

# THE RIDGES, FILING NO. TWO

## 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 the SW 1/4 SW 1/4 of Section 16 and part of the SE 1/4 SE 1/4 of Section 17 and part of the NE 1/4 of Section 20 and part of the NW 1/4 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:

Beginning at the Southwest Corner (SW Cor.) of said Section 16; Thence S. 34° 07' 38" E 380.75 feet; Thence S. 22° 13' 15" W 141.74 feet; Thence N. 70° 07' 10" W 124.56 feet; Thence S. 07° 37' 50" W 63.00 feet; Thence S. 90° 00' 00" W 187.50 feet; Thence along the arc of a curve to the left whose radius 425.00 feet and whose long chord bears N. 07° 45' 00" W 114.62 feet; Thence S. 74° 30' 00" W 150.00 feet; Thence S. 79° 42' 24" W 213.91 feet; Thence S. 45° 00' 00" W 487.59 feet; Thence N. 45° 00' 00" W 150.00 feet; Thence S. 45° 00' 00" W 80.00 feet; Thence N. 40° 35' 54" W 113.29 feet; Thence N. 10° 00' 00" W 412.38 feet; Thence S. 90° 00' 00" W 74.61 feet; Thence S. 61° 53' 50" W 101.97 feet; Thence S. 62° 20' 00" W 204.54 feet; Thence along the arc of a curve to the left whose radius is 330.00 feet and whose long chord bears N. 29° 08' 25" W 16.97 feet; Thence S. 50° 23' 10" W 50.00 feet; Thence along the arc of a curve to the right whose radius is 280.00 feet and whose long chord bears S. 18° 26' 25" E 118.00 feet; Thence S. 83° 44' 00" W 185.21 feet; Thence S. 28° 10' 30" W 258.08 feet; Thence S. 21° 57' 31" W 296.14 feet; Thence S. 33° 00' 00" W 397.50 feet; Thence N. 57° 00' 00" W 20.00 feet; Thence S. 33° 00' 00" W 80.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S. 33° 00' 00" W 40.00 feet; Thence along the arc of a curve to the right whose radius is 120.00 feet and whose long chord bears N. 12° 00' 00" W 166.71 feet; Thence N. 33° 00' 00" E 89.70 feet; Thence N. 66° 50' 49" W 63.06 feet; Thence N. 23° 50' 19" E 120.95 feet to a point on the North line of the NW 1/4 NE 1/4 Section 20; Thence S. 89° 49' 09" E along said North line NW 1/4 NE 1/4 of Section 20 a distance of 479.75 feet to the Northeast Corner (NE Cor.) NW 1/4 NE 1/4 of said Section 20; Thence N. 00° 00' 00" E 133.79 feet; Thence N. 80° 42' 10" E 707.32 feet; Thence N. 47° 36' 43" E 813.38 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 of Section 16 a distance of 267.96 feet to a point on the Southerly and Westerly Boundary of "The Ridges-Filing One" as filed in the office of the Mesa County Clerk and Recorder; Thence along said boundary by the following six (6) courses and distances  
 S. 53° 00' 00" E 317.59 feet  
 S. 70° 05' 49" E 228.02 feet  
 S. 24° 00' 00" E 100.00 feet  
 S. 51° 00' 00" W 320.00 feet  
 S. 57° 30' 00" E 343.29 feet  
 S. 09° 00' 00" W 315.62 feet to a point on the South line SW 1/4 SW 1/4 of said Section 16; Thence N. 80° 32' 44" W 447.30 feet; Thence S. 37° 03' 36" W 100.00 feet to the POINT OF BEGINNING. Containing 46.727 Acres.

That said owners have caused the said real property to be layed out and surveyed as The Ridges Filing No. Two, 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 line, 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 19th day of August, A.D., 1977

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 19th day of August, A.D., 1977 by William E. Foster, President and Warren E. Gardner, Secretary, Treasurer of Ridges Development Corp.

My Commission Expires: 6-21-77  
 Witness My Hand and Official Seal.

Boyle M. Abstat  
 Notary Public



## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 8:25 o'clock A.M., this 14 day of Sept., A.D., 1977 and duly recorded in Plat Book No. 11, Page 297, 298, 299, 300 Rec # 1141828

Earl Sawyer  
 Clerk and Recorder

Deputy

Fees \$ 40.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of August, A.D., 1977. County Planning Commission of the County of Mesa Colorado.

P. W. ...  
 Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13th day of SEPTEMBER, A.D., 1977. Board of County Commissioners of the County of Mesa Colorado.

Howard ...  
 Chairman

## SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Ridges Filing Two, 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

Robert H. ...  
 Mesa County Road Department

Date: 9-13-77

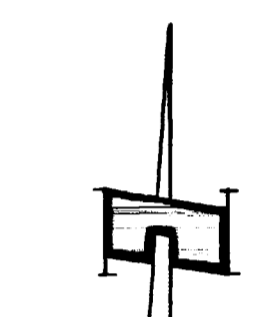
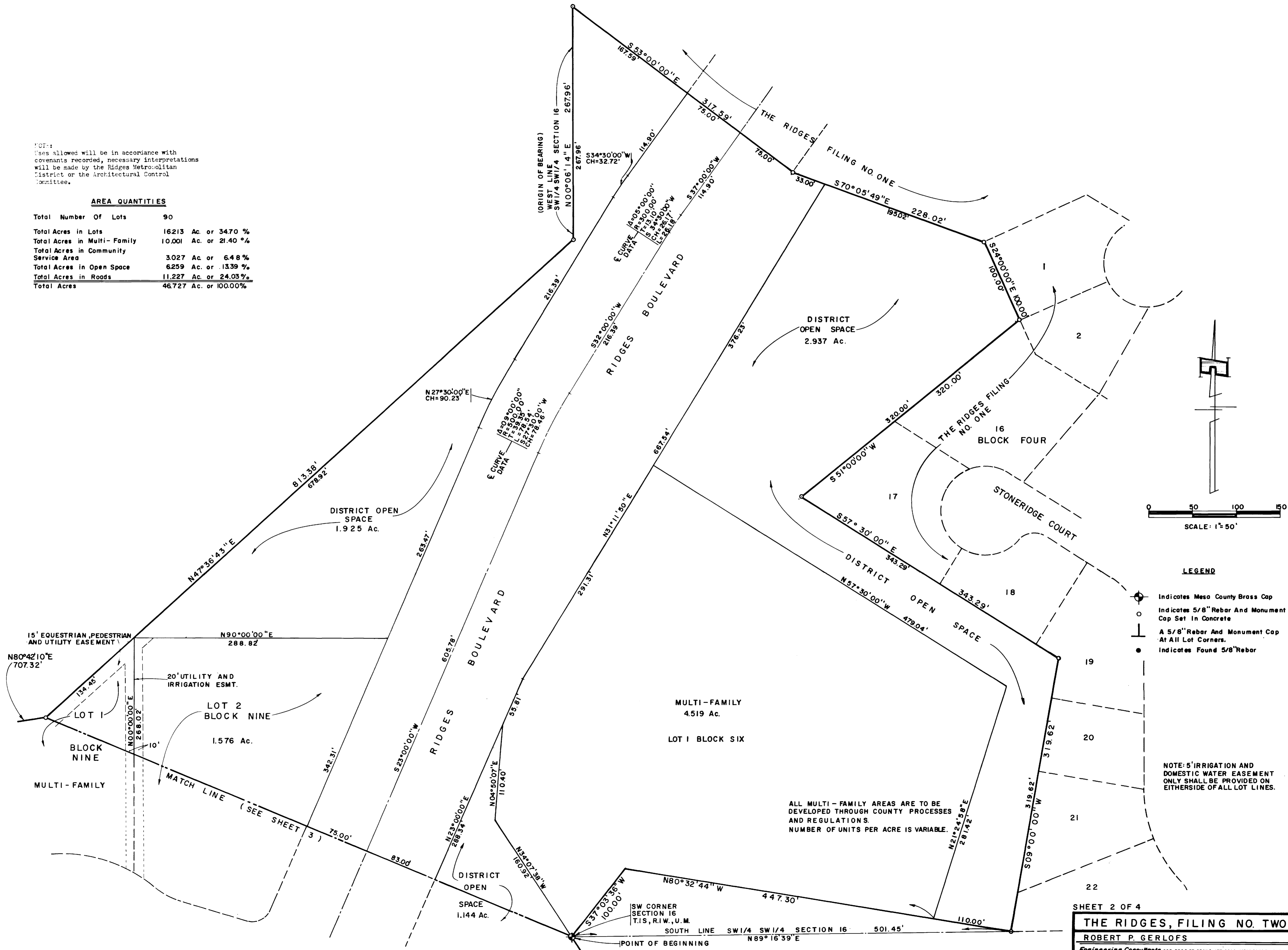


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NOT:  
Uses allowed will be in accordance with covenants recorded, necessary interpretations will be made by the Ridges Metropolitan District or the Architectural Control Committee.

## AREA QUANTITIES

Total Number Of Lots	90
Total Acres in Lots	16213 Ac. or 34.70 %
Total Acres in Multi-Family	10.001 Ac. or 21.40 %
Total Acres in Community Service Area	3.027 Ac. or 6.48 %
Total Acres in Open Space	6259 Ac. or 13.39 %
Total Acres in Roads	11.227 Ac. or 24.03 %
Total Acres	46.727 Ac. or 100.00 %



### 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

NOTE: 5' IRRIGATION AND DOMESTIC WATER EASEMENT ONLY SHALL BE PROVIDED ON EITERSIDE OF ALL LOT LINES.

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

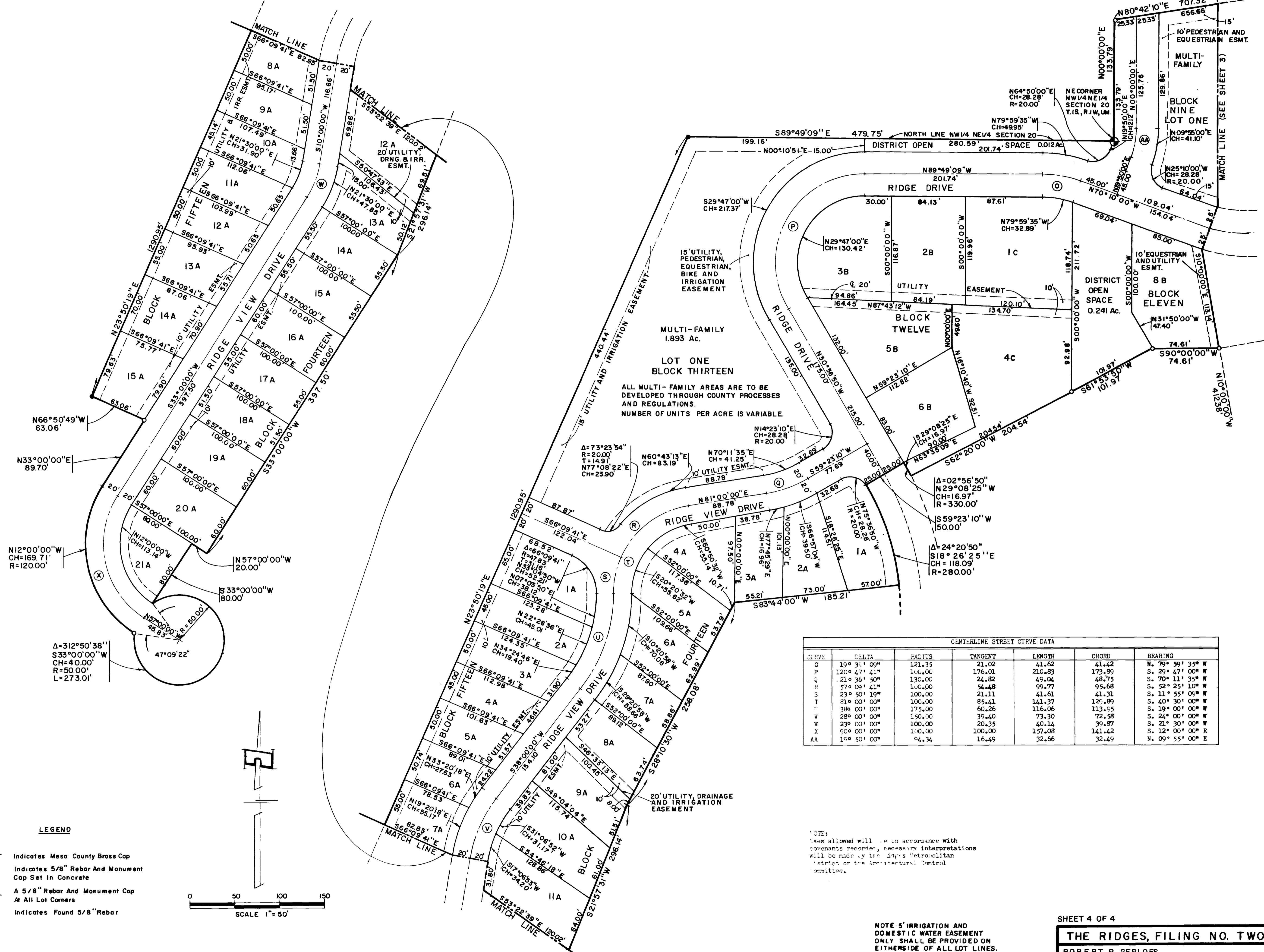
SHEET 2 OF 4

THE RIDGES, FILING NO. TWO  
ROBERT P. GERLOFS

Engineering Consultants 825 ROOD ST. GRAND JCT., COLO. 81501, PHONE 245-8866  
JUNE, 1977

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# THE RIDGES, FILING NO. TWO



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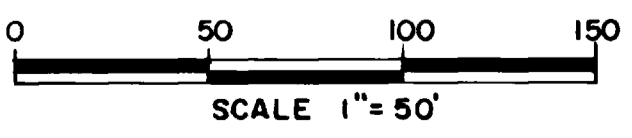
CENTRALINE STREET CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
O	19° 35' 09"	121.35	21.02	41.62	41.42	N. 79° 59' 35" W
P	120° 47' 41"	106.00	176.01	210.83	173.89	S. 29° 47' 00" W
Q	21° 36' 50"	130.00	24.82	45.04	48.75	S. 70° 11' 35" W
R	57° 05' 41"	106.00	54.48	99.77	95.68	S. 52° 25' 10" W
S	23° 50' 19"	100.00	21.11	41.61	41.31	S. 11° 55' 05" W
T	31° 00' 00"	100.00	85.41	141.37	125.89	S. 40° 30' 00" W
U	38° 00' 00"	175.00	60.26	116.06	113.55	S. 19° 00' 00" W
V	28° 00' 00"	150.00	39.40	73.30	72.58	S. 24° 00' 00" W
W	23° 00' 00"	100.00	20.35	40.14	39.87	S. 21° 30' 00" W
X	90° 00' 00"	100.00	100.00	157.08	141.42	S. 12° 00' 00" E
AA	10° 50' 00"	64.34	16.49	32.66	32.49	N. 05° 55' 00" E

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SHEET 4 OF 4

**THE RIDGES, FILING NO. TWO**  
ROBERT P. GERLOFS  
Engineering Consultants 625 ROOD ST. GRAND JCT., COLO. 81501 PHONE 243-8996  
JUNE 1977

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