

# A REPLAT OF LOTS 27-B & 28-B, BLOCK SEVENTEEN & PART OF THE DISTRICT OPEN SPACE A REPLAT OF BLOCK SEVEN & A PART OF BLOCK SEVENTEEN THE RIDGES, FILING NO. THREE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bryan D. and Kathy J. Emerson, Steven and Sandra Findlay, and Ridges Development Corporation, William E. Foster, President and 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 SE 1/4 NE 1/4 of Section 20, T.1 S., R.1 W., of the 11th Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE 1/4 Corner of said Section 20 and considering the east line of the NE 1/4 of said Section 20 to bear S 00° 13' 43" W with all other bearings contained herein relative thereto; Thence N 26° 04' 00" W 211.36 feet to the TRUE POINT OF BEGINNING; Thence continuing N 26° 04' 00" W 69.94 feet; Thence along the arc of a curve to the left whose radius is 330.00 feet and whose long chord bears N 35° 26' 41" W 107.54 feet; Thence N 32° 11' 15" E 109.61 feet; Thence S 48° 01' 00" E 161.18 feet; Thence S 00° 13' 43" W 89.56 feet; Thence S 63° 56' 18" W 89.05 feet to the TRUE POINT OF BEGINNING, containing 0.518 acres.

That said owners have caused the said real property to be laid out and surveyed as Replat of Lots 27-B & 28-B Block Seventeen & part of the District Open Space, A Replat of Block Seven and a part of Block Seventeen, The Ridges, Filing No. Three, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage 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 and maintenance of such lines. Such 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 \_\_\_\_\_ day of \_\_\_\_\_

Bryan D. Emerson	Steven Findlay	Ridges Development Corporation William E. Foster, President
Kathy J. Emerson	Sandra Findlay	Ridges Development Corporation Warren E. Gardner, Secretary/Treasurer

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1983 by Bryan D. and Kathy J. Emerson, Steven and Sandra Findlay, William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corporation.

My commission expires: \_\_\_\_\_ Witness my hand and official seal.

Notary Public

Address: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF MESA ) ss

### CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1983 and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_

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

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1983. County Planning Commission of the County of Mesa, Colorado.

Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1983. Board of County Commissioners of the County of Mesa, Colorado.

Chairman

### SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Replat of Lots 27-B & 28-B Block Seventeen & part of the District Open Space, a Replat of Block Seven and a part of Block Seventeen, 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

Date: 12-28-82

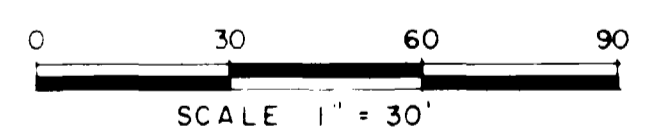
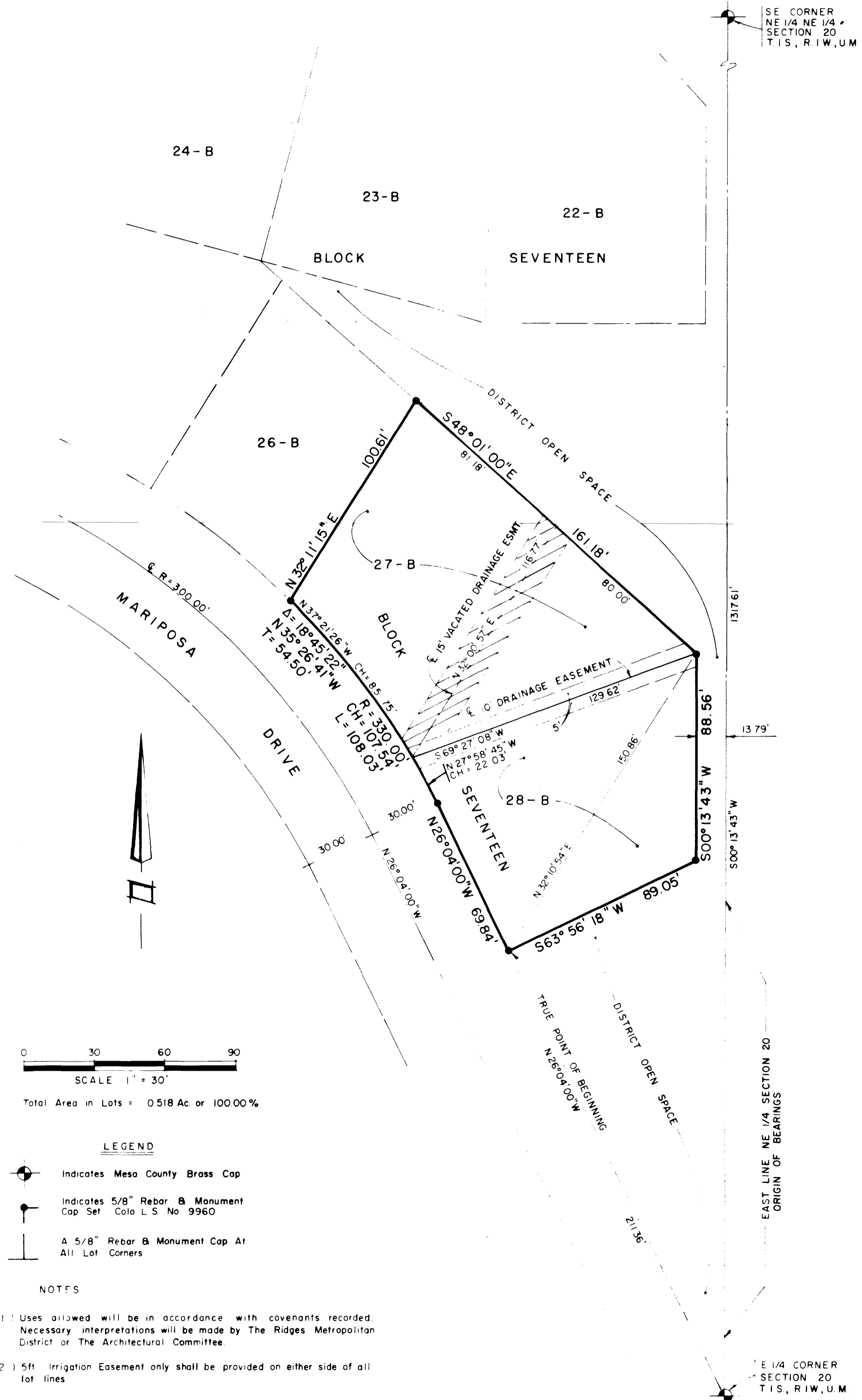


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Utilities Coordinating Committee

A REPLAT OF LOTS 27-B & 28-B,  
BLOCK SEVENTEEN &  
PART OF THE DISTRICT OPEN SPACE  
A REPLAT OF BLK SEVEN & PART OF BLK SEVENTEEN  
THE RIDGES, FILING NO. THREE

BECK, SHRUM and ASSOCIATES, INC.  
272 NORTH TWELFTH STREET, SUITE 28  
GRAND JUNCTION, CO. 81501  
(303) 243-1227  
engineers planners



Total Area in Lots = 0.518 Ac or 100.00%

#### LEGEND

- Indicates Meso County Brass Cap
- Indicates 5/8" Rebar Monument Cap Set Colo L.S. No. 9960
- A 5/8" Rebar Monument Cap At All Lot Corners

#### NOTES

- 1) Uses allowed will be in accordance with covenants recorded. Necessary interpretations will be made by The Ridges Metropolitan District or The Architectural Committee
- 2) 5ft Irrigation Easement only shall be provided on either side of all lot lines

SE CORNER  
NE 1/4 NE 1/4  
SECTION 20  
T.1 S., R.1 W., U.M

E 1/4 CORNER  
SECTION 20  
T.1 S., R.1 W., U.M