

THE RIDGES FILING 6A

REPLAT LOTS 59A, 60A & 66 BLOCK THIRTEEN THE RIDGES FILING NO SIX CITY OF GRAND JUNCTION, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dynamic Investments Inc., is the owner of that real property described in Book 1759 at Pages 69 and 70, being in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, and being more particularly described as follows:

Lot 59A, 60A & 66, Block Thirteen of The Ridges Filing No. Six, as recorded in Mesa County Plat Book 12, Pages 385 through 390.

That said owner has caused the said real property to be laid out and surveyed as THE RIDGES FILING 6A, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate:

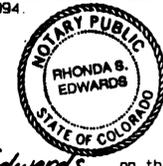
All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All Utility Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 9th day of November, A.D., 1994.

Willis Stubbs
Willis Stubbs, Secretary-Treasurer
Dynamic Investments, Inc.

State of Colorado)
County of Mesa)ss



This plat was acknowledged before me by Rhonda S. Edwards on this 9th day of November, A.D., 1994, for the aforementioned purposes.

My Commission expires: 9-20-97

Notary Public Rhonda S. Edwards
My address is: 156 N. 5th St. Grand Junction, CO 81501

CITY APPROVAL

This plat of THE RIDGES FILING 6A, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 10th day of November, 1994.

Mark K. Achen
Mark K. Achen, City Manager

R. T. Mantlo
R. T. Mantlo, Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

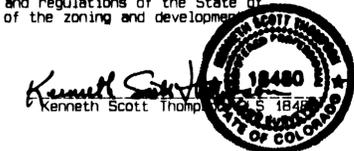
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 12:34 o'clock P. M., this 2nd day of Dec, 1994, and is duly recorded in Plat Book No. 14, Page 301, as Reception No. 1702835.
Drawn AA151

Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of THE RIDGES FILING 6A were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date: November 7, 1994



LEGEND

- SET #5 X 2' REBAR & CAP #18480
- FOUND REBAR & CAP #9960

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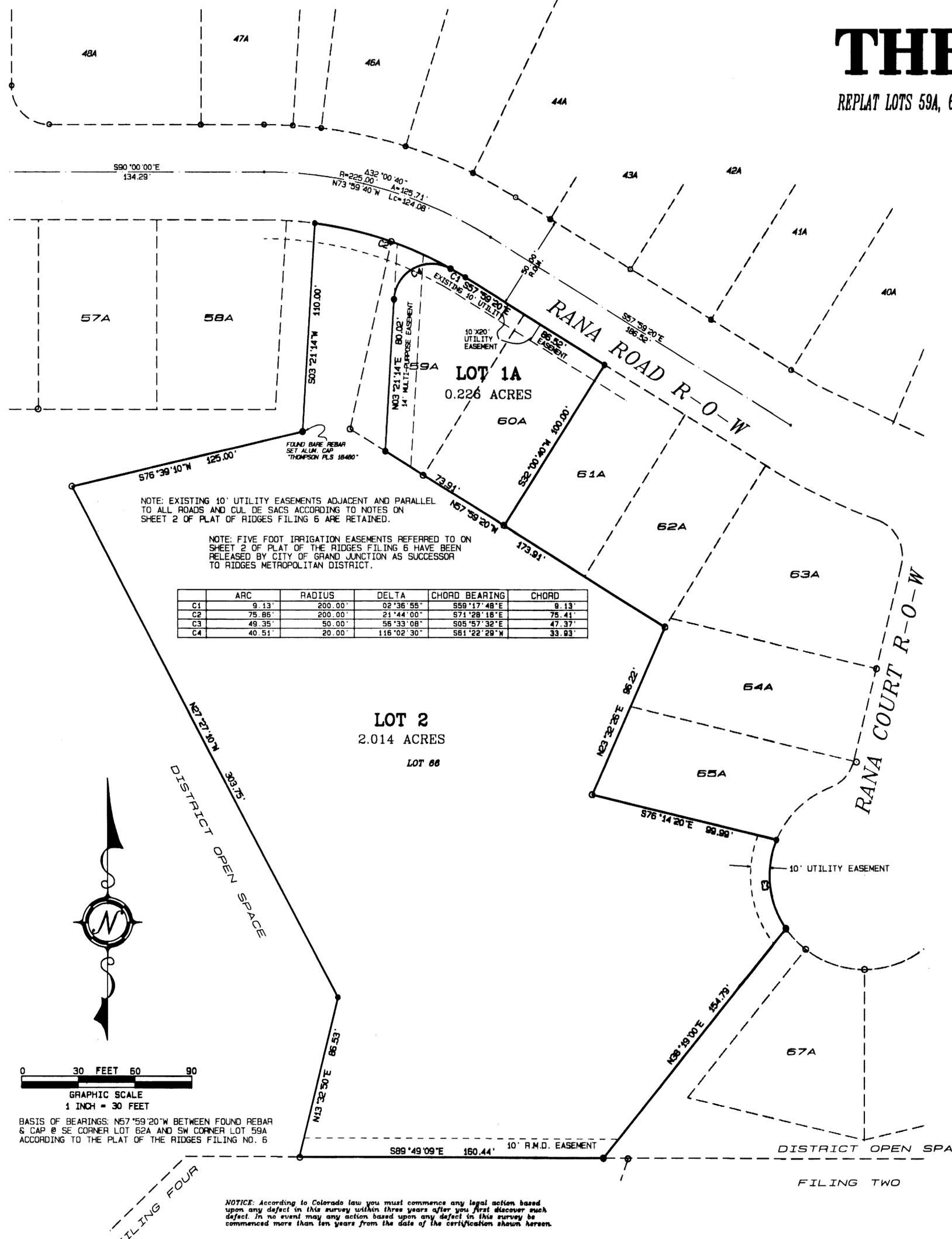
SE 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.

THOMPSON-LANGFORD CORPORATION

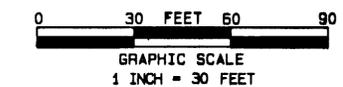
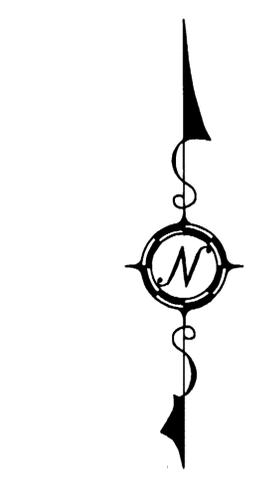
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed By KST Checked By DRS Job No. 0060-014

Drawn By TERRAMODEL Date Nov. 7, 1994 Sheet 1 of 1



	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	9.13'	200.00'	02°36'55"	S59°17'48"E	9.13'
C2	75.86'	200.00'	21°44'00"	S71°28'18"E	75.41'
C3	49.35'	50.00'	56°33'08"	S05°57'32"E	47.37'
C4	40.51'	20.00'	116°02'30"	S61°22'29"W	33.83'



BASIS OF BEARINGS: N57°59'20"W BETWEEN FOUND REBAR & CAP @ SE CORNER LOT 62A AND SW CORNER LOT 59A ACCORDING TO THE PLAT OF THE RIDGES FILING NO. 6

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.