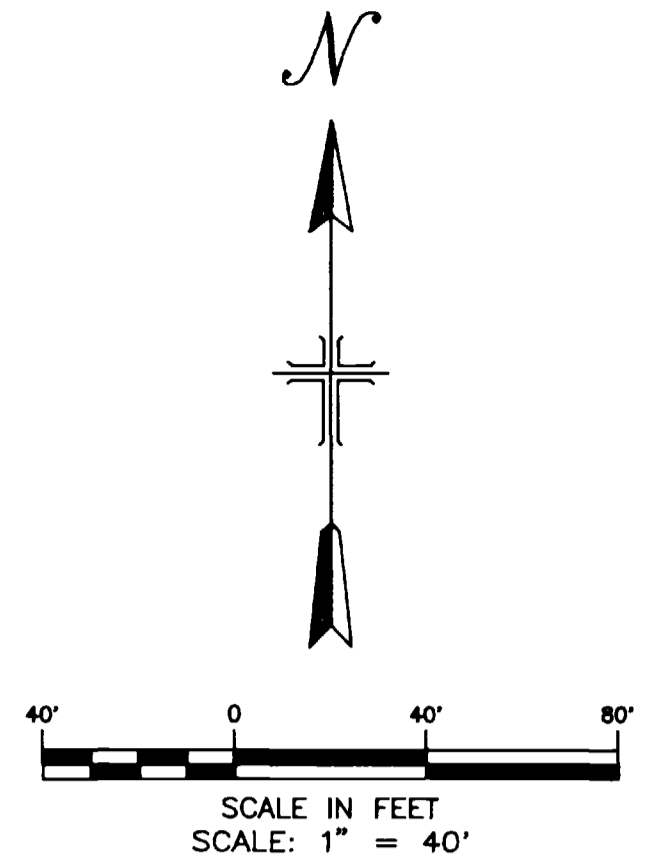
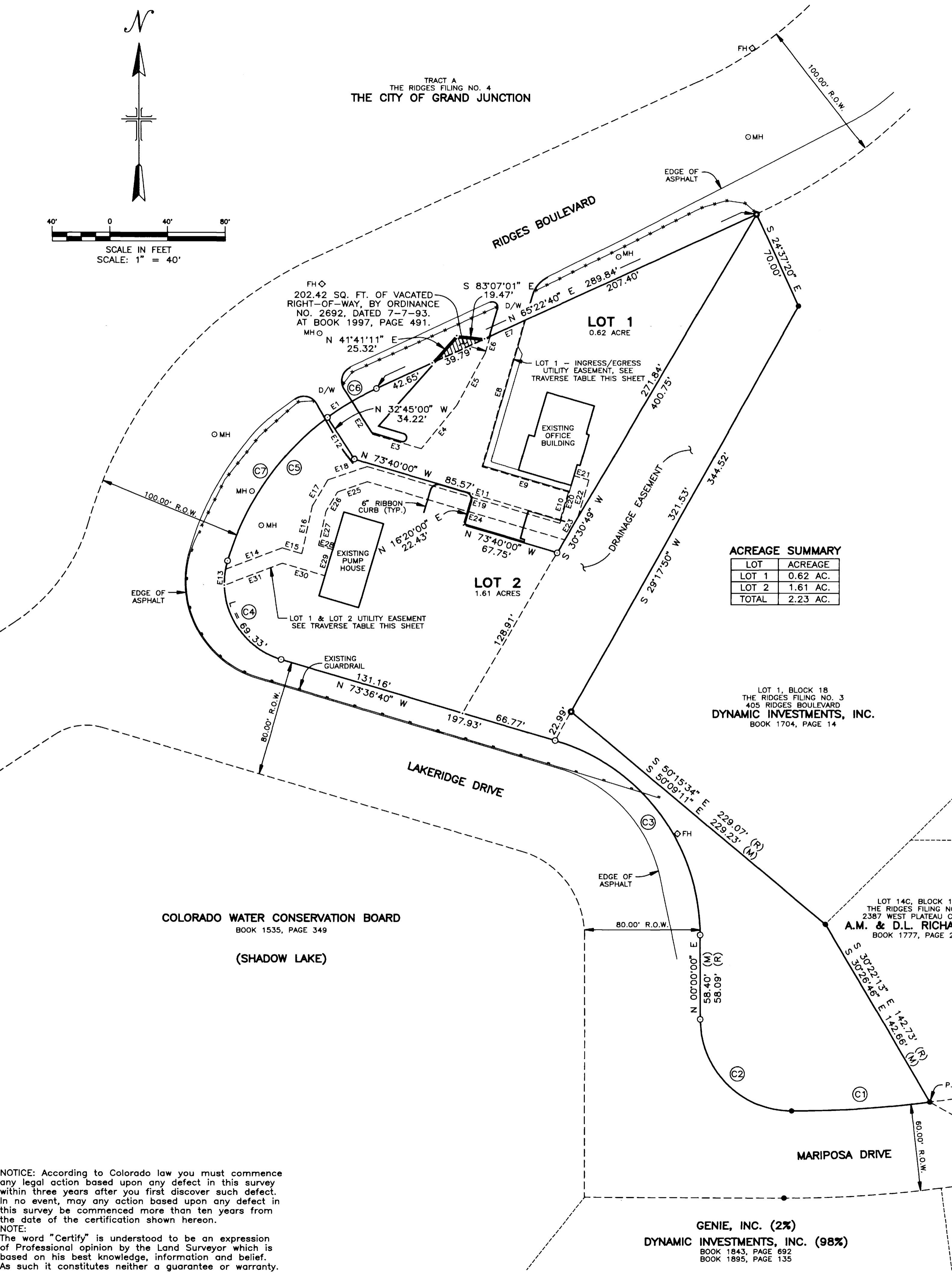


# THE RIDGES MINOR SUBDIVISION



TRACT A  
THE RIDGES FILING NO. 4  
THE CITY OF GRAND JUNCTION



**BOUNDARY CURVE DATA**

CURVE	CHORD BEARING	DISTANCE	DELTA	RADIUS	LENGTH
C1	S 86°17'03" W	95.92'	07°25'55"	740.00'	95.99'
C2	N 45°00'00" W	89.55'	90°00'00"	63.32'	99.46'
C3	N 36°48'20" W	167.75'	73°36'40"	140.00'	179.87'
C4	N 28°36'40" W	77.88'	90°00'00"	55.07'	86.50'
C5	N 40°53'00" E	157.55'	48°59'20"	190.00'	162.45'

**LOT 1 PORTION OF CURVE C5**

C6	190.00'	39.42'	N 59°26'02" E	39.35'	11°53'15"
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**LOT 2 PORTION OF CURVE C5**

C7	190.00'	123.03'	N 34°56'22" E	120.89'	37°06'05"
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**TRAVERSE TABLE FOR LOT 1  
INGRESS/EGRESS UTILITY EASEMENT**

CURVE	CHORD BEARING	DISTANCE	DELTA	RADIUS	LENGTH
E1	N 56°30'27" E	20.00'	06°02'04"	190.00'	20.01'
E2	S 32°45'00" E	27.02'			
E3	S 73°40'00" E	35.07'			
E4	N 39°43'43" E	38.07'			
E5	N 28°40'00" E	41.64'			
E6	N 16°20'00" E	12.38'			
E7	N 65°22'40" E	26.48'			
E8	S 16°20'00" W	105.36'			
E9	S 73°40'00" E	62.49'			
E10	S 16°20'00" W	20.00'			
E11	N 73°40'00" W	149.02'			
E12	N 32°45'00" W	34.22'			

**LOT 1  
INGRESS/EGRESS, UTILITY  
EASEMENT = 0.14 ACRE ±**

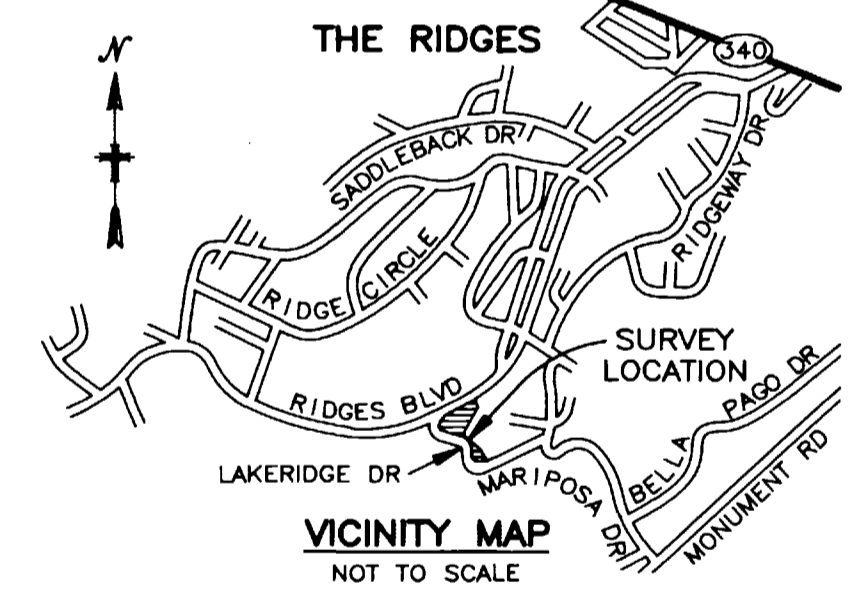
**TRAVERSE TABLE FOR LOT 1 & LOT 2  
UTILITY EASEMENT**

CURVE	CHORD BEARING	DISTANCE	DELTA	RADIUS	LENGTH
E13	N 04°15'37" E	11.02'	11°29'14"	55.07'	11.04'
E14	N 69°23'15" E	41.83'			
E15	S 73°40'44" E	14.34'			
E16	N 12°26'21" E	33.88'			
E17	N 30°17'29" E	21.04'			
E18	N 71°17'29" E	28.80'			
E19	S 73°40'00" E	139.50'			
E20	N 16°20'00" E	34.38'			
E21	S 73°40'00" E	10.77'			
E22	S 16°20'00" W	26.86'			
E23	S 30°30'49" W	18.08'			
E24	N 73°40'00" W	142.68'			
E25	S 71°17'29" W	21.90'			
E26	S 30°17'29" W	15.73'			
E27	S 12°26'21" W	24.05'			
E28	S 73°40'44" E	10.19'			
E29	S 16°19'16" W	18.92'			
E30	N 73°40'44" W	30.61'			
E31	S 69°23'15" W	43.12'			

**LOT 1 & LOT 2  
UTILITY  
EASEMENT = 0.08 ACRE ±**

**ACREAGE SUMMARY**

LOT	ACREAGE
LOT 1	0.62 AC.
LOT 2	1.61 AC.
TOTAL	2.23 AC.



- LEGEND:**
- ◆ - MESA COUNTY SURVEY MONUMENT
  - - SET #5 REBAR (L.S. 18469)
  - - FOUND #5 REBAR (L.S. 9960)
  - - FOUND #5 REBAR (NO CAP)
  - | — CALCULATED POSITION
  - MH ○ - EXISTING MANHOLE
  - FH ◇ - EXISTING FIRE HYDRANT
  - — — EXISTING FENCE LINE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: The undersigned, The City of Grand Junction, a Colorado home rule municipality, is the owner of that real property labeled "District Open Space", a part of The Ridges Filing No. 3 as filed and recorded in Plat Book 12 at Page 5 in the office of the Mesa County Clerk and Recorder, situated in the City of Grand Junction, County of Mesa, State of Colorado, and that being part of the Southeast 1/4 Northeast 1/4 of Section 20, Township 1 South, Range 1 West of the 10th Meridian as shown on the accompanying plat thereof together with that vacated portion of Ridges Boulevard as recorded at Book 1997, Page 491; said real property being more particularly described as follows:

Beginning at the Southeast corner of the heredescribed Real Property from whence the East 1/4 corner of said Section 20 bears S61°06'18"E, a distance of 828.43 feet with all bearings contained herein being relative thereto, said point of beginning being in common with the Southwest corner of Lot 14C, Block 18, The Ridges Filing No. 3 and also being on the Northernly Right-Of-Way line of Mariposa Drive; Thence along the arc of a curve deflecting to the right having a radius of 740.00 feet and a long chord which bears S86°17'03"W, a length of 95.99 feet to a point of compound curvature; Thence along the arc of a curve deflecting to the right, having a radius of 63.32 feet and a long chord which bears N45°00'00"W, a length of 99.46 feet to a point of Tangency; Thence N00°00'00"E, a distance of 58.40 feet to a point of curvature; Thence along the arc of a curve deflecting to the left having a radius of 140.00 feet, a long chord bearing N36°48'20"W, a length of 179.87 feet to a point of Tangency; Thence N73°36'40"W, a distance of 197.93 feet to a point of curvature; Thence along the arc of curve deflecting to the right, having a radius of 55.07 feet a long chord bearing N28°36'40"W, a length of 86.50 feet to a point of compound curvature; Thence along the arc of a curve deflecting to the right having a radius of 190.00 feet, a long chord bearing N40°53'00"E, a length of 162.45 feet to a point of Tangency; Thence N65°22'40"E, a distance of 42.65 feet; Thence N41°41'11"E, a distance of 25.32 feet; Thence S83°07'01"E, a distance of 19.47'; Thence N65°22'40"E, a distance of 207.40'; Thence S 24°37'20"E, a distance of 70.00 feet; Thence S29°17'50"W, a distance of 321.53 feet; Thence S50°09'11"E, a distance of 229.23 feet; Thence S30°26'46"E, a distance of 142.66 feet to the point and place of Beginning. Said Real Property containing 2.23 acres, more or less, and is recorded at Book 1914, Pages 815-818 of the Mesa County Records.

That said owner has caused the said real property to be laid out and surveyed as The Ridges Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction, on behalf of itself and of the Public Utilities, forever, that real property which is labeled as ingress/egress and utility easements on the accompanying plat as easements for the installation, operation, maintenance and repair of utilities, which shall include but not be limited to electric facilities, sanitary sewer facilities, telephone facilities and natural gas facilities, together with the right of ingress and egress on, along, over, under, through, and across said easements, and also together with the right to trim interfering trees and brush; provided, however that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner; That said owner does hereby dedicate to the City of Grand Junction, on behalf of itself, the Public, and of the Colorado Water Conservation Board, its successors and assigns, that real property which is labeled as drainage easement on the accompanying plat for the conveyance of storm runoff and the conveyance of spilled water from Shadow Lake, together with the right of ingress and egress on, along, over, under, through, and across said easement, and also together with the right to dredge and to remove and/or trim interfering vegetation; That the real property labeled as ingress/egress and utility easement on the accompanying plat shall provide common access to and from, and shall inure to the common benefit of the owners of Lot 1 and Lot 2 and their invitees.

IN WITNESS WHEREOF said owner, The City of Grand Junction has caused its name and corporate seal to be subscribed this 11th day of October A.D., 1993.

ATTEST: Stephanie Nye City Clerk  
Mark Achen Representative for The City of Grand Junction

The foregoing instrument was acknowledged before me this 11th day of October A.D., 1993, by Mark Achen as Representative and Stephanie Nye as City Clerk for The City of Grand Junction.

My Commission expires June 13, 1995  
Witness by hand and official Seal. Theresa J. Masten Notary Public

**CITY OF GRAND JUNCTION APPROVAL**

This plat of The Ridges Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 11th day of October A.D., 1993.

Mark Achen City Manager  
John E. Elmer Chairman, City Planning Commission  
Scott Adams President of Council  
Samy L. Tami City Community Development Director  
Jerry Don Leuter City Engineer

**CLERK AND RECORDERS CERTIFICATE**

(STATE OF COLORADO) }  
(COUNTY OF MESA) }

I hereby certify that this instrument was filed in my office at 2:04 o'clock P M., this 12th day of October A.D., 1993, and is duly recorded in plat Book No. 14 Page 160, Reception No. 16000 10/12/93

Fee \$ 10.00  
Jeanne Masten Deputy  
Monika Todd Clerk and Recorder

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of The Ridges Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason 10/07/93  
Surveyor  
Colorado Reg. No. 1469  
Date

**WESTERN ENGINEERS & LAND SURVEYORS**  
CONSULTING ENGINEERS / LAND SURVEYORS  
2150 Hwy 6 & 93, Grand Junction, CO (303)242-5292

PLAT OF  
**THE RIDGES MINOR SUBDIVISION**  
FOR THE CITY OF GRAND JUNCTION  
OF PROPERTY LOCATED IN THE  
SE 1/4 NE 1/4 SEC. 20, T1S, R1W U.M.  
CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED R.A.M.	DRAWN M.J.L.	CHECKED L.H.S.
DATE 12-7-92	WEI DWG. NO. 3329-98-33	

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE:  
The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

GENIE, INC. (2%)  
DYNAMIC INVESTMENTS, INC. (98%)  
BOOK 1843, PAGE 692  
BOOK 1895, PAGE 135

LOT 1C, BLOCK 19  
THE RIDGES FILING NO. 3  
R.L. ANTINONE  
BOOK 1728, PAGE 649

E 1/4 COR.  
SECTION 20,  
T1S, R1W U.M.