

THE RIDGES FILING 6B

REPLAT LOTS 41A THRU 47A AND LOT 45 BLOCK NINE THE RIDGES FILING NO SIX CITY OF GRAND JUNCTION, COLORADO

LOT 45
BLOCK 9

LOT 3
7.517 ACRES

NOTE: Lot 3 is a reconfiguration of the original Lot 45 of the Ridges Filing No. Six. Only the southern portion of the original Lot 45 was reconfigured and shown hereon. The portion of the original Lot 45, now Lot 3, not shown hereon remains unchanged from the original plat.

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 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, said property being more particularly described as follows:

Lot 41A thru 47A and Lot 45, and adjoining open space in Block Nine 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 6B, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

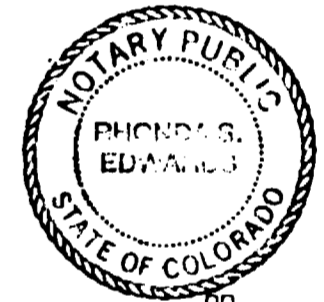
To the City of Grand Junction forever, that real property which is labeled as Open Space for the common use, enjoyment and benefit by the General Public.

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 owners have caused their names to be hereunto subscribed this 27th day of November, A.D., 1994.

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



State of Colorado } ss
County of Mesa

This plat was acknowledged before me by Rhonda S. Edwards on this 27th day of November, A.D., 1994, for the aforementioned purposes.

My Commission expires: 9-30-97
Notary Public Rhonda S. Edwards
My address is: 250 N. 5th St. Grand Junction, CO 81501

CITY APPROVAL

This plat of THE RIDGES FILING 6B, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 26th 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 10:34 o'clock P. M., this 27th day of November, 1994, and is duly recorded in Plat Book No. 17 Page 300 as Reception No. 1702836 Drawn AA152

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 6B, 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

Kenneth Scott Thompson
Kenneth Scott Thompson
1985-1990
STATE OF COLORADO

LEGEND

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

THE RIDGES FILING 6B
REPLAT LOTS 41A THRU 47A AND LOT 45 BLOCK NINE THE RIDGES FILING NO SIX
CITY OF GRAND JUNCTION, COLORADO
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

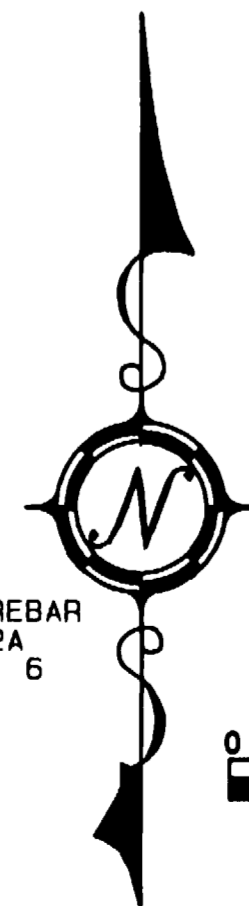
Designed By <i>KST</i>	Checked By <i>DRS</i>	Job No. 0080-013
Drawn By TERRAMODEL	Date Nov. 7, 1994	Sheet 1 of 1

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.41'	20.00'	89°59'34"	S12°59'23"E	28.28'
C2	26.36'	20.00'	75°31'21"	N69°46'26"E	24.49'
C3	1.89'	20.00'	05°25'26"	S69°45'11"E	1.89'
C4	37.27'	250.00'	08°32'34"	N85°43'43"W	37.24'
C5	62.90'	250.00'	14°24'59"	S74°15'13"E	62.74'
C6	39.50'	250.00'	09°03'07"	N62°30'54"W	39.46'

NOTE: FIVE FOOT IRRIGATION EASEMENTS REFERRED TO ON SHEET 2 OF PLAT OF THE RIDGES FILING 6 HAVE BEEN RELEASED BY CITY OF GRAND JUNCTION AS SUCCESSOR TO RIDGES METROPOLITAN DISTRICT.

NOTE: EXISTING 10' UTILITY EASEMENTS ADJACENT AND PARALLEL TO ALL ROADS AND CUL. DE SACS ACCORDING TO NOTES ON SHEET 2 OF PLAT OF RIDGES FILING 6 ARE RETAINED.

BASIS OF BEARINGS: N57°59'20"W BETWEEN FOUND REBAR & CAP @ SE CORNER LOT 41A AND SW CORNER LOT 42A 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.