

THE RIDGES FILING NO. FIVE

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 situated in the County of Mesa, State of Colorado and being a part of Section 20, Township 1 South, Range 1 West of the 11th 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 S 89° 49' 00" E along the north line of the NW 1/4 NE 1/4 of said Section 20 a distance of 016.24 feet; Thence S 77° 31' 12" W 171.11 feet to the TRUE POINT OF BEGINNING; Thence S 41° 04' 20" E 229.10 feet; Thence S 40° 25' 30" W 126.06 feet; Thence S 05° 20' 15" E 281.55 feet; Thence S 79° 41' 45" E 60.26 feet; Thence E 10° 16' 05" W 122.65 feet; Thence along the arc of a curve to the left whose radius is 110.00 feet and whose long chord bears S 15° 28' 09" W 81.58 feet; Thence along the arc of a curve to the right whose radius is 220.00 feet and whose long chord bears S 05° 27' 15" E 120.70 feet; Thence along the arc of a curve to the left whose radius is 110.00 feet and whose long chord bears S 21° 42' 42" W 84.70 feet; Thence S 84° 01' 02" E 152.90 feet; Thence along the arc of a curve to the left whose radius is 170.00 feet and whose long chord bears N 69° 34' 42" E 145.70 feet; Thence S 50° 52' 20" E 104.00 feet; Thence S 66° 40' 49" E 47.43 feet; Thence S 43° 1' 00" W 21.87 feet; Thence along the arc of a curve to the left whose radius is 115.00 feet and whose long chord bears S 12° 00' 00" E 100.02 feet; Thence S 45° 08' 10" E 41.10 feet; Thence along the arc of a curve to the right whose radius is 171.65 feet and whose long chord bears S 56° 28' 25" E 84.85 feet; Thence S 42° 39' 14" W 80.61 feet; Thence along the arc of a curve to the right whose radius is 75.00 feet and whose long chord bears S 81° 41' 44" W 49.02 feet; Thence N 77° 11' 46" W 70.00 feet; Thence S 12° 48' 14" W 260.85 feet; Thence along the arc of a curve to the left whose radius is 175.00 feet and whose long chord bears S 09° 03' 43" E 130.35 feet; Thence along the arc of a curve to the right whose radius is 125.00 feet and whose long chord bears S 11° 23' 56" E 83.57 feet; Thence S 08° 07' 48" W 18.28 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears S 48° 57' 26" W 26.15 feet; Thence S 09° 13' 00" E 80.00 feet; Thence along the arc of a curve to the right whose radius is 210.00 feet and whose long chord bears S 86° 02' 36" E 80.57 feet; Thence S 81° 52' 12" E 201.93 feet; Thence S 14° 17' 00" E 380.99 feet; Thence S 50° 31' 05" W 317.42 feet; Thence N 73° 52' 00" W 335.71 feet; Thence N 36° 13' 27" W 244.71 feet; Thence N 39° 51' 00" W 121.67 feet; Thence N 30° 57' 24" E 145.53 feet; Thence along the arc of a curve to the right whose radius is 290.00 feet and whose long chord bears N 3° 28' 03" W 396.80 feet; Thence along the arc of a curve to the left whose radius is 260.00 feet and whose long chord bears N 12° 37' 37" W 166.29 feet; Thence N 28° 59' 00" W 106.52 feet; Thence along the arc of a curve to the right whose radius is 370.00 feet and whose long chord bears N 05° 45' 10" E 421.47 feet; Thence along the arc of a curve to the left whose radius is 240.00 feet and whose long chord bears N 27° 14' 10" E 132.80 feet; Thence N 14° 00' 00" E 65.00 feet; Thence along the arc of a curve to the left whose radius is 360.00 feet and whose long chord bears N 02° 26' 58" W 224.83 feet; Thence E 66° 46' 10" E 80.00 feet; Thence along the arc of a curve to the left whose radius is 440.00 feet and whose long chord bears N 27° 08' 25" W 60.00 feet; Thence N 58° 57' 00" E 163.77 feet; Thence S 44° 10' 50" E 66.39 feet; Thence S 69° 22' 18" E 54.27 feet; Thence S 48° 35' 48" E 55.70 feet; Thence N 85° 06' 40" E 62.27 feet; Thence N 17° 21' 30" E 92.66 feet; Thence S 82° 14' 30" E 166.82 feet; Thence S 44° 53' 30" E 110.00 feet; Thence N 09° 00' 00" E 160.80 feet; Thence N 51° 37' 20" W 132.05 feet; Thence E 12° 36' 45" E 85.00 feet; Thence N 67° 36' 50" E 270.51 feet; Thence N 23° 50' 10" E 103.49 feet to the TRUE POINT OF BEGINNING, containing 42.524 acres.

That said owners have caused the said real property to be laid out and surveyed as The Ridges, Filing No. Five, 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 the public forever, and hereby dedicates 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 20th day of September, A.D., 1980.

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

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

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of September, A.D., 1980 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corporation.

By commission expires: _____ Witness my hand and official seal. _____
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss F 1235850

I hereby certify that this instrument was filed in my office at 2:15 o'clock P.M. this 30 day of September, A.D., 1980 and is duly recorded in Plat book No. 12, Page 316-320.

Earl Sawyer
Clerk and Recorder

By Hazel M. Huskey
Deputy

Fees: \$ 50.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of September, A.D., 1980.

County Planning Commission of the County of Mesa, Colorado.

Lloyd Summerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23 day of Sept, A.D., 1980.

Board of County Commissioners of the County of Mesa, Colorado.

Paul Patton
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of The Ridges Filing No. Five, 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. 9/2/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



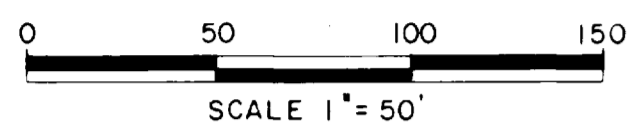
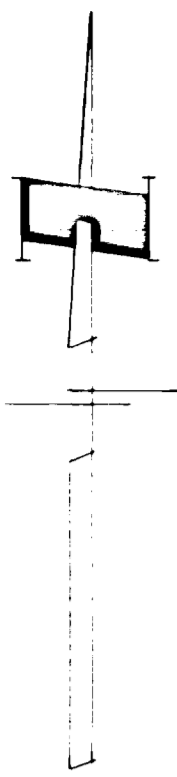
Utilities Coordinating Committee:

By: Sign off sheet on file (4-10-80)
Chairman 2 of 2

Date: _____



THE RIDGES FILING NO. FIVE



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 Match Line

$\Delta = 69^{\circ}26'20''$
 $R = 370.00'$
 $N05^{\circ}45'10''E$
 $CH = 421.47'$
 $L = 448.42'$

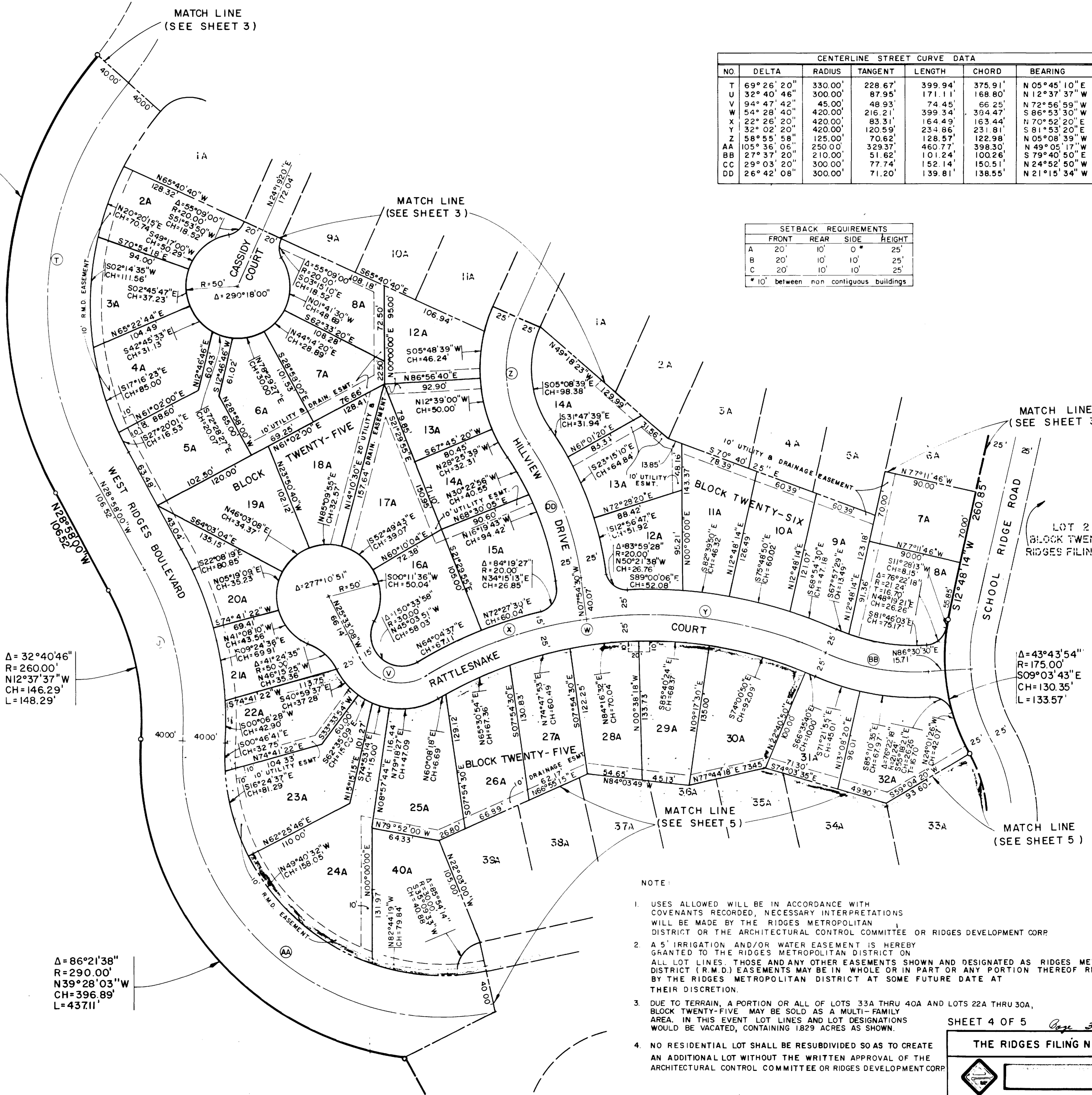
$\Delta = 32^{\circ}40'46''$
 $R = 260.00'$
 $N12^{\circ}37'37''W$
 $CH = 146.29'$
 $L = 148.29'$

$\Delta = 86^{\circ}21'38''$
 $R = 290.00'$
 $N39^{\circ}28'03''W$
 $CH = 396.89'$
 $L = 437.11'$

CENTERLINE STREET CURVE DATA						
NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
T	$69^{\circ}26'20''$	330.00'	228.67'	399.94'	375.91'	$N05^{\circ}45'10''E$
U	$32^{\circ}40'46''$	300.00'	87.95'	171.11'	168.80'	$N12^{\circ}37'37''W$
V	$94^{\circ}47'42''$	45.00'	48.93'	74.45'	66.25'	$N72^{\circ}56'59''W$
W	$54^{\circ}28'40''$	420.00'	216.21'	399.34'	394.47'	$S86^{\circ}53'30''W$
X	$22^{\circ}26'20''$	420.00'	83.31'	164.49'	163.44'	$N70^{\circ}52'20''E$
Y	$32^{\circ}02'20''$	420.00'	120.59'	234.86'	231.81'	$S81^{\circ}53'20''E$
Z	$58^{\circ}55'58''$	125.00'	70.62'	128.57'	122.98'	$N05^{\circ}08'39''W$
AA	$105^{\circ}36'06''$	250.00'	329.37'	460.77'	398.30'	$N49^{\circ}05'17''W$
BB	$27^{\circ}37'20''$	210.00'	51.62'	101.24'	100.26'	$S79^{\circ}40'50''E$
CC	$29^{\circ}03'20''$	300.00'	77.74'	152.14'	150.51'	$N24^{\circ}52'50''E$
DD	$26^{\circ}42'08''$	300.00'	71.20'	139.81'	138.55'	$N21^{\circ}15'34''W$

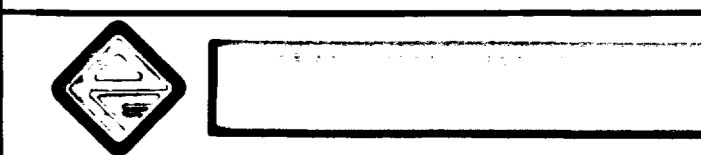
SETBACK REQUIREMENTS			
	FRONT	REAR	SIDE HEIGHT
A	20'	10'	0' 25'
B	20'	10'	10' 25'
C	20'	10'	10' 25'

* 10' between non contiguous buildings



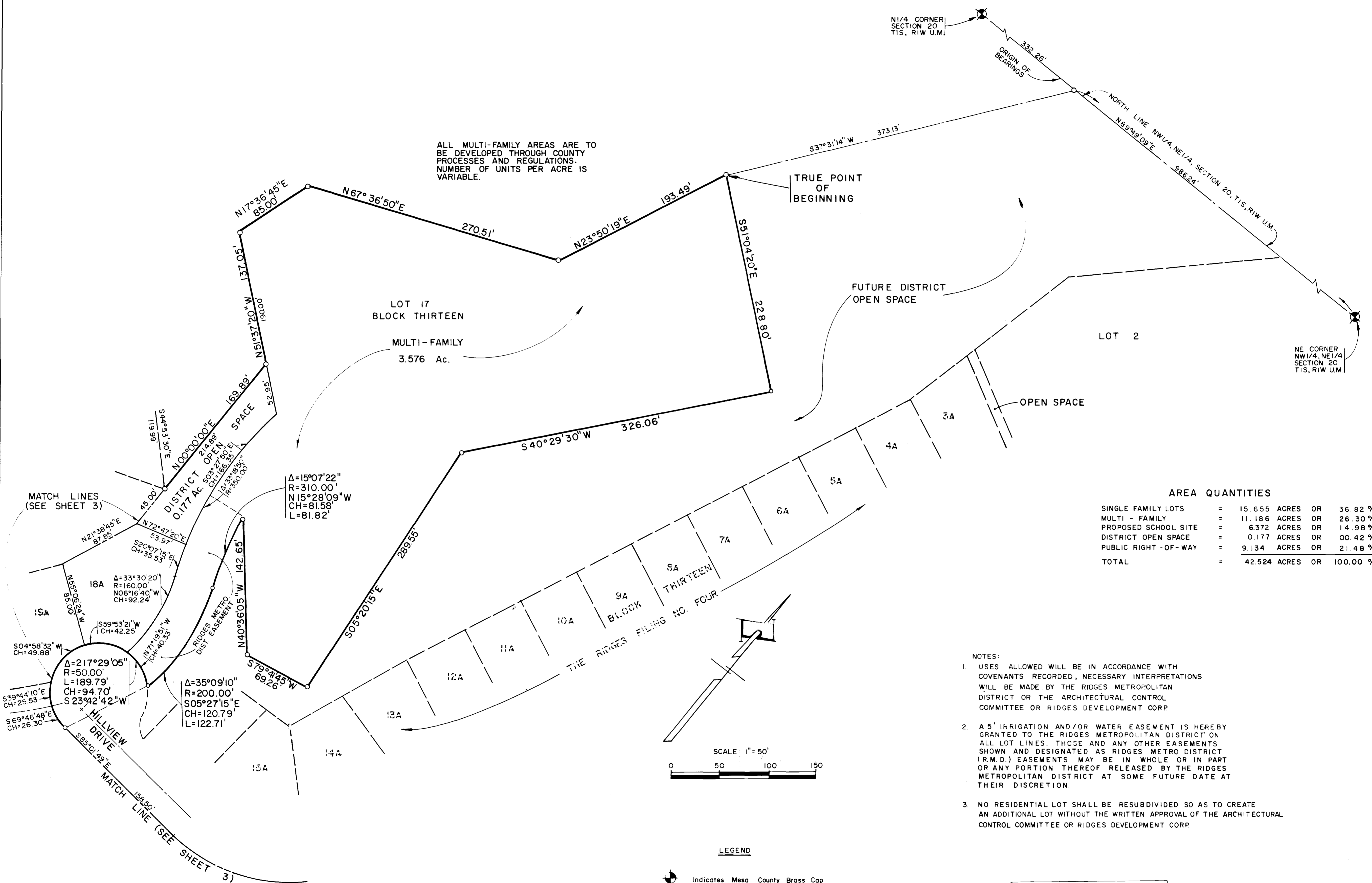
NOTE:

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 OR RIDGES DEVELOPMENT CORP.
2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES. THOSE AND ANY OTHER EASEMENTS SHOWN AND DESIGNATED AS RIDGES METRO DISTRICT (R.M.D.) EASEMENTS MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.
3. DUE TO TERRAIN, A PORTION OR ALL OF LOTS 33A THRU 40A AND LOTS 22A THRU 30A, BLOCK TWENTY-FIVE, MAY BE SOLD AS A MULTI-FAMILY AREA. IN THIS EVENT, LOT LINES AND LOT DESIGNATIONS WOULD BE VACATED, CONTAINING 1829 ACRES AS SHOWN.
4. NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED SO AS TO CREATE AN ADDITIONAL LOT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE OR RIDGES DEVELOPMENT CORP.



THE RIDGES FILING NO. FIVE

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

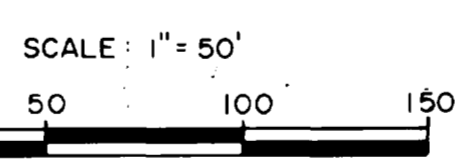


AREA QUANTITIES

SINGLE FAMILY LOTS	=	15.655 ACRES	OR	36.82 %
MULTI - FAMILY	=	11.186 ACRES	OR	26.30 %
PROPOSED SCHOOL SITE	=	6.372 ACRES	OR	14.98 %
DISTRICT OPEN SPACE	=	0.177 ACRES	OR	00.42 %
PUBLIC RIGHT - OF - WAY	=	9.134 ACRES	OR	21.48 %
TOTAL	=	42.524 ACRES	OR	100.00 %

NOTES:

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 OR RIDGES DEVELOPMENT CORP.
2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES. THOSE AND ANY OTHER EASEMENTS SHOWN AND DESIGNATED AS RIDGES METRO DISTRICT (R.M.D.) EASEMENTS MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.
3. NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED SO AS TO CREATE AN ADDITIONAL LOT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE OR RIDGES DEVELOPMENT CORP.



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 Match Line

SETBACK REQUIREMENTS				
	FRONT	REAR	SIDE	HEIGHT
A	20'	10'	0'	25'
B	20'	10'	10'	25'
C	20'	10'	10'	25'

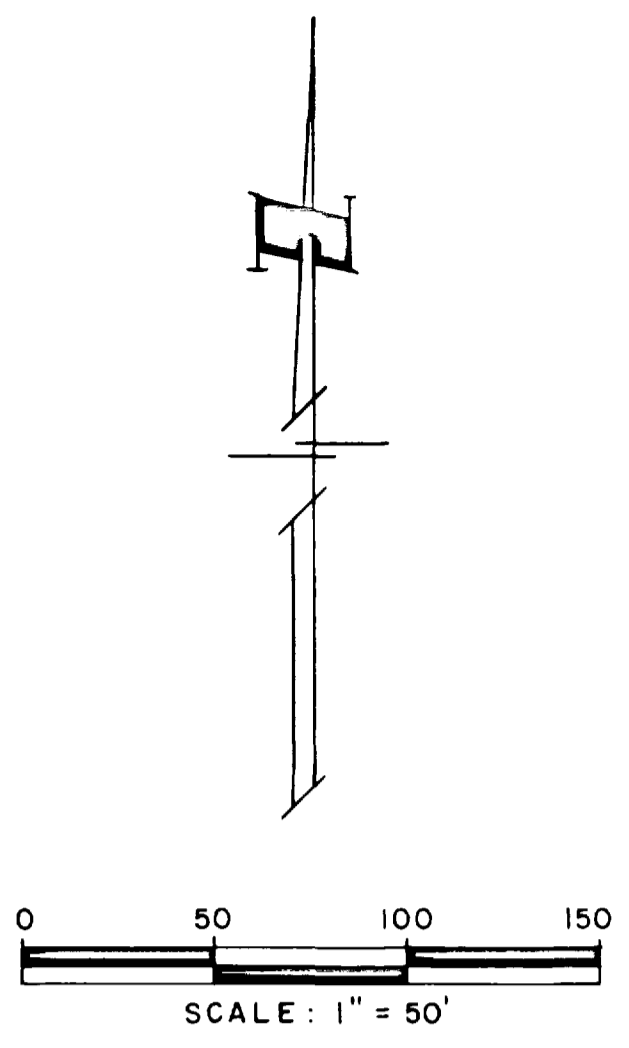
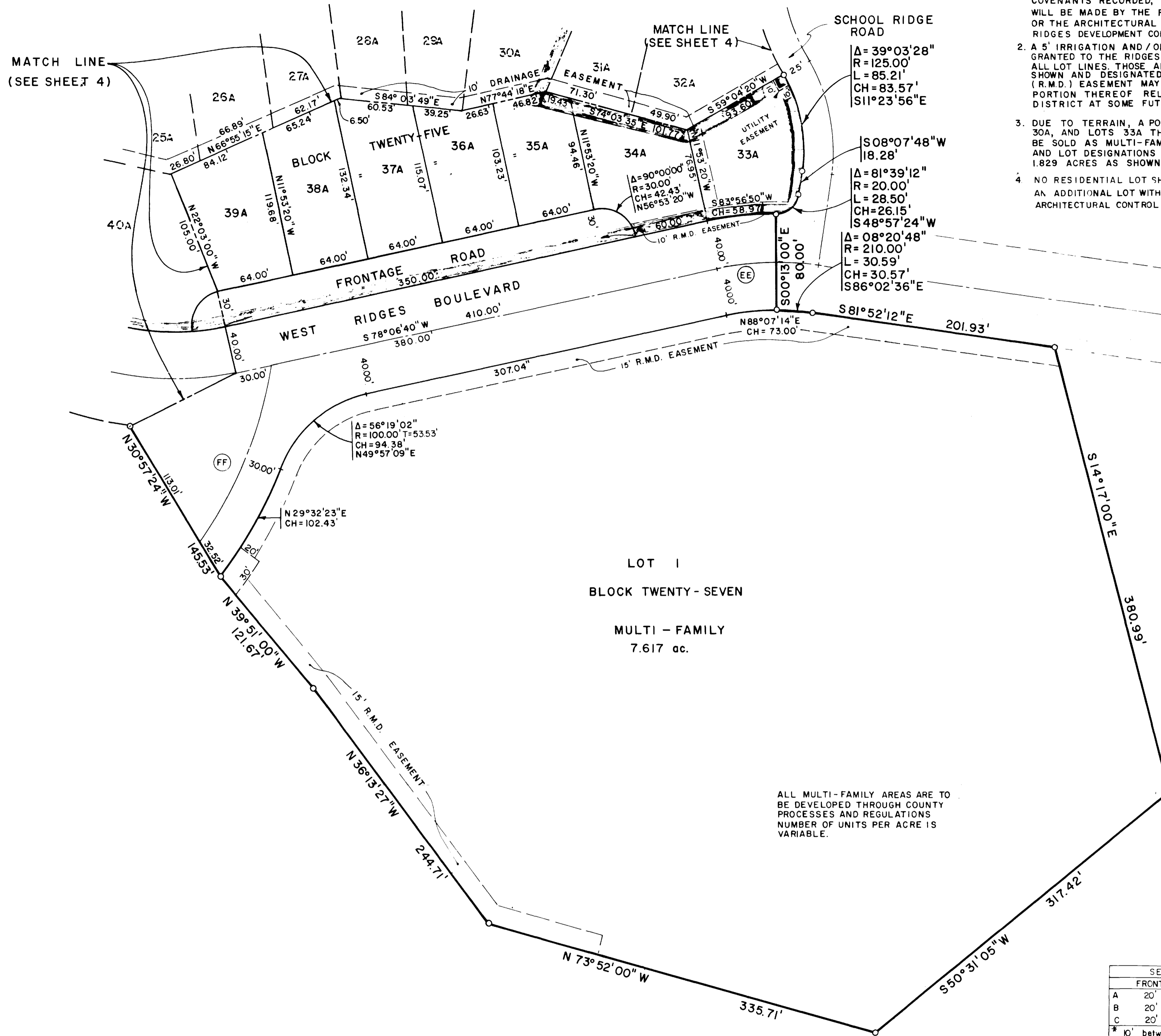
* 10' between non contiguous buildings



THE RIDGES FILING NO. FIVE

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, THOSE AND ANY OTHER EASEMENTS SHOWN AND DESIGNATED AS RIDGES METRO DISTRICT (R.M.D.) EASEMENT MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.
3. DUE TO TERRAIN, A PORTION OR ALL OF LOTS 22A THRU 30A, AND LOTS 33A THRU 40A, BLOCK TWENTY-FIVE MAY BE SOLD AS MULTI-FAMILY ARCA. IN THIS EVENT, LOT LINES AND LOT DESIGNATIONS WOULD BE VACATED, CONTAINING 1.829 ACRES AS SHOWN.
4. NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED SO AS TO CREATE AN ADDITIONAL LOT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE OR RIDGES DEVELOPMENT CORP.



LEGEND

- Indicates Meso 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 Match Line

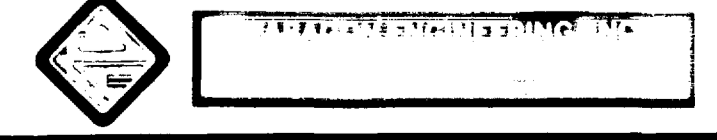
LOT I
BLOCK TWENTY - SEVEN
MULTI - FAMILY
7.617 ac.

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

SETBACK REQUIREMENTS			
	FRONT	REAR	HEIGHT
A	20'	10'	0*
B	20'	10'	25'
C	20'	10'	25'

* 10' between non contiguous buildings

CENTERLINE STREET CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
EE	11° 40' 20"	250.00'	25.55'	50.93'	50.84'	S 83° 56' 50" W
FF	26° 03' 52"	350.00'	81.01'	159.22'	157.85'	S 22° 16' 46" W

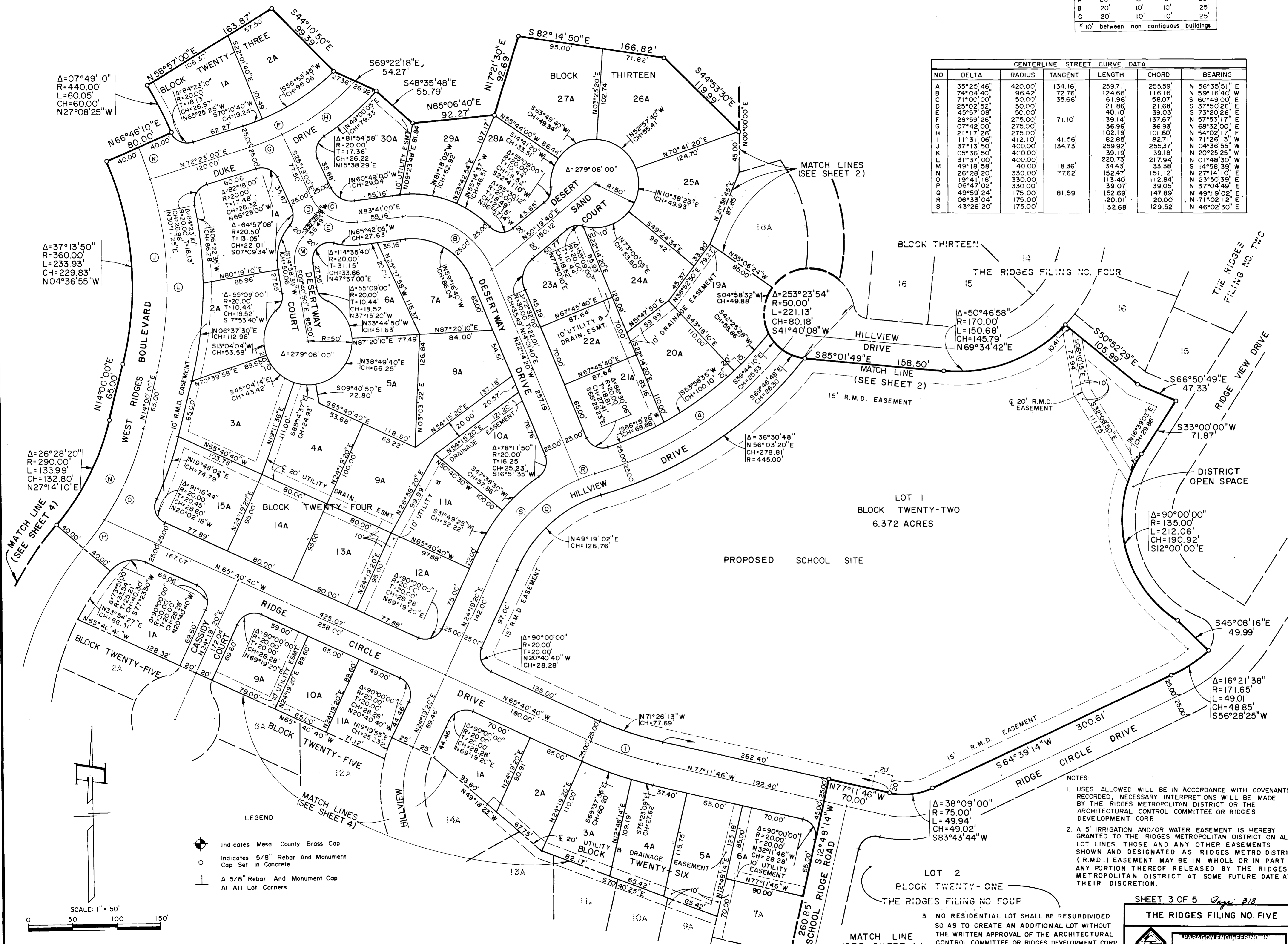


THE RIDGES FILING NO. FIVE

SETBACK REQUIREMENTS			
	FRONT	REAR	HEIGHT
A	20'	10'	25'
B	20'	10'	25'
C	20'	10'	25'

* 10' between non contiguous buildings

CENTERLINE STREET CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	35°25'46"	420.00'	134.16'	259.71'	255.59'	N 56°35'51" E
B	74°04'40"	96.42'	72.76'	124.66'	116.16'	N 59°16'40" W
C	71°00'00"	50.00'	35.66'	61.96'	58.07'	S 60°49'00" E
D	25°02'52"	50.00'	21.86'	21.86'	21.68'	S 37°50'26" E
E	45°57'08"	50.00'	40.10'	39.03'	39.03'	S 73°20'26" E
F	28°59'26"	275.00'	71.10'	139.14'	137.67'	N 57°53'17" E
G	07°42'00"	275.00'	36.96'	36.96'	36.93'	N 68°32'00" E
H	21°17'26"	275.00'	102.19'	102.19'	101.60'	N 54°02'17" E
I	11°31'06"	412.10'	41.56'	259.92'	82.71'	N 71°26'13" W
J	37°13'50"	400.00'	134.73'	259.92'	255.37'	N 04°36'55" W
K	05°36'50"	400.00'	39.19'	39.19'	39.18'	N 20°25'25" W
L	31°37'00"	400.00'	220.73'	217.94'	217.94'	N 01°48'30" W
M	49°18'58"	400.00'	18.36'	34.43'	33.38'	S 14°58'39" W
N	26°28'20"	330.00'	77.62'	152.47'	151.12'	N 27°14'10" E
O	19°41'18"	330.00'	112.40'	112.40'	112.84'	N 23°50'39" E
P	06°47'02"	330.00'	39.07'	39.07'	39.05'	S 7°04'49" E
Q	49°59'24"	175.00'	152.69'	147.89'	147.89'	N 49°19'02" E
R	06°33'04"	175.00'	20.01'	20.01'	20.01'	N 1°02'12" E
S	43°26'20"	175.00'	132.68'	129.52'	129.52'	N 46°02'30" E



- NOTES:
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 OR RIDGES DEVELOPMENT CORP.
 2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES. THOSE AND ANY OTHER EASEMENTS SHOWN AND DESIGNATED AS RIDGES METRO DISTRICT (R.M.D.) EASEMENT MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.
 3. NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED SO AS TO CREATE AN ADDITIONAL LOT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE OR RIDGES DEVELOPMENT CORP.

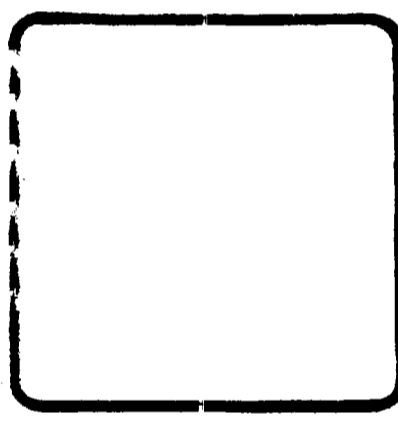
- GENERAL NOTES:
1. Please refer to Ridges Filing No. Five filing plat for exact lot dimensions and easements.
 2. Prices shown are X \$1000.
 3. This plat is not to be used for construction purposes.
 4. Paved bicycle paths are provided in all through roadways.
 5. All prices subject to change.
 6. A 5' irrigation and/or water easement is hereby granted to the Ridges Metropolitan District on all lot lines.
 7. Contour lines shown are approximate and shall not be used for design purposes.



1:100
NORTH

RIDGES
FILING NO. FIVE

SEBS WRP



PARAGON ENGINEERING, INC.
 P.O. BOX 2372
 Grand Junction, Colorado 81501-0237
 970.243.1773

REVISIONS:	BY

CHECKED	DATE	SCALE

01111406.tif

SHEET 1