



REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE DEDICATION

That the undersigned Ridges Development Corp., William E. Foster, President, Warren E. Gardner, Secretary/Treasurer, is the owner of that real property described as Lots 22A through 30A, Block No. Twenty Five, The Ridges Filing No. Five, situated in the County of Mesa, State of Colorado and being a part of the SE 1/4, NW 1/4 of Section 20 T1S, R1W, U1M of the Tenth Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the NW Corner of Lot 31A, Block Twenty Five of the Ridges Filing No. Five from whence the N 1/4 Corner of said Section 20 bears N6° 54' 52" E 1962.74 feet; thence along the arc of curve to the left whose radius is 395.00 feet and whose long chord bears S 86° 10' 00" W 352.67 feet; thence along the arc of a curve to the right whose radius is 70.00 feet and whose long chord bears N 72° 56' 59" W 103.05 feet; thence S 74° 41' 22" W 113.75 feet; thence along the arc of curve to the right whose radius is 340.00 feet and whose long chord bears S 0° 06' 05" W 42.83 feet; thence along the arc of a curve to the left whose radius is 210.00 feet and whose long chord bears S 34° 02' 00" E 257.11 feet; thence N 0° 00' 00" E 131.97 feet; thence S 79° 52' 00" E 64.33 feet; thence N 66° 55' 15" E 155.90 feet; thence S 84° 03' 49" E 99.78 feet; thence N 77° 44' 18" E 73.45 feet; thence N 22° 40' 50" E 100.00 feet to the point of beginning, containing 1.885 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Replat of Lots 22A through 30A, Block Twenty Five, 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 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 22nd day of December, A.D., 1980

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

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

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22nd day of December, A.D., 1980 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of the Ridges Development Corporation

My commission expires: June 21, 1982

Witness my hand and official seal. *Gayle A. Berry*
 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., 19 _____ and is duly recorded in Plat Book No. _____, Page _____

Clerk and Recorder _____ Deputy _____ Fees: _____

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this _____ day of _____ A.D., 19 _____ County Planning Commission of the County of Mesa, Colorado.

 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this _____ day of _____ A.D., 19 _____ 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 Replat of Lots 22A Through 30A, Block Twenty Five, 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.

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

UTILITIES COORDINATING COMMITTEE

By _____ Chairman Date: _____

WESTERN ENGINEERS, INC.
 REPLAT OF LOTS 22A THROUGH 30A,
 BLOCK TWENTY FIVE
 THE RIDGES FILING NO. FIVE
 MESA COUNTY, COLORADO
 SURVEYED J.S. DRAWN D.L.H. CHECKED J.B.P.
 GRAND JUNCTION, COLORADO 813-337-7 11/11/80