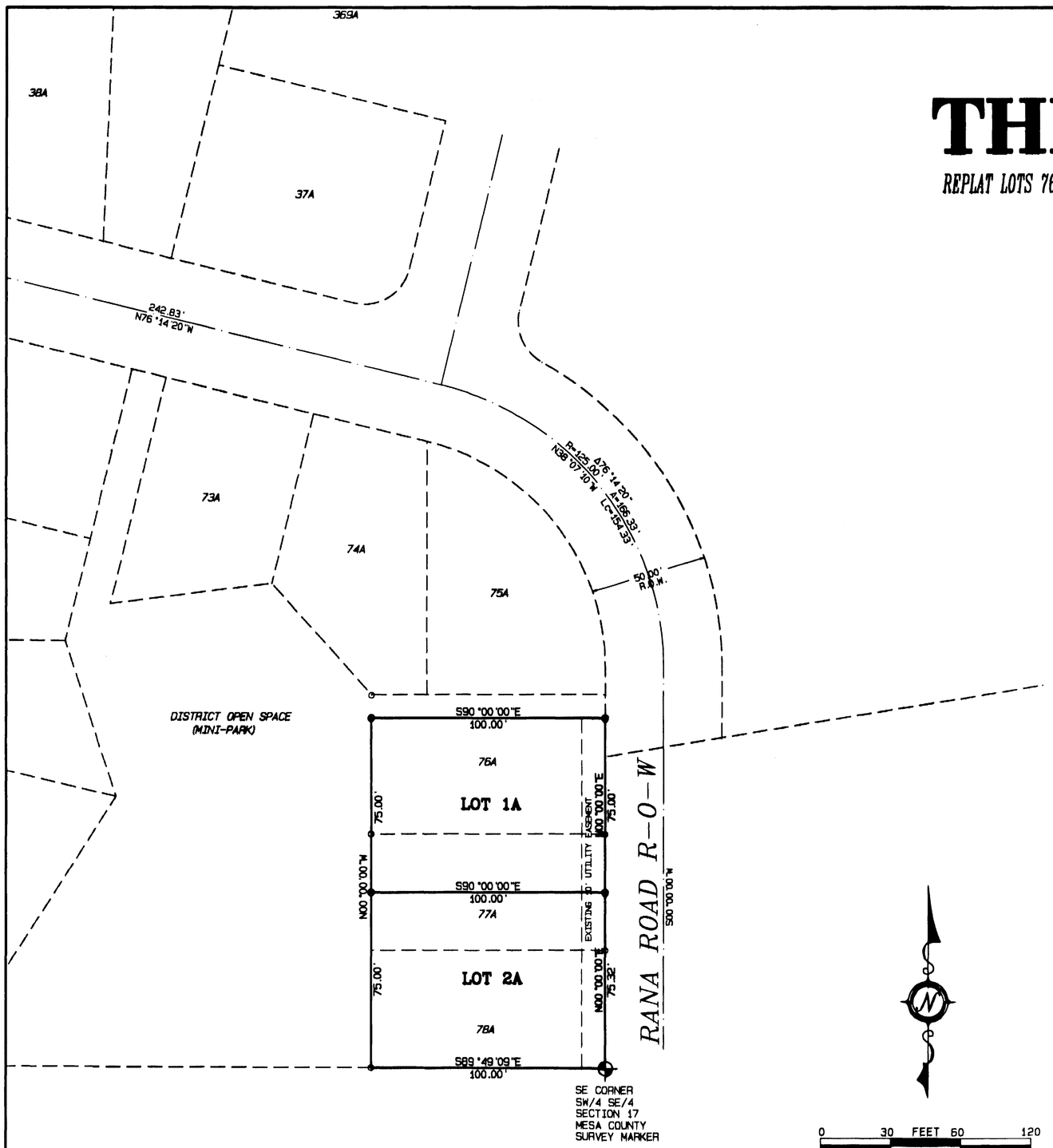
THE RIDGES FILING 6C

REPLAT LOTS 76A, 77A & 78A BLOCK THIRTEEN THE RIDGES FILING NO SIX CITY OF GRAND JUNCTION, COLORADO



0 30 FEET 60 120

GRAPHIC SCALE
1 INCH = 30 FEET

BASIS OF BEARINGS: N89°49'09"W BETWEEN FOUND MESA COUNTY SURVEY MONUMENT @ SE CORNER LOT 78A AND SW CORNER LOT 78A BLOCK 13 ACCORDING TO THE PLAT OF THE RIDGES FILING NO. 6

THE RIDGES FILING NO. 2

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.

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.

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.

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, said property being more particularly described as follows:

Lot 76A, 77A & 78A, 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 6C, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction for the use of the public 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, sewer lines, telephone lines and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 21st day of October, A.D., 1994.

Willis Stubbs, Secretary-Treasurer
Dynamic Investments, Inc.

State of Colorado)
)ss
County of Mesa)

NOTARY PUBLIC RHONDA S. EDWARDS STATE OF COLORADO

This plat was acknowledged before me by Willis Stubbs on this 21st day of October, A.D., 1994, for the aforementioned purposes.

My Commission expires: 9-20-97

Rhonda S. Edwards
Notary Public

My address is: 250 N. 5th St. Grand Junction, CO 81501

CITY APPROVAL

This plat of THE RIDGES FILING 6C, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 16th day of November, 1994.

Mark K. Achen, City Manager

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 303 as Reception No. 1702837

Drawer: AA153

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 6C 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.

Kenneth Scott Thompson, PLS #18480

KENNETH SCOTT THOMPSON 18480 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF COLORADO

Date: October 21, 1994

LEGEND

● SET #5 X 2' REBAR & CAP #18480

○ FOUND REBAR & CAP #9960

THE RIDGES FILING 6C

REPLAT LOTS 76A, 77A & 78A BLOCK THIRTEEN 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 KST	Checked By DRS	Job No. 0060-012
Drawn By TERRAMODEL	Date OCT. 20, 1994	Sheet 1 of 1

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