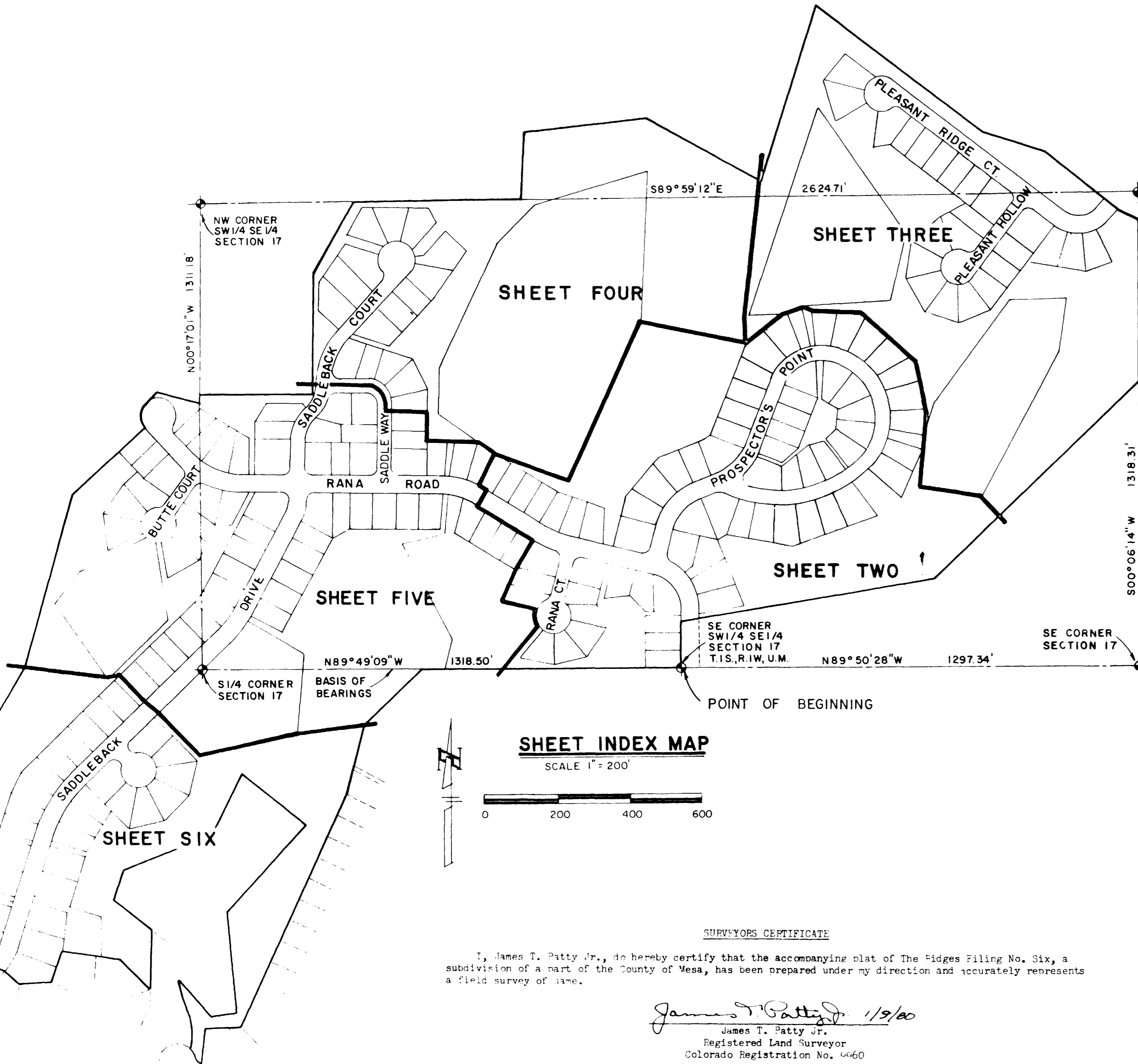


# THE RIDGES FILING NO. SIX



### 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 Sections 17 and 20, 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 SE Corner of the SW 1/4 SE 1/4 of said Section 17; Thence N 89° 49' 09" W along the south line of the SW 1/4 SE 1/4 of said Section 17 a distance of 712.59 feet; Thence S 45° 42' 45" W 223.51 feet; Thence S 13° 27' 50" W 202.91 feet; Thence S 23° 50' 19" W 585.00 feet; Thence S 21° 24' 27" W 137.08 feet; Thence S 87° 07' 00" W 100.10 feet; Thence S 04° 58' 11" W 100.00 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 48° 16' 52" W 23.00 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 29° 35' 19" W 30.83 feet; Thence along the arc of a curve to the left whose radius is 200.00 feet and whose long chord bears N 05° 27' 15" W 120.75 feet; Thence along the arc of a curve to the right whose radius is 310.00 feet and whose long chord bears N 15° 28' 06" W 81.58 feet; Thence S 40° 36' 05" E 142.65 feet; Thence N 79° 41' 45" E 69.26 feet; Thence N 05° 20' 15" W 284.45 feet; Thence N 40° 29' 30" E 326.06 feet; Thence N 51° 04' 20" W 228.80 feet; Thence S 23° 50' 19" W 193.49 feet; Thence S 67° 36' 50" W 270.51 feet; Thence S 17° 36' 45" W 85.00 feet; Thence S 51° 37' 20" E 137.05 feet; Thence S 00° 00' 00" W 169.85 feet; Thence N 44° 53' 30" W 119.99 feet; Thence N 82° 14' 50" W 166.82 feet; Thence S 17° 21' 30" W 92.69 feet; Thence S 85° 06' 40" W 92.27 feet; Thence N 48° 35' 48" W 55.79 feet; Thence N 69° 22' 18" W 54.27 feet; Thence N 44° 10' 50" W 244.94 feet; Thence N 00° 00' 00" E 181.35 feet; Thence N 29° 21' 00" E 552.04 feet; Thence N 14° 23' 00" E 500.22 feet; Thence N 46° 28' 30" E 280.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N 01° 28' 30" E 70.71 feet; Thence N 46° 28' 30" E 43.94 feet; Thence S 75° 55' 01" E 143.63 feet; Thence N 00° 17' 01" W 27.43 feet; Thence N 80° 42' 56" E 300.00 feet; Thence N 00° 17' 01" W 350.00 feet; Thence N 30° 00' 00" E 226.80 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 17; Thence S 89° 59' 12" E along said north line of the SW 1/4 SE 1/4 of Section 17 a distance of 463.32 feet; Thence N 03° 30' 14" E 199.99 feet; Thence N 83° 54' 44" E 343.35 feet; Thence S 60° 13' 49" E 371.13 feet; Thence N 20° 00' 48" E 522.45 feet; Thence S 51° 16' 12" E 590.63 feet; Thence S 69° 41' 12" E 187.25 feet; Thence S 50° 03' 15" E 259.01 feet; Thence S 64° 47' 00" E 63.38 feet to a point on the east line of the SE 1/4 SE 1/4 of said Section 17; Thence S 00° 06' 14" W along said east line of the SE 1/4 SE 1/4 of said Section 17 a distance of 433.54 feet; Thence S 47° 36' 43" W 813.38 feet; Thence S 80° 42' 10" W 707.32 feet; Thence S 00° 00' 00" W 133.79 feet to the point of beginning, containing 97.281 acres.

That said owner has caused the said real property to be laid out and surveyed as The Ridges, Filing No. Six, 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 15th day of May A.D., 1981.

*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 15th day of May A.D., 1981 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corporation.

My commission expires: June 21, 1982  
Witness my hand and official seal.

*Shayle A. Berry*  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 11:22 o'clock A.M. this 11th day of June A.D., 1981 and is duly recorded in Plat Book No. 12, Page 320-321.

*John J. ...*  
Clerk and Recorder

*...*  
Deputy

Fees: \$ 6.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 4th day of June A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

*...*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 8th day of June A.D., 1981. 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 The Ridges Filing No. Six, 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.* 1/9/80  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 6660

Utilities Coordinating Committee:

By *Thomas G. Caldwell*  
Chairman

Date: 15 April 1981



# THE RIDGES FILING NO. SIX

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.

2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND 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. ALL MULTI-FAMILY AREAS ARE TO BE DEVELOPED THROUGH COUNTY PROCESSES AND REGULATIONS, NUMBER OF UNITS PER ACRE IS VARIABLE.

4. PRINCIPLE BUILDINGS WILL REQUIRE AN ENGINEERED FOUNDATION, BASED ON A SOIL INVESTIGATION, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

5. A TEN FOOT WIDE UTILITY EASEMENT IS PROVIDED ACROSS ALL "A" LOTS, ADJACENT AND PARALLEL TO ALL ROADS AND CUL-DE-SACS.

LOT 45 BLOCK NINE  
 MULTI-FAMILY  
 7.641 ACRES

DISTRICT OPEN SPACE  
 25.353 ACRES

DISTRICT OPEN SPACE  
 25.353 ACRES

LOT 17 BLOCK NINE  
 MULTI-FAMILY  
 2.951 AC

MATCH LINE  
 (SEE SHEET 3)

MATCH LINE  
 (SEE SHEET 5)

LOT 68  
 BLOCK THIRTEEN  
 MULTI-FAMILY  
 1.981 ACRES

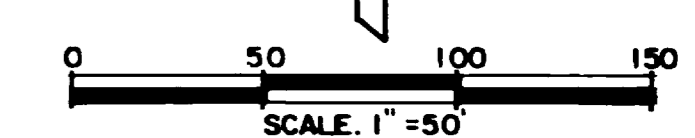
DISTRICT OPEN SPACE (MINI-PARK)  
 0.813 ACRES

DISTRICT OPEN SPACE  
 25.353 ACRES

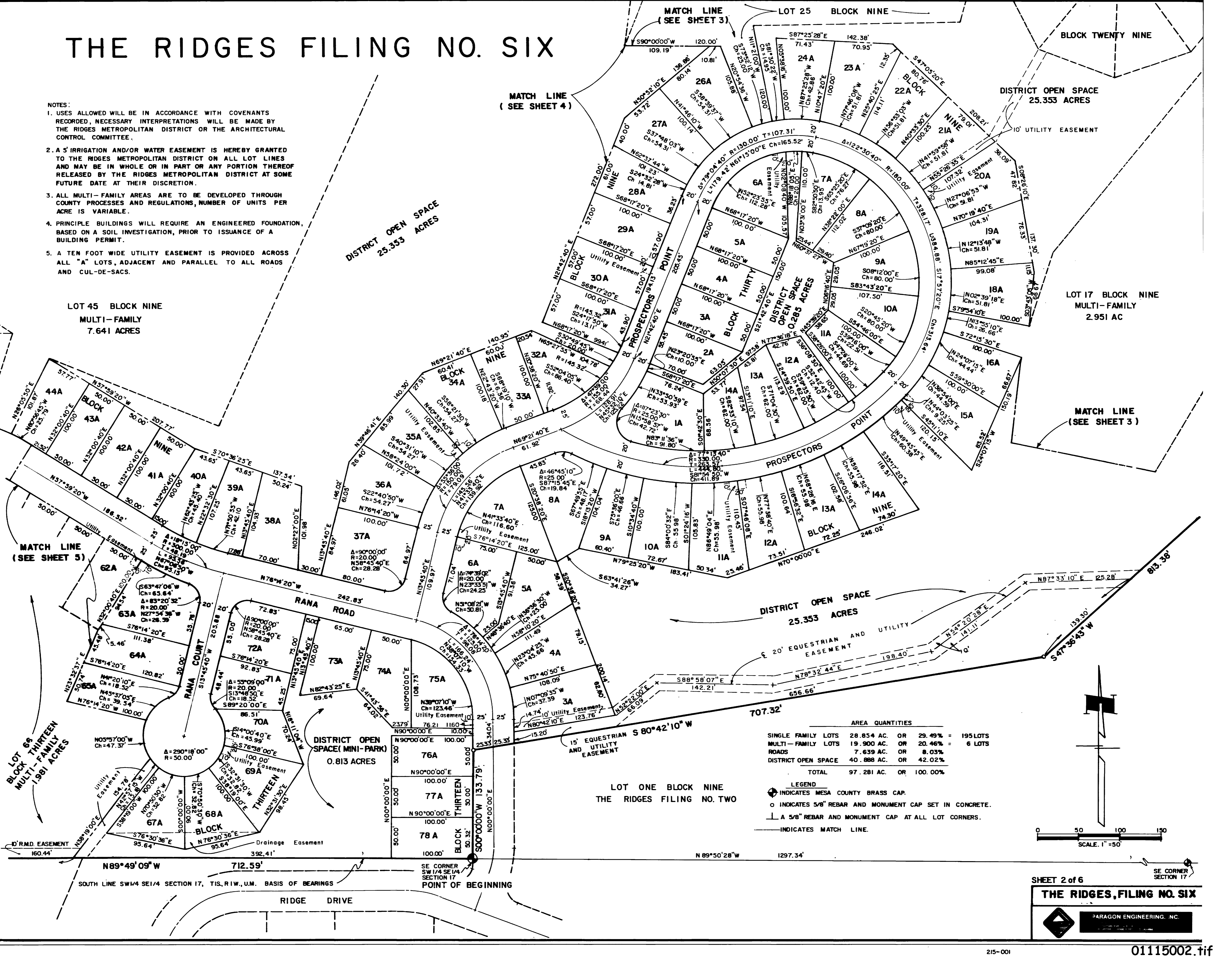
LOT ONE BLOCK NINE  
 THE RIDGES FILING NO. TWO

AREA QUANTITIES		
SINGLE FAMILY LOTS	28.854 AC.	OR 29.49% = 195 LOTS
MULTI-FAMILY LOTS	19.900 AC.	OR 20.46% = 6 LOTS
ROADS	7.639 AC.	OR 8.03%
DISTRICT OPEN SPACE	40.888 AC.	OR 42.02%
<b>TOTAL</b>	<b>97.281 AC.</b>	<b>OR 100.00%</b>

- 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.



SHEET 2 of 6  
**THE RIDGES, FILING NO. SIX**  
 PARAGON ENGINEERING, INC.





# THE RIDGES FILING NO. SIX

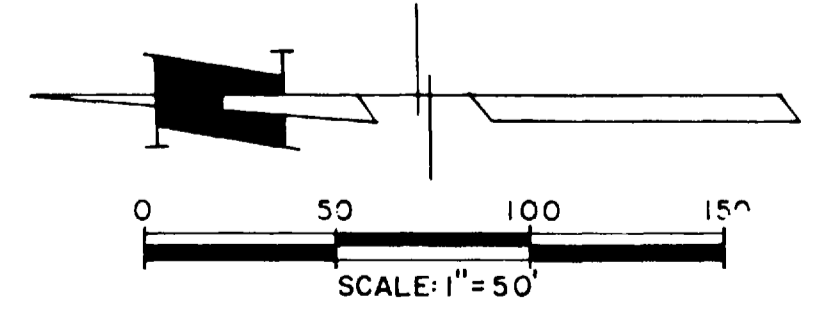
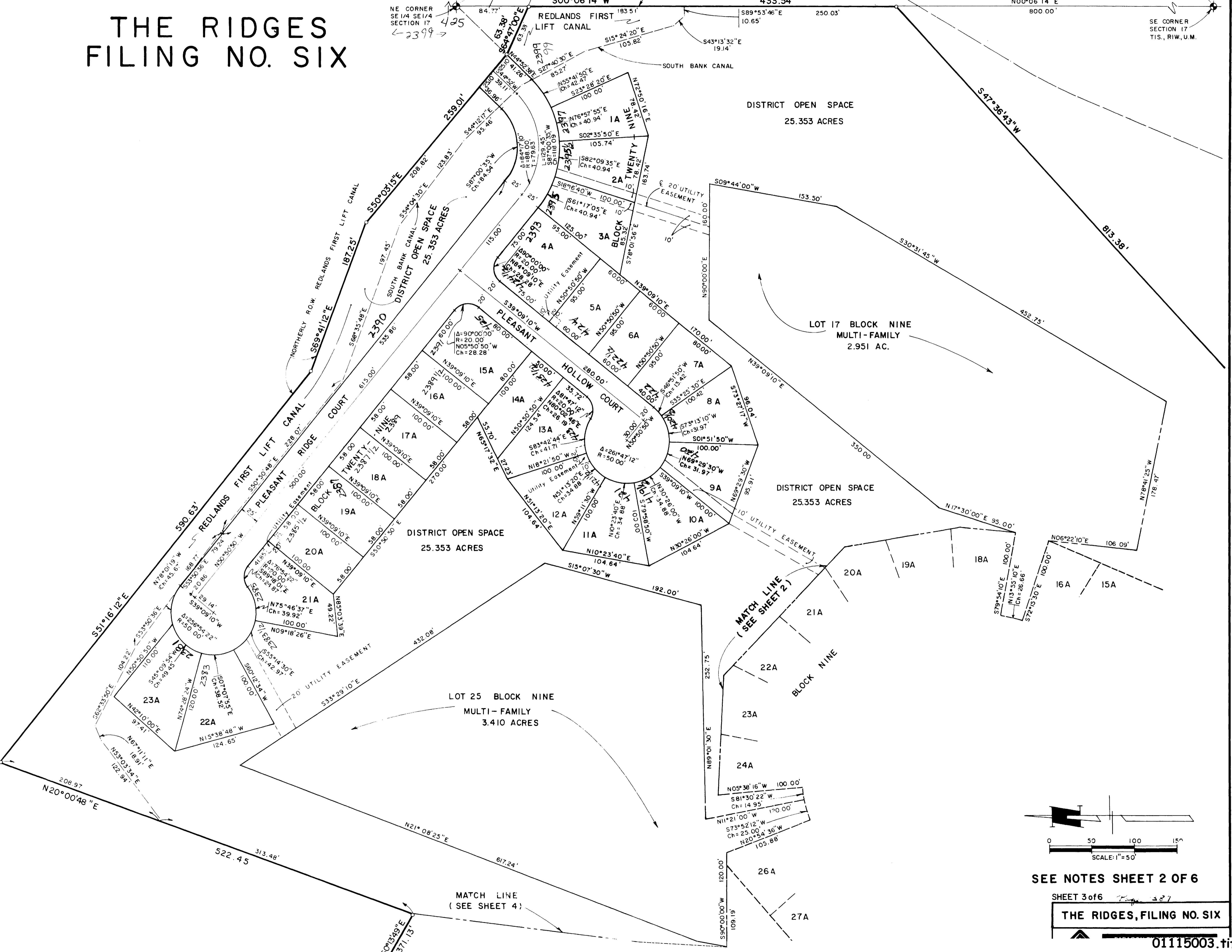
NE CORNER  
SE 1/4 SE 1/4  
SECTION 17  
← 2399 →

500°06'14"W  
REDLANDS FIRST  
LIFT CANAL

EAST LINE SE 1/4 SE 1/4  
SECTION 17  
433.54'

N00°06'14"E  
800.00'

SE CORNER  
SECTION 17  
T1S., R1W., U.M.



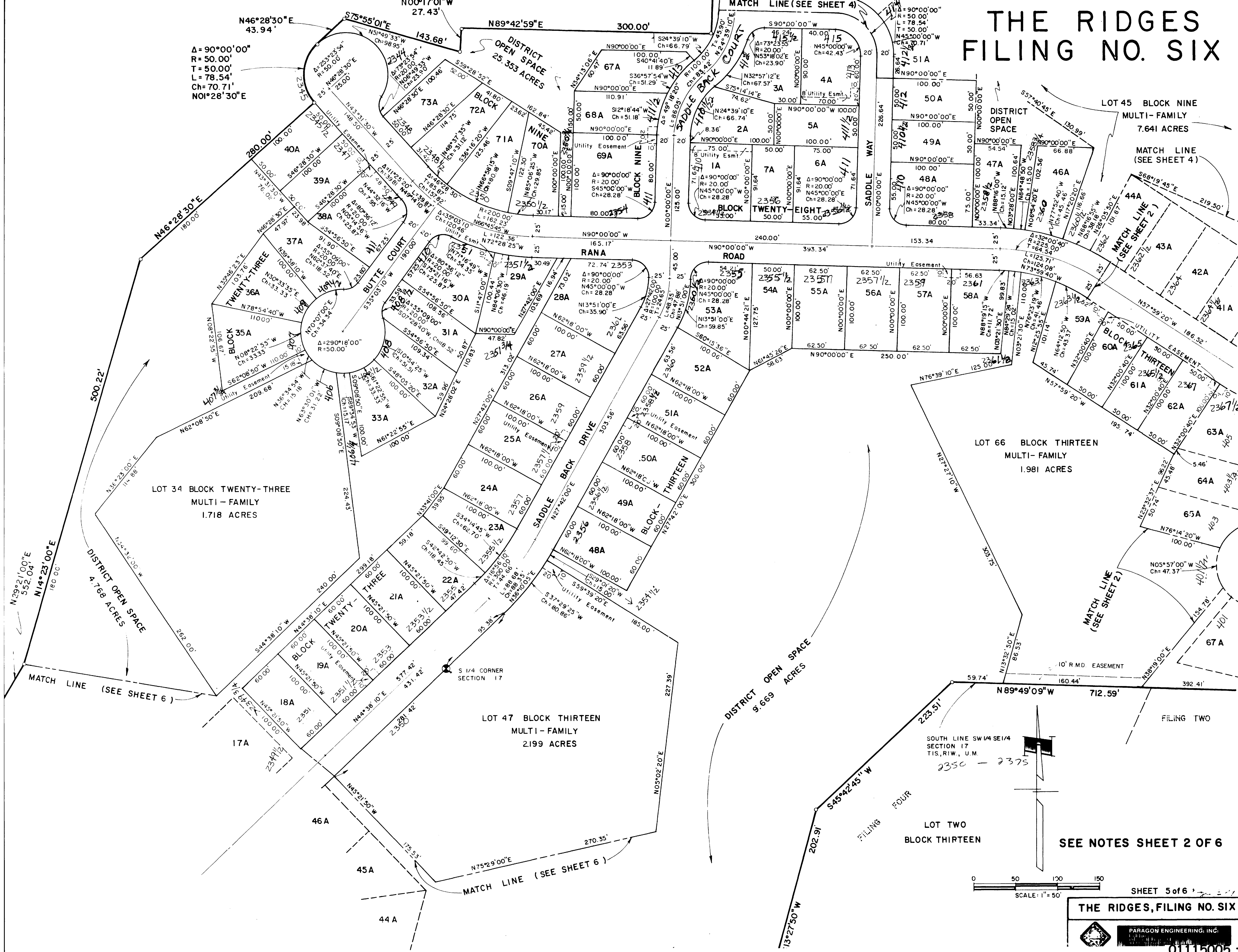
SEE NOTES SHEET 2 OF 6

SHEET 3 of 6

THE RIDGES, FILING NO. SIX

01115003.tif

# THE RIDGES FILING NO. SIX



$\Delta = 90^{\circ}00'00''$   
 $R = 50.00'$   
 $T = 50.00'$   
 $L = 78.54'$   
 $Ch = 70.71'$   
 $NO1^{\circ}28'30''E$

**LOT 34 BLOCK TWENTY-THREE**  
 MULTI-FAMILY  
 1.718 ACRES

**LOT 47 BLOCK THIRTEEN**  
 MULTI-FAMILY  
 2.199 ACRES

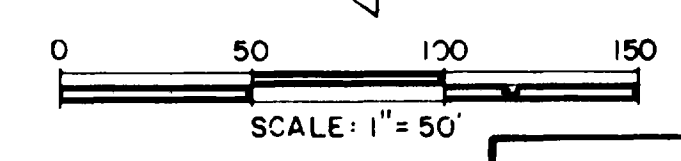
**LOT 66 BLOCK THIRTEEN**  
 MULTI-FAMILY  
 1.981 ACRES

**LOT 45 BLOCK NINE**  
 MULTI-FAMILY  
 7.641 ACRES

SOUTH LINE SW 1/4 SE 1/4  
 SECTION 17  
 T1S, R1W, U.M.  
 2350 - 2375

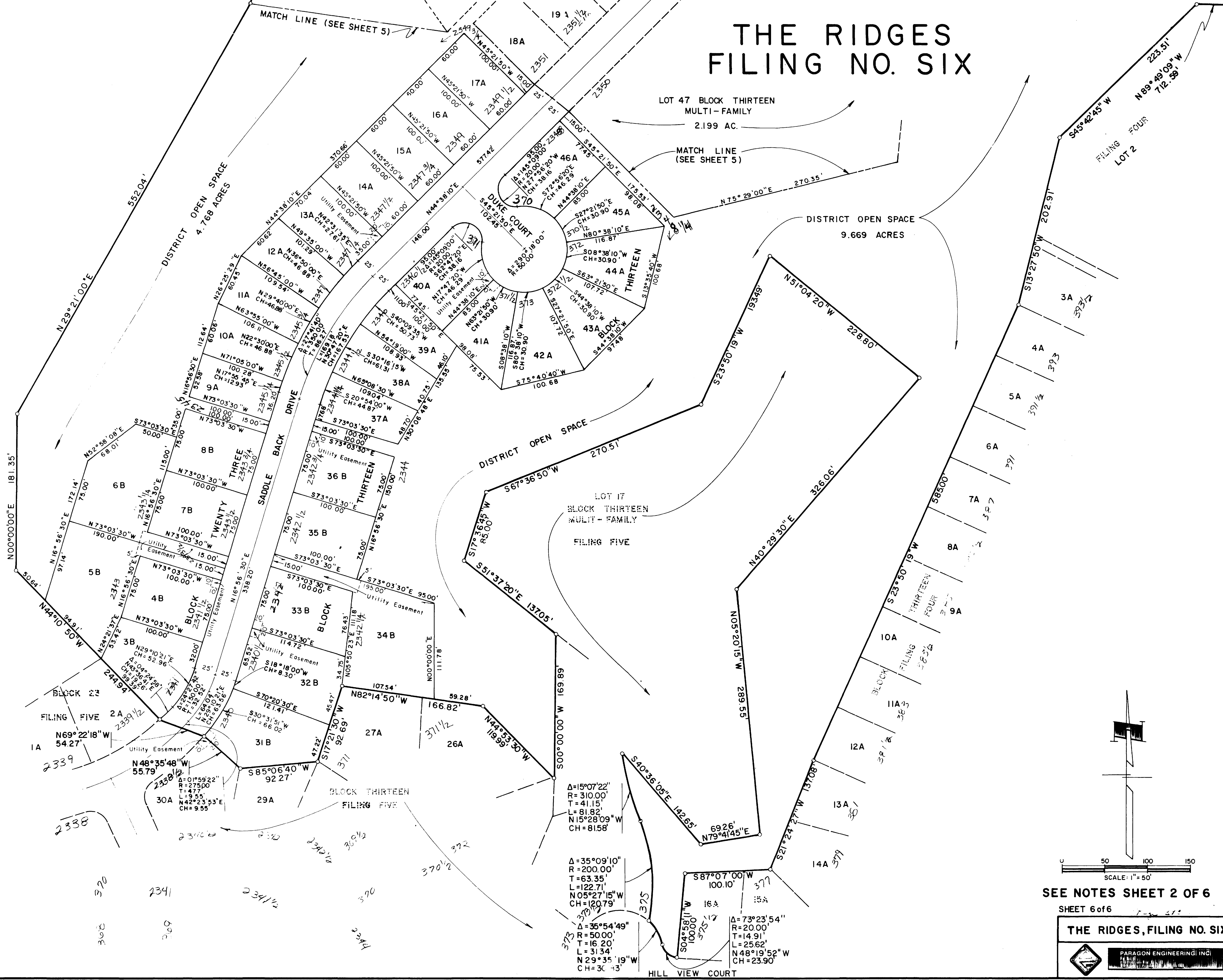
**LOT TWO**  
**BLOCK THIRTEEN**

SEE NOTES SHEET 2 OF 6





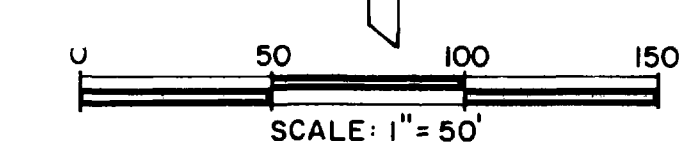
# THE RIDGES FILING NO. SIX



LOT 47 BLOCK THIRTEEN  
MULTI-FAMILY  
2.199 AC.

DISTRICT OPEN SPACE  
9.669 ACRES

LOT 17  
BLOCK THIRTEEN  
MULTI-FAMILY  
FILING FIVE



SEE NOTES SHEET 2 OF 6

SHEET 6 of 6

THE RIDGES, FILING NO. SIX

