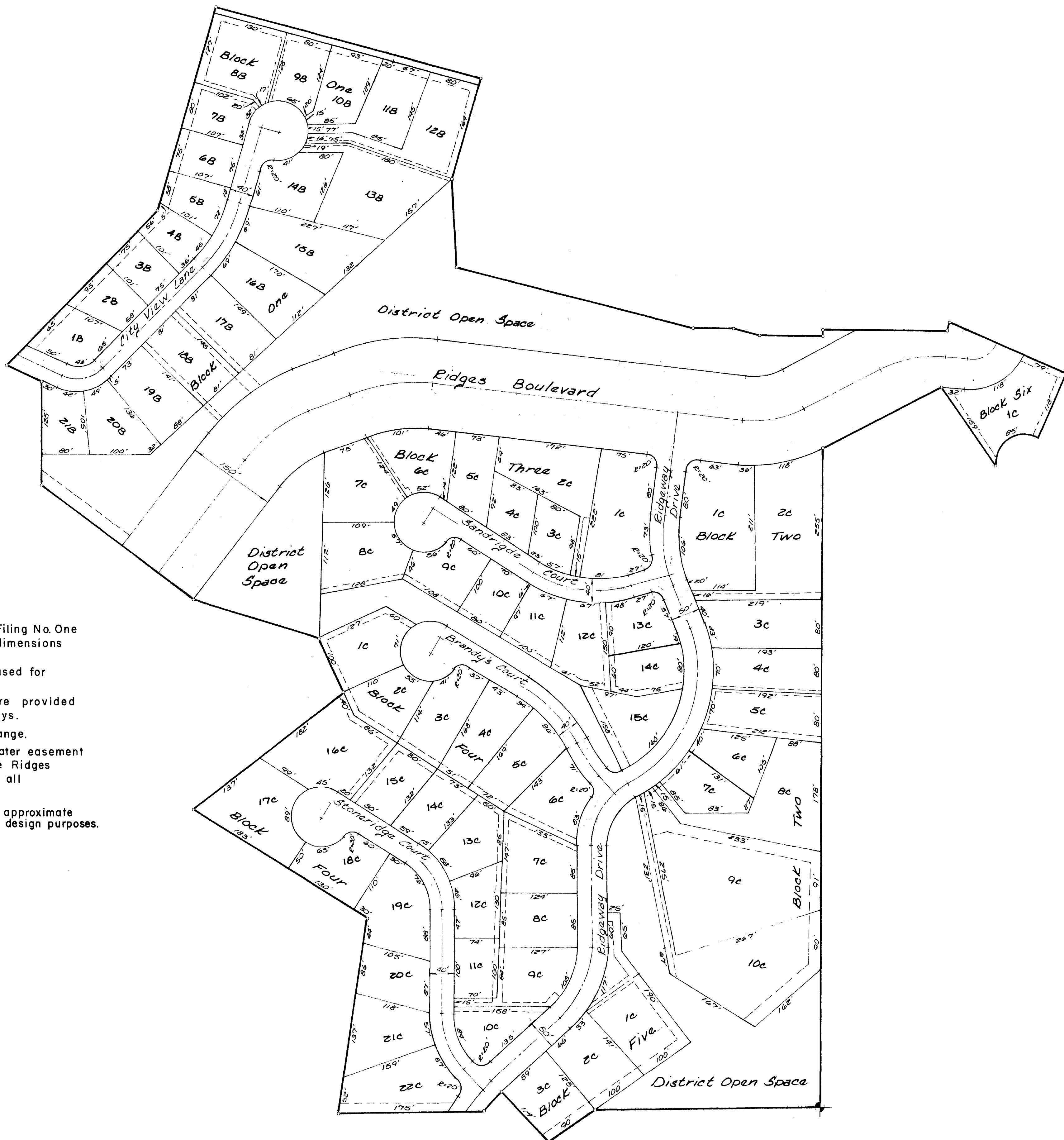
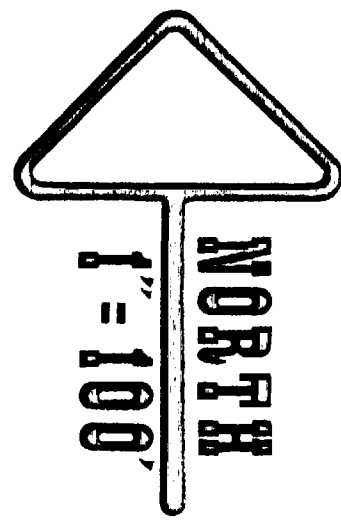
NW CORNER SW 1/4 SW 1/4 SECTION 16 T.1S., R.1W., U.M.

NE CORNER SW 1/4 SW 1/4 SECTION 16 T.1S., R.1W., U.M.

- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ▲ A 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates Found 5/8" Rebar
  - ▲ Indicates Highway R.O.W. Marker
  - (M) Indicates Field Measured Distant And Bearing
  - (R) Indicates Recorded Poland Heights Subdivision And Replat Of Lots 5, 6, And 7 Poland Heights Subdivision



NOTE: A 5' IRRIGATION EASEMENT ONLY SHALL BE PROVIDED ON EITHER SIDE OF ALL LOT LINE



**GENERAL NOTES:**

1. Please refer to Ridges Filing No. One filing plat for exact lot dimensions and easements.
2. This plat is not to be used for construction purposes.
3. Paved bicycle paths are provided in all through roadways.
4. All prices subject to change.
5. A 5' irrigation and/or water easement is hereby granted to the Ridges Metropolitan District on all lot lines.
6. Contour lines shown are approximate and shall not be used for design purposes.

01110304.tif