

THE RIDGES FILING NO. THREE

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 Section 16 and a part of the E 1/2 Section 20 and a part of NW 1/4 NW 1/4 Section 21 all in 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:

Beginning at the Northeast Corner (N.E. Cor.) of said Section 20; Thence N. 37° 03' 36" E 100.00 feet; Thence S. 80° 32' 44" E 447.30 feet to a point on the North line NW 1/4 NW 1/4 of said Section 21; Thence N. 89° 16' 39" E along said North line NW 1/4 NW 1/4 of Section 21 a distance of 234.43 feet; Thence along the arc of a curve to the right whose radius is 225.00 feet and whose long chord bears N. 41° 27' 08" E 45.46 feet; Thence S. 42° 45' 00" E 114.58 feet; Thence N. 54° 20' 00" E 89.78 feet to a point on the North line NW 1/4 NW 1/4 of said Section 21; Thence N. 89° 16' 39" E along said North line NW 1/4 NW 1/4 Section 21 a distance of 388.96 feet to the Northeast Corner (N.E. Cor.) NW 1/4 NW 1/4 of said Section 21; Thence S. 00° 30' 35" W along the East line NW 1/4 NW 1/4 of said Section 21 a distance of 1003.78 feet; Thence N. 89° 48' 21" W 1300.72 feet to a point on the East line NE 1/4 of said Section 20; Thence S. 00° 13' 43" W along said East line NE 1/4 of Section 20 a distance of 335.07 feet to the Southeast Corner (S.E. Cor.) NE 1/4 NE 1/4 of said Section 20; Thence continuing S. 00° 13' 43" W along said East line NE 1/4 of Section 20 a distance of 1317.61 feet to the E 1/4 Corner of said Section 20; Thence S. 01° 15' 11" W along the East line SE 1/4 of said Section 20 a distance of 130.74 feet; Thence N. 26° 04' 00" W 160.00 feet; Thence S. 63° 56' 00" W 110.00 feet; Thence N. 26° 04' 00" W 251.51 feet; Thence N. 53° 14' 24" W 119.27 feet; Thence N. 89° 18' 55" W 87.26 feet; Thence S. 82° 34' 06" W 240.00 feet; Thence N. 07° 25' 54" W 110.00 feet; Thence along the arc of a curve to the right whose radius is 800 feet and whose long chord bears S. 86° 17' 30" W 103.69 feet; Thence S. 90° 00' 00" W 143.35 feet; Thence N. 00° 00' 00" E 181.44 feet; Thence along the arc of a curve to the left whose radius is 60.00 feet and whose long chord bears N. 36° 48' 20" W 71.89 feet; Thence N. 73° 36' 40" W 303.00 feet; Thence along the arc of a curve to the left whose radius is 64.44 feet and whose long chord bears S. 83° 04' 00" W 51.02 feet; Thence N. 30° 15' 20" W 80.00 feet; Thence N. 59° 44' 40" E 38.07 feet; Thence along the arc of a curve to the left whose radius is 105.85 feet and whose long chord bears N. 38° 04' 00" E 78.20 feet; Thence along the arc of a curve to the right whose radius is 290.00 feet and whose long chord bears N. 40° 53' 00" E 240.47 feet; Thence N. 65° 22' 40" E 290.84 feet; Thence along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears N. 47° 18' 48" E 74.42 feet; Thence N. 29° 14' 56" E 279.42 feet; Thence along the arc of a curve to the left whose radius is 320.00 feet and whose long chord bears N. 14° 37' 28" E 161.59 feet; Thence along the arc of a curve to the right whose radius is 490.00 feet and whose long chord bears N. 30° 35' 40" E 498.78 feet; Thence along the arc of a curve to the left whose radius is 210.00 feet and whose long chord bears N. 30° 35' 40" E 213.76 feet; Thence along the arc of a curve to the left whose radius is 275.00 feet and whose long chord bears N. 07° 45' 00" W 74.17 feet; Thence N. 74° 30' 00" E 150.00 feet; Thence along the arc of a curve to the right whose radius is 425.00 feet and whose long chord bears S. 07° 45' 00" E 114.62 feet; Thence N. 90° 00' 00" E 187.50 feet; Thence N. 07° 37' 50" E 63.00 feet; Thence S. 70° 07' 10" E 124.56 feet; Thence N. 22° 13' 15" E 141.74 feet; Thence N. 34° 07' 38" W 380.75 feet to the POINT OF BEGINNING. Containing 67.170 Acres.

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

That said owners do hereby dedicate and set apart all of the streets and reads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the public utilities these 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, net by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28th day of March, A.D., 1978.

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 28th day of March, A.D., 1978 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corporation.

My Commission Expires: 6-21-78
Witness My Hand and Official Seal.

Loyle A. Beary
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 11:20 o'clock A.M., this 1 day of May, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 5.

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 40.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of MARCH, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of MARCH, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

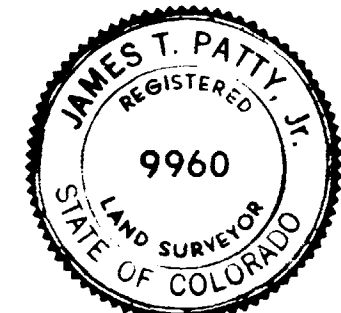
SURVEYORS CERTIFICATE

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

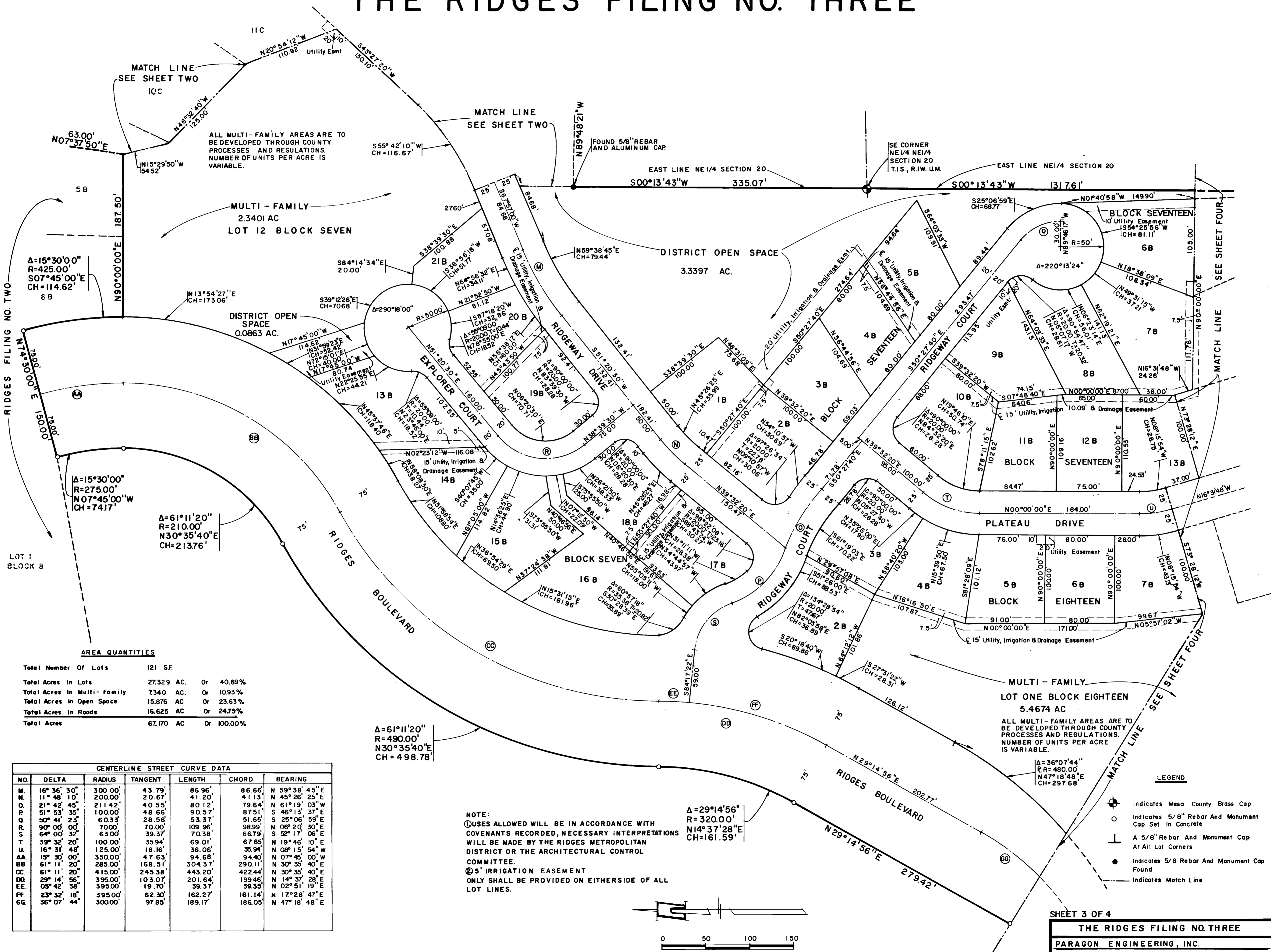
Bill Bomann
Mesa County Road Department

Date: 3-30-78



SHEET 1 OF 4
THE RIDGES FILING NO. THREE
PARAGON ENGINEERING, INC.
PO BOX 2872, 825 ROAD AVE, GRAND JUNCTION, COLO, 81501, PHONE 243-8961

THE RIDGES FILING NO. THREE



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

MULTI-FAMILY
2.3401 AC
LOT 12 BLOCK SEVEN

DISTRICT OPEN SPACE
3.3397 AC.

MULTI-FAMILY
LOT ONE BLOCK EIGHTEEN
5.4674 AC

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

AREA QUANTITIES

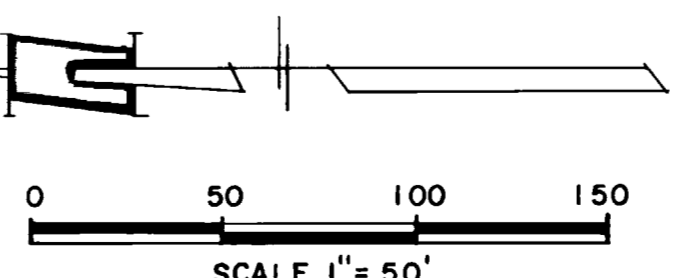
| | | | |
|-----------------------------|------------|----|---------|
| Total Number Of Lots | 121 SF. | | |
| Total Acres In Lots | 27.329 AC. | Or | 40.69% |
| Total Acres In Multi-Family | 7.340 AC. | Or | 10.93% |
| Total Acres In Open Space | 15.876 AC. | Or | 23.63% |
| Total Acres In Roads | 16.625 AC. | Or | 24.75% |
| Total Acres | 67.170 AC. | Or | 100.00% |

| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
|-----|-------------|---------|---------|---------|---------|-----------------|
| M. | 16° 36' 30" | 300.00' | 43.79' | 86.96' | 86.66' | N 59° 38' 45" E |
| N. | 11° 48' 10" | 200.00' | 20.67' | 41.20' | 41.13' | N 45° 26' 25" E |
| O. | 21° 42' 45" | 211.42' | 40.55' | 80.12' | 79.64' | N 61° 19' 03" W |
| P. | 51° 53' 35" | 100.00' | 48.66' | 90.57' | 87.51' | S 46° 13' 37" E |
| Q. | 50° 41' 23" | 60.33' | 28.58' | 53.37' | 51.65' | S 25° 06' 59" E |
| R. | 90° 00' 00" | 70.00' | 70.00' | 109.96' | 98.99' | S 06° 20' 30" E |
| S. | 64° 00' 32" | 63.00' | 39.37' | 70.38' | 66.79' | S 52° 17' 06" E |
| T. | 39° 32' 20" | 100.00' | 35.94' | 69.01' | 67.65' | N 19° 46' 10" E |
| U. | 16° 31' 48" | 125.00' | 18.16' | 36.06' | 35.94' | N 08° 15' 54" W |
| AA. | 15° 30' 00" | 350.00' | 47.63' | 94.68' | 94.40' | N 07° 45' 00" W |
| BB. | 61° 11' 20" | 285.00' | 168.51' | 304.37' | 290.11' | N 30° 35' 40" E |
| CC. | 61° 11' 20" | 415.00' | 245.38' | 443.20' | 422.44' | N 30° 35' 40" E |
| DD. | 29° 14' 56" | 395.00' | 103.07' | 201.64' | 199.46' | N 14° 37' 28" E |
| EE. | 05° 42' 38" | 395.00' | 19.70' | 39.37' | 39.35' | N 02° 51' 19" E |
| FF. | 23° 32' 18" | 395.00' | 62.30' | 162.27' | 161.14' | N 17° 28' 47" E |
| GG. | 36° 07' 44" | 300.00' | 97.85' | 189.17' | 186.05' | N 47° 18' 48" E |

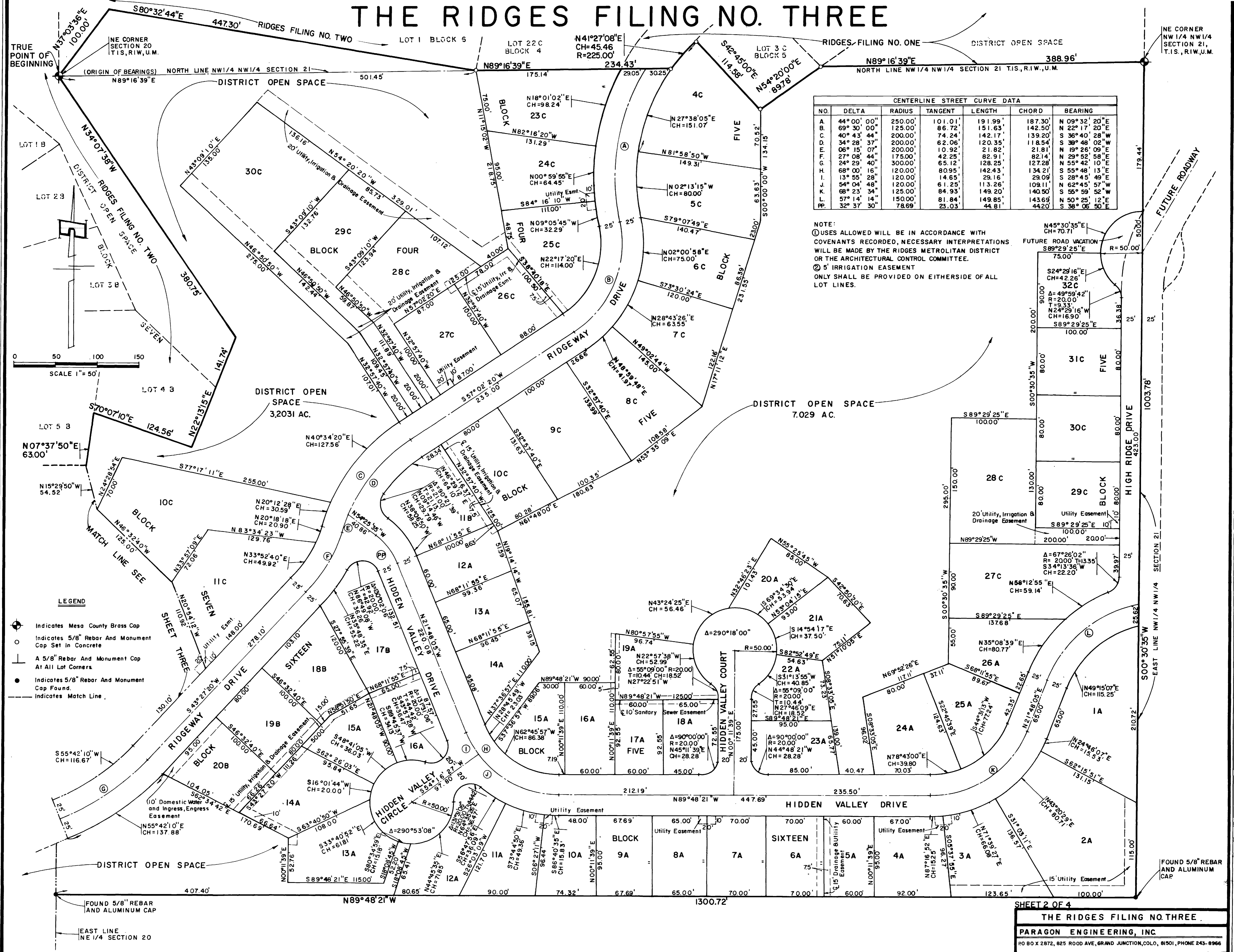
NOTE:
 ① USES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED, NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE.
 ② 5' IRRIGATION EASEMENT ONLY SHALL BE PROVIDED ON EITHER SIDE OF ALL LOT LINES.

Δ=29°14'56"
 R=320.00'
 N14°37'28"E
 CH=161.59'

- 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 5/8" Rebar And Monument Cap Found
 - - - Indicates Match Line



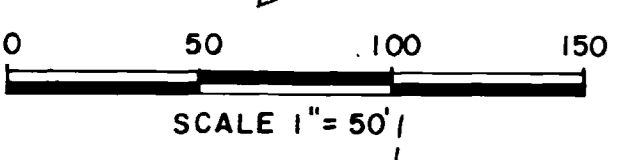
THE RIDGES FILING NO. THREE



| CENTERLINE STREET CURVE DATA | | | | | | |
|------------------------------|-------------|---------|---------|---------|---------|-----------------|
| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
| A | 44° 00' 00" | 250.00' | 101.01' | 191.99' | 187.30' | N 09° 32' 20" E |
| B | 69° 30' 00" | 125.00' | 86.72' | 151.63' | 142.50' | N 22° 17' 20" E |
| C | 40° 43' 44" | 200.00' | 74.24' | 142.17' | 139.20' | S 36° 40' 28" W |
| D | 34° 28' 37" | 200.00' | 62.06' | 120.35' | 118.54' | S 36° 46' 02" W |
| E | 06° 15' 07" | 200.00' | 10.92' | 21.82' | 21.81' | N 19° 25' 09" E |
| F | 27° 08' 44" | 175.00' | 42.25' | 82.91' | 82.14' | N 29° 52' 58" E |
| G | 24° 29' 40" | 300.00' | 65.12' | 128.25' | 107.28' | N 55° 42' 10" E |
| H | 68° 00' 16" | 120.00' | 80.95' | 142.43' | 134.21' | S 55° 46' 13" W |
| I | 13° 55' 28" | 120.00' | 14.65' | 29.16' | 29.09' | S 28° 45' 49" E |
| J | 68° 23' 34" | 125.00' | 61.25' | 113.26' | 109.11' | S 62° 45' 57" W |
| K | 57° 14' 14" | 150.00' | 81.84' | 149.85' | 143.69' | N 50° 25' 12" E |
| L | 32° 37' 30" | 78.69' | 23.03' | 44.81' | 44.82' | S 38° 06' 50" E |

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 5' IRRIGATION EASEMENT ONLY SHALL BE PROVIDED ON EITHER SIDE OF ALL LOT LINES.

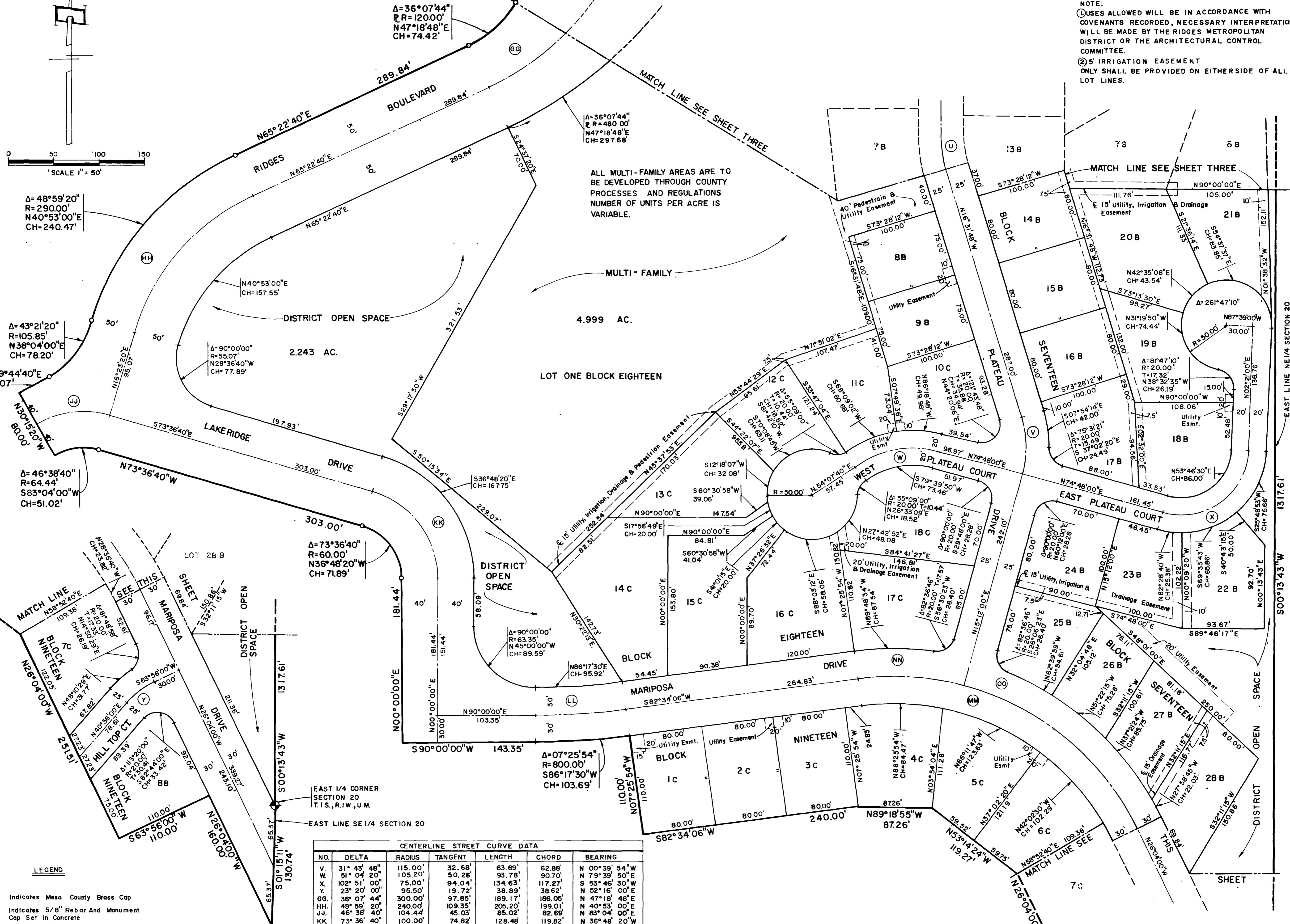
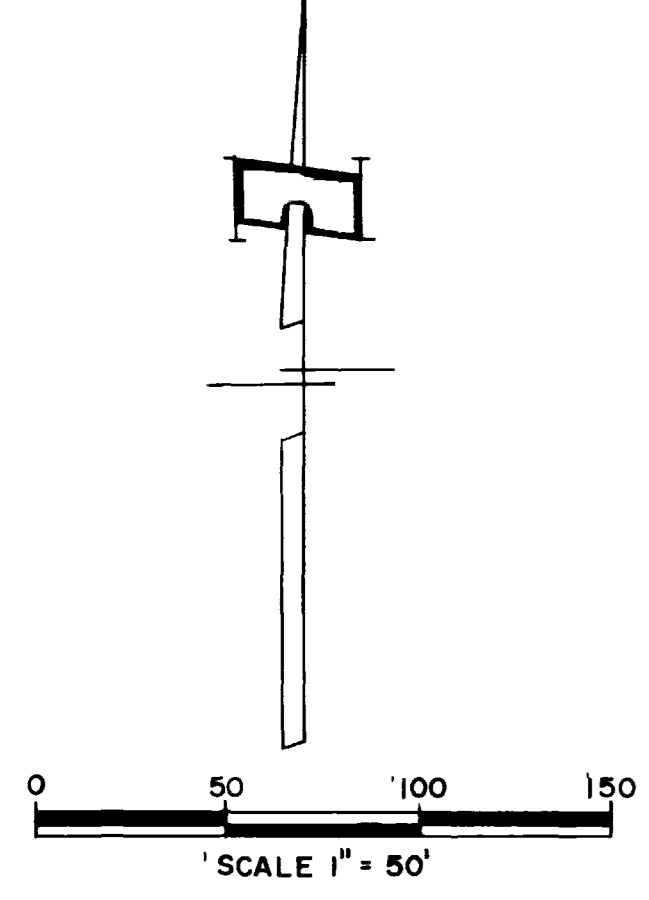
FUTURE ROAD VACATION
 S89°29'25"E
 R=50.00'



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 - A 5/8" Rebar And Monument Cap At All Lot Corners
 - Indicates 5/8" Rebar And Monument Cap Found
 - Indicates Match Line

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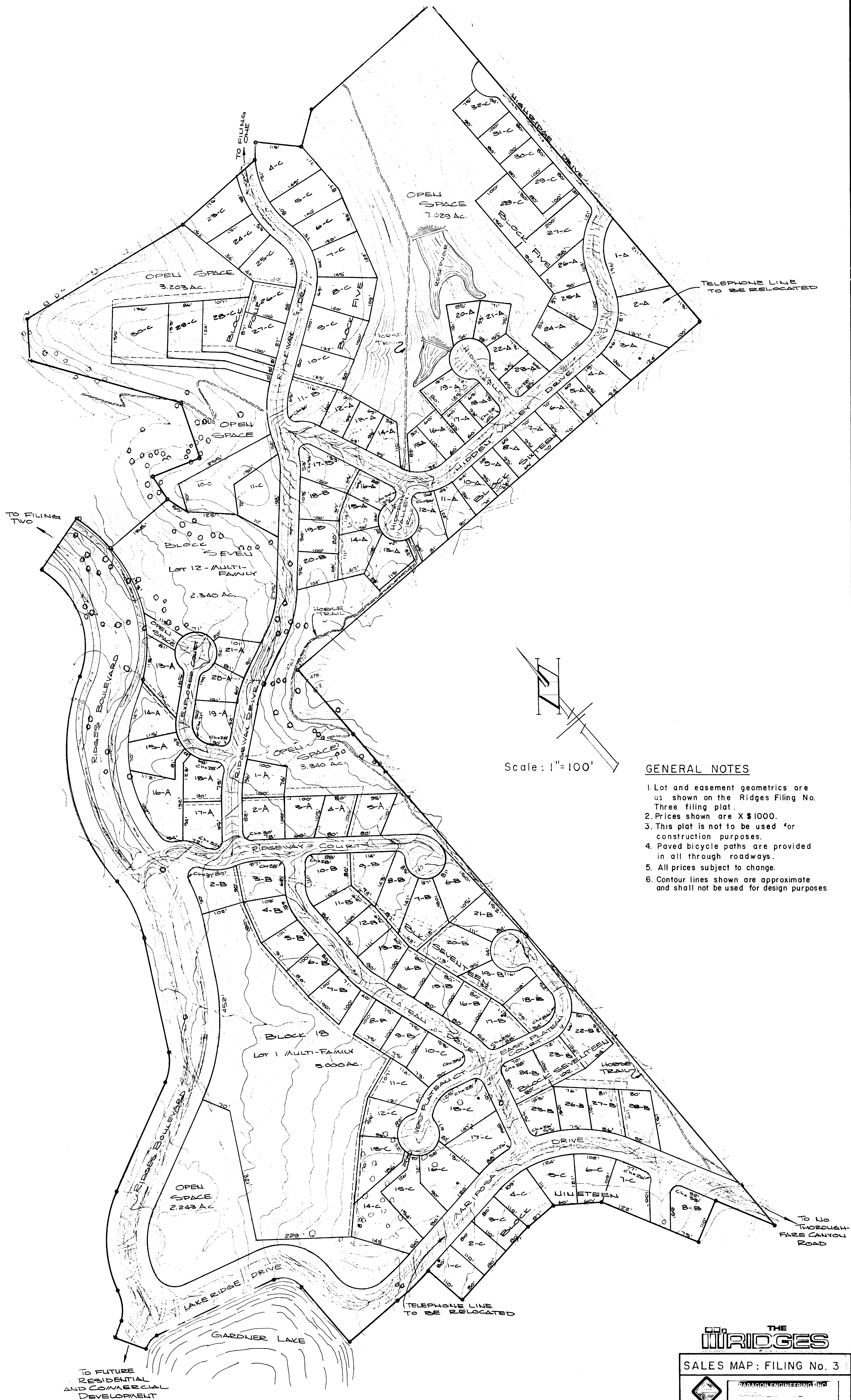


CENTERLINE STREET CURVE DATA

| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
|-----|--------------|---------|---------|---------|---------|-----------------|
| V. | 31° 43' 48" | 115.00' | 32.68' | 63.69' | 62.88' | N 00° 39' 54" W |
| W. | 51° 04' 20" | 105.20' | 50.26' | 93.78' | 90.70' | N 79° 39' 50" E |
| X. | 102° 51' 00" | 75.00' | 94.04' | 134.63' | 117.27' | S 53° 46' 30" W |
| Y. | 23° 20' 00" | 95.50' | 19.72' | 38.89' | 38.62' | N 52° 16' 00" E |
| GG. | 36° 07' 44" | 300.00' | 97.85' | 189.17' | 186.05' | N 47° 18' 48" E |
| HH. | 48° 59' 20" | 240.00' | 109.35' | 205.20' | 199.01' | N 40° 53' 00" E |
| JJ. | 46° 38' 40" | 104.44' | 45.03' | 85.02' | 82.69' | N 83° 04' 00" E |
| KK. | 73° 36' 40" | 100.00' | 74.82' | 128.48' | 119.82' | N 36° 48' 20" W |
| LL. | 07° 25' 54" | 770.00' | 50.01' | 99.87' | 99.80' | N 86° 17' 03" E |
| MM. | 71° 21' 54" | 300.00' | 215.43' | 373.67' | 349.98' | N 61° 44' 57" W |
| NN. | 22° 37' 54" | 300.00' | 60.03' | 118.50' | 117.73' | N 86° 06' 57" W |
| OO. | 48° 44' 00" | 300.00' | 135.88' | 255.17' | 247.54' | N 50° 26' 00" W |

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 - Indicates 5/8" Rebar And Monument Cap Found
 - Indicates Match Line

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GENERAL NOTES

1. Lot and easement geometrics are as shown on the Ridges Filing No. Three 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 subject to change.
6. Contour lines shown are approximate and shall not be used for design purposes.

THE RIDGES

SALES MAP: FILING No. 3

PARAGON ENGINEERING INC.