

MOONRIDGE FALLS — FILING NO. ONE

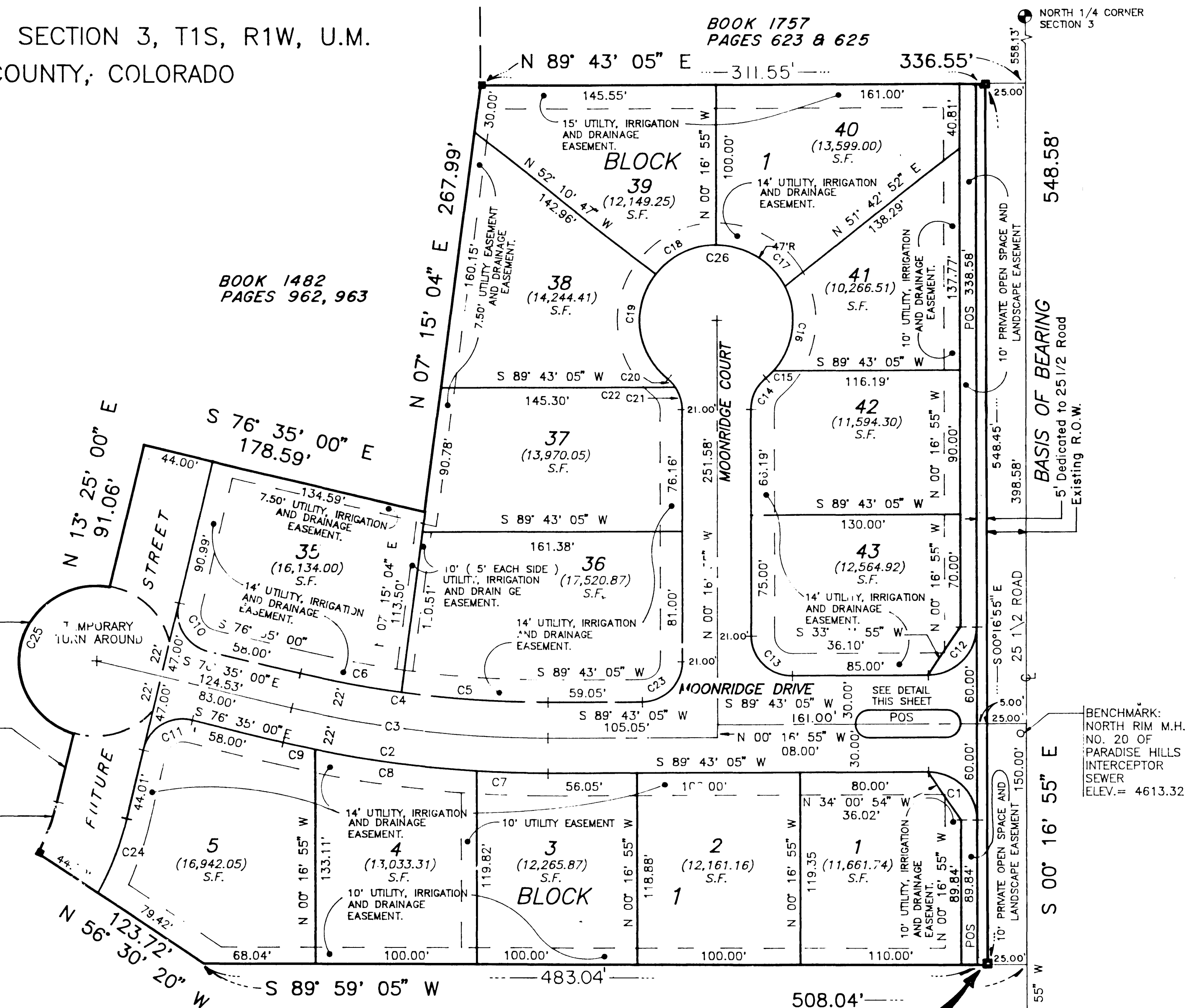
NE 1/4 NW 1/4 — SECTION 3, T1S, R1W, U.M.
MESA COUNTY, COLORADO

BOOK 1757
PAGES 623 & 625

BOOK 1482
PAGES 962, 963

Δ = 173' 58" 20"
R = 47.00'
L = 142.71'
T = 89° 67'
Ch = N 13° 25' 00" E
33.87'

Δ = 12' 30' 08"
R = 154.09'
L = 33.62'
T = 16.88'
Ch = N 19° 40' 04" E
33.56'

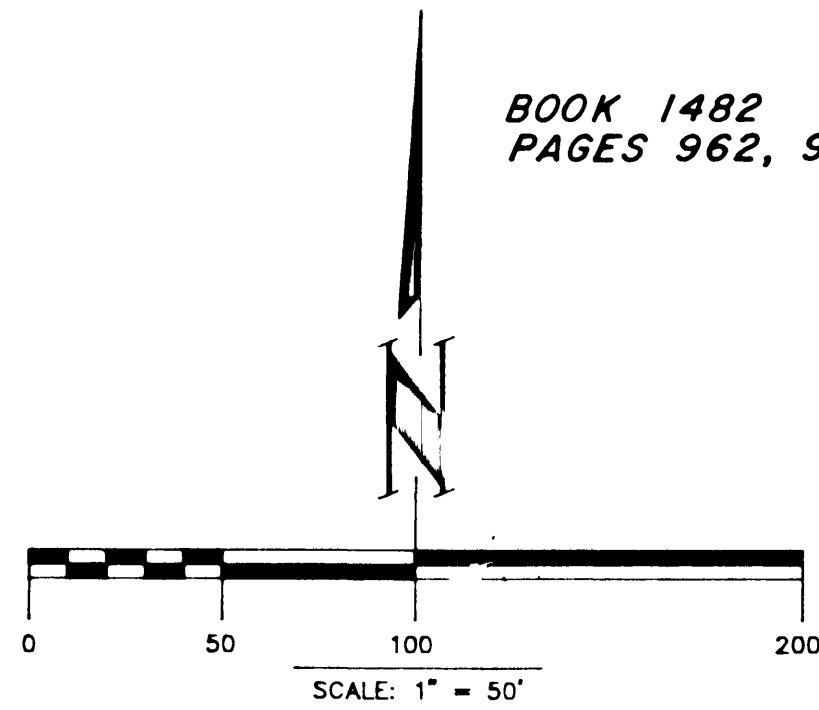


BENCHMARK:
NORTH RIM M.H.
NO. 20 OF
PARADISE HILLS
INTERCEPTOR
SEWER
ELEV. = 4613.32

CURVE DATA

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH	TANGENT
1	30.00'	53° 00' 00"	N 45° 16' 55" W	42.43'	47.12'	30.00'
2	691.02'	13° 41' 55"	N 83° 25' 57" W	164.82'	165.21'	83.00'
3	669.02'	13° 41' 55"	N 83° 25' 57" W	155.57'	159.95'	80.36'
4	647.02'	13° 11' 55"	N 83° 25' 57" W	154.33'	154.69'	77.72'
5	647.02'	08° 02' 28"	N 86° 15' 41" W	90.73'	90.81'	45.48'
6	647.02'	05° 39' 27"	N 79° 24' 43" W	63.5'	63.89'	31.97'
7	691.02'	03° 38' 48"	N 88° 27' 31" W	43.97'	43.98'	22.00'
8	691.02'	08° 22' 37"	N 82° 26' 48" W	100.94'	101.03'	50.61'
9	691.02'	01° 40' 30"	N 77° 25' 15" W	20.20'	20.20'	10.10'
10	25.00'	90° 00' 00"	N 31° 35' 00" W	35.36'	39.27'	25.00'
11	25.00'	90° 00' 00"	S 58° 25' 00" W	35.36'	39.27'	25.00'
12	30.00'	90° 00' 00"	S 44° 43' 05" W	42.43'	47.12'	30.00'
13	25.00'	90° 00' 00"	N 45° 16' 55" W	35.36'	39.27'	25.00'
14	25.00'	15° 17' 28"	N 24° 51' 49" E	21.24'	06.67'	03.36'
15	47.00'	0804' 12"	N 45° 58' 26" E	06.61'	06.62'	03.32'
16	47.00'	68° 48' 26"	N 07° 32' 07" E	53.11'	56.44'	32.18'
17	47.00'	63° 24' 49"	N 58° 24' 30" W	49.40'	52.02'	29.04'
18	47.00'	51° 53' 52"	S 63° 46' 09" W	41.13'	42.57'	22.87'
19	47.00'	88° 23' 35"	S 06° 22' 35" E	65.53'	72.51'	45.70'
20	25.00'	16° 30' 38"	S 42° 14' 04" E	07.25'	07.28'	03.66'
21	25.00'	33° 36' 50"	S 17° 05' 20" E	14.67'	14.62'	07.55'
22	25.00'	50° 17' 28"	S 25° 25' 39" E	21.24'	21.94'	11.74'
23	25.00'	90° 00' 00"	S 44° 43' 05" W	35.36'	39.27'	25.00'
24	198.09'	14° 11' 35"	N 20° 30' 47" E	48.94'	49.07'	24.66'
25	47.00'	304° 10' 48"	N 13° 25' 00" E	44.00'	249.53'	24.90'
26	47.00'	79° 25' 05"	S 89° 43' 05" W	60.06'	230.16'	39.03'

BOOK 1482
PAGES 962, 963

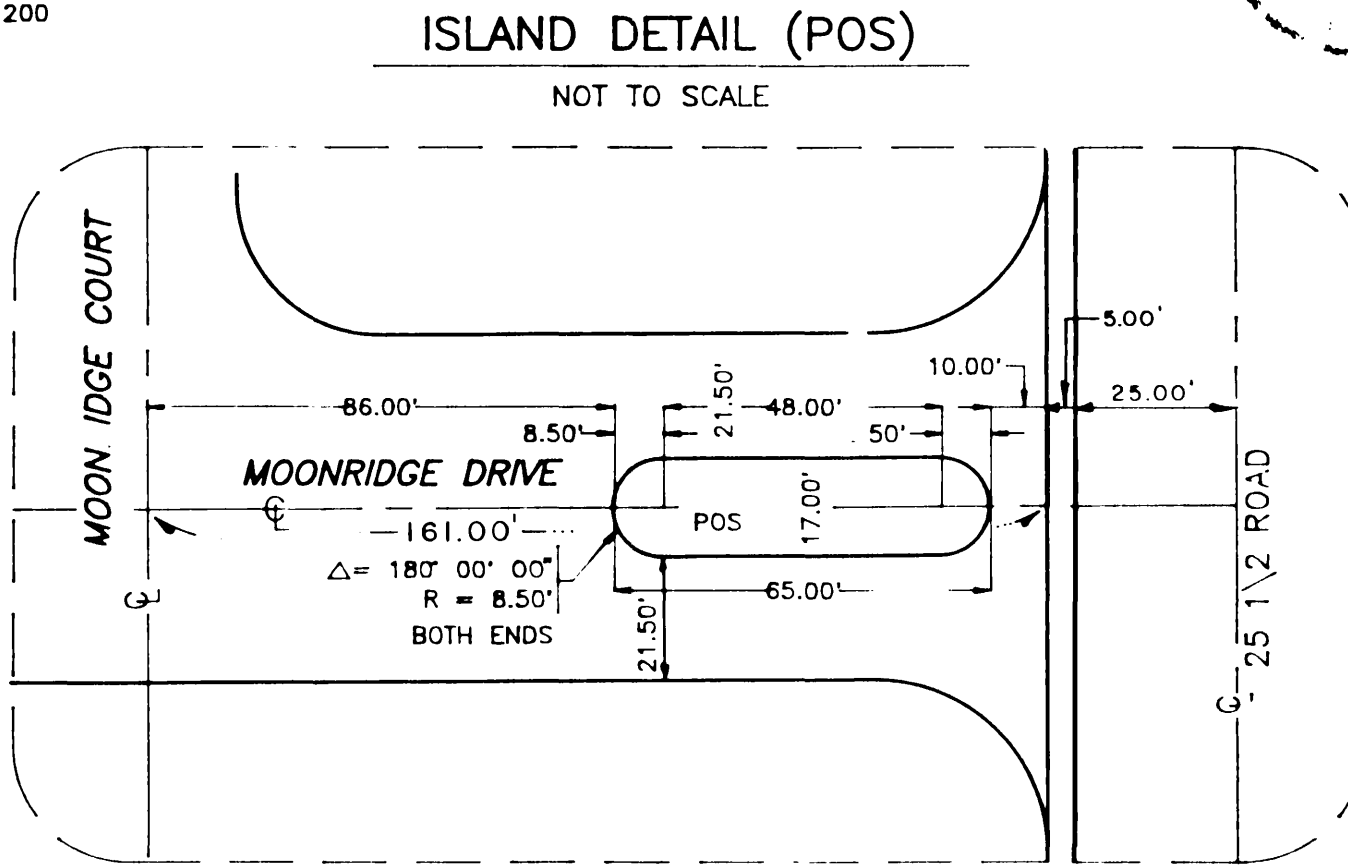


LEGEND

- MESA COUNTY SURVEY (BRASS CAP) MARKER
- SET PIN W/CAP (PE PLS 14113) IN CONCRETE
- POS = PRIVATE OPEN SPACE

AREA SUMMARY

NUMBER OF LOTS	=	14
AREA OF LOTS	=	4,333 76.4%
PVT. OPEN AREA	=	0.136 2.4%
AREA OF STREETS	=	1.263 21.2%
TOTAL	=	5,732 100.0%
DENSITY	=	2.47 UNITS/ACRE



KNOW ALL MEN BY THESE PRESENTS: **DEDICATION**

That the undersigned are the owners of that real property situated in the Northeast Quarter of the Northwest Quarter of Section 3, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears N 00° 16' 55" W 214.30 feet and S 89° 59' 05" W 25.00 feet from the Southeast corner of the NE 1/4 NW 1/4 of Section 3, T1S, R1W, U.M.; thence S 89° 59' 05" W 483.04 feet; thence N 56° 30' 20" W 123.72 feet to a point of intersection with a curve; thence along the arc of a curve to the left having a radius of 154.09 feet, through a central angle of 12° 30' 08", whose chord bears N 19° 40' 04" E 33.56 feet, 33.62 feet along the arc of the curve to a point of tangency; thence N 13° 25' 00" E 44.07 feet to a point of intersection with a curve; thence along the arc of a curve to the right having a radius of 47.00 feet, through a central angle of 173° 58' 20", whose chord bears N 13° 25' 00" E 93.87 feet, 142.71 feet along the arc of the curve to a point of intersection with a straight line; thence N 13° 25' 00" E 91.06 feet; thence S 76° 35' 00" E 178.59 feet; thence N 07° 15' 04" E 267.99 feet; thence N 89° 43' 05" E 311.55 feet; thence S 00° 16' 55" E 548.45 feet to the point of beginning containing 5.732 acres, more or less.

That said owners have caused the real property to be surveyed and laid out as Moonridge Falls Filing No. One, a Subdivision of a part of the County of Mesa.

That said owners do 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 dedicate 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 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 the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES. Also, the areas shown as private open space is dedicated to the public utilities and is also dedicated to the owners of the property within Moonridge Falls, Filing No. One and future filings, for the recreational and aesthetic purposes as determined by said owners.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 28th day of Sept. A.D., 1993.

Walid Bou-Matar *Teresa T. Bou-Matar*
Walid Bou-Matar Teresa T. Bou-Matar

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 28th day of Sept. A.D., 1993.

b. Walid Bou-Matar and Teresa T. Bou-Matar

My commission expires July 13th, 1993 *Rodney A. Thompson*
Notary Public

Witness my hand and official seal.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 10:01 o'clock A.M. this 1st day of Nov. 1993, and is duly recorded in Plat Book No. 14, Page 168, Reception No. 1652859

Manila Todd *Luis Sanchez*
Clerk and Recorder Deputy Fees: \$10.00
AA44

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 31st day of Oct. A.D., 1993, County Planning Commission of the County of Mesa.

Chalvi Neph
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this ___ day of ___ A.D., 19___ Board of County Commissioners of the County of Mesa.

Norman B. Lincoln
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Moonridge Falls, Filing No. One was prepared from notes taken in the field by me during June, 1993, and this subdivision plat represents said survey.

Wayne H. Lizer 9/24/93
Wayne H. Lizer
Professional Land Surveyor
P.E., P.L.S. No. 14113

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.

UTILITIES COORDINATING COMMITTEE

Dary R. Mathews
Approved: Chairman, Utilities Coordinating Committee
Date: 9-24-93

MOONRIDGE FALLS — FILING NO. ONE
NE 1/4 NW 1/4 — SECTION 3, T1S, R1W, U.M.
MESA COUNTY, COLORADO

W. H. LIZER & ASSOCIATES
ENGINEERING CONSULTING & LAND SURVEYING
576 25 ROAD • UNIT 8 • 241 — 1129
GRAND JUNCTION, COLORADO 81505