

# LA ROCHE ENTERPRISE (LOT 1, BLOCK 6, 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, is the owner of that real property described as (Lot 1, Block 6, The Ridges Filing No. Two), situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 Section 16, and the SE 1/4 Section 17, T1S, R1W of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the Southwest Corner of Section 16, T1S, R1W of the Ute Meridian; thence N 37°03'36" E 100.00 feet; thence S 80°32'44" E 337.30 feet; thence N 21°24'58" E 231.42 feet; thence N 57°30'00" W 479.04 feet; thence S 31°11'50" W 291.31 feet; thence S-23°00'00" W 55.81 feet; thence S 4°50'07" W 110.40 feet; thence S 34°07'38" E 160.92 feet to the point of beginning.

Containing 4.519 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as LaRoche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two), a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of utilities, 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 owner has caused its name to be hereunto subscribed this \_\_\_ day of \_\_\_\_\_ A.D., 1981.

William E. Foster, President  
Ridges Development Corp.

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

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA       )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ A.D., 1981, by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of the Ridges Development Corporation. My commission expires: \_\_\_\_\_ Witness my hand and official seal 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 \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_ day of \_\_\_\_\_ A.D., 1981.

\_\_\_\_\_  
Clerk and Recorder Deputy Fees: \_\_\_\_\_

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this \_\_\_ day of \_\_\_\_\_ A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

\_\_\_\_\_  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

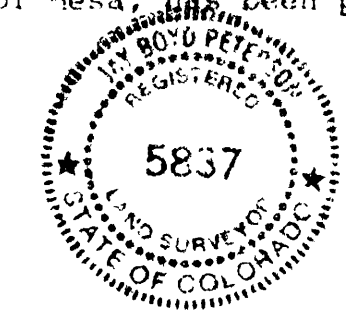
Approved this \_\_\_ day of \_\_\_\_\_ A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

\_\_\_\_\_  
Chairman

### SURVEYORS CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of LaRoche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two), a subdivision of a part of the County of Mesa, Colorado, has been prepared under my direction and accurately represents a field survey of same.

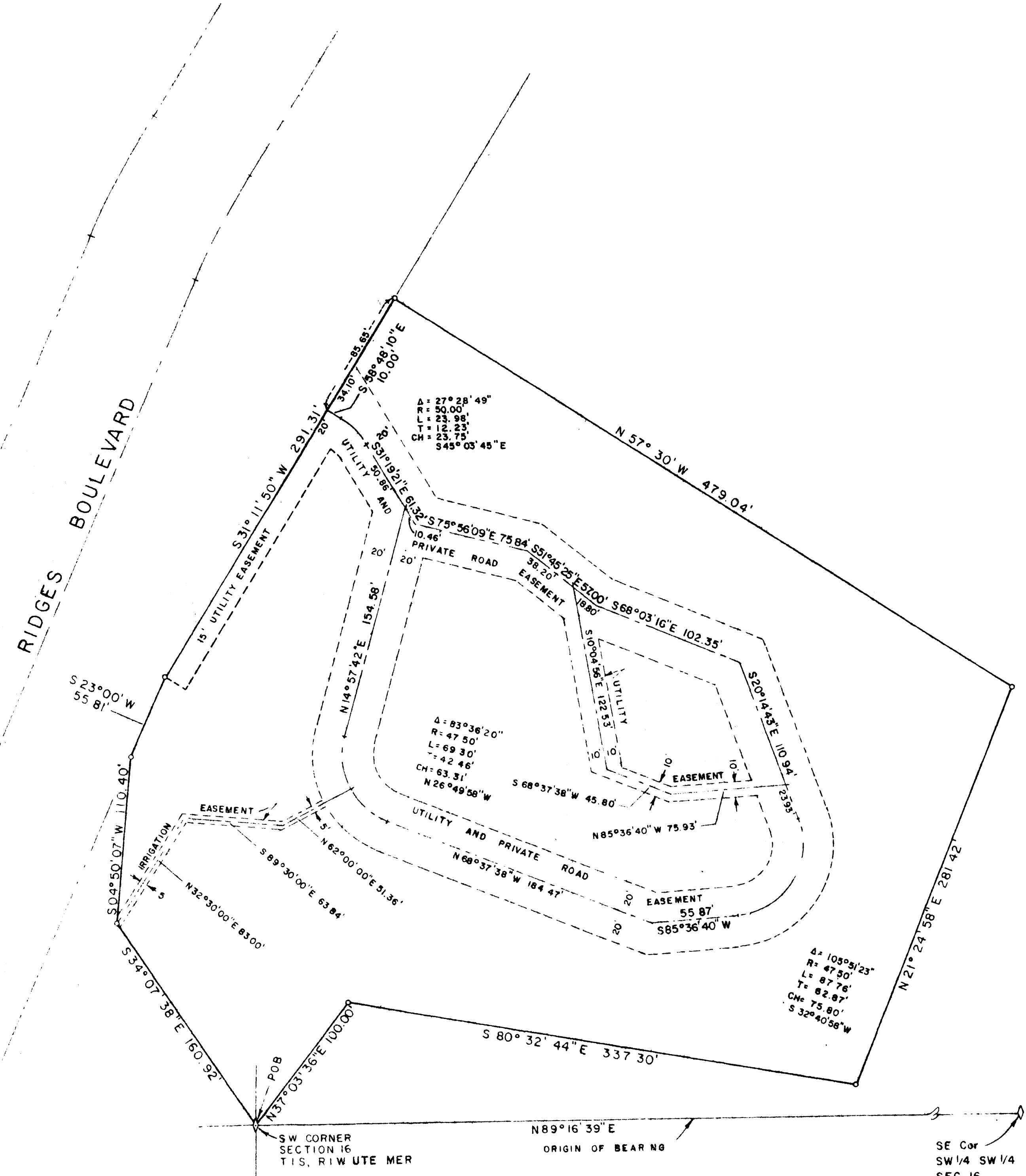
*J. Boyd Peterson*  
J. Boyd Peterson  
Registered Land Surveyor  
Colorado Registration No. 5837



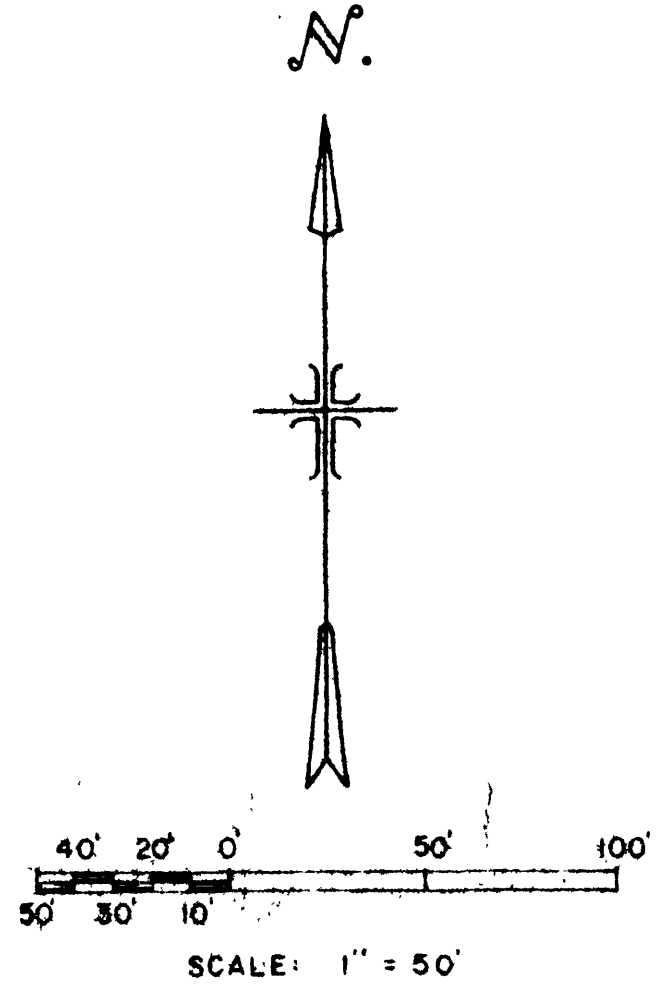
### UTILITIES COORDINATING COMMITTEE

By: *Thomas B. Labaugh*  
Chairman

Date: 18. Feb. 1981



- LEGEND**
- #5 rebar set in concrete w/cap
  - ⊙ Mesa County Survey Monument



WESTERN ENGINEERS, INC.  
PLAT OF  
**LA ROCHE ENTERPRISE**  
(LOT 1, BLOCK 6,  
THE RIDGES FILING NO. TWO)  
MESA COUNTY, COLORADO

SURVEYED BY D.B. DRAWN BY G.L.A. CHECKED BY J.K.H.  
GRANT JUNCTION, CO. PHONE 326-870-5 1/12/81