

MOONRIDGE FALLS - FILING No. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Moonridge Falls LLC is the owner of a parcel of land being that tract of land described at Book 2047, Page 766, Mesa County Records, and the perimeter being more particularly described, as a result of survey, by the following:

Commencing at a Mesa County Survey Marker for the S.E. Corner of the NE1/4NW1/4 of Section Three, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, from whence a Mesa County Survey Marker for the North 1/4 Corner of said Section Three bears N00°16'55"W 1321.09 feet; thence S89°13'48"W on the south line of the NE1/4NW1/4 of said Section Three 509.32 feet to the southwest corner of that tract owned now or formerly by Valid Bou-matar and the point of beginning; thence N00°02'45"E 221.01 feet to the northwest corner of said Bou-matar tract and to the southerly line of Moonridge Falls - Filing No. One; thence on the boundary of said Filing No. One N56°30'20"W 123.72 feet; thence 33.63 feet on the arc of a 154.09 foot radius curve to the left (the central angle of which is 12°30'14" and the chord of which bears N13°40'07"E 33.56 feet); thence N13°25'00"E 44.07 feet; thence 142.72 feet on the arc of a 47.00 foot radius curve to the right (the central angle of which is 173°58'58" and the chord of which bears N13°25'00"E 93.87 feet); thence N13°25'00"E 91.06 feet; thence S76°35'00"E 178.59 feet; thence N07°15'04"E 267.99 feet to the northwest corner of said Filing No. One; thence leaving the boundary of said Filing No. One N00°16'55"W 313.01 feet to the centerline of Turpin Wash (Leach Creek); thence along the centerline of said Turpin Wash the following courses

1.	N69°35'56"W	54.46 feet	8.	N89°30'00"W	180.00 feet
2.	N78°00'00"W	50.00 feet	9.	S77°00'00"W	100.00 feet
3.	N63°00'00"W	77.00 feet	10.	N79°00'00"W	98.00 feet
4.	N78°00'00"W	120.00 feet	11.	S87°00'00"W	60.00 feet
5.	S67°00'00"W	135.00 feet	12.	S78°00'00"W	40.00 feet
6.	N82°00'00"W	160.00 feet	13.	N76°00'00"W	80.00 feet
7.	S58°00'00"W	60.00 feet			

to the easterly line of the abandoned Grand River Railroad; thence leaving said centerline

S14°10'45"E on the east line of said Railroad 782.54 feet; thence 617.77 feet on the arc of a 464.56 foot radius curve to the left (the central angle of which is 76°11'30", the degree of curvature of which is 12°20', and the chord of which bears S52°16'30"E 573.25 feet); thence N89°37'45"E on the northerly line of said Railroad 207.23 feet; thence leaving said northerly line S00°16'08"E 10.80 feet to the south line of the NE1/4NW1/4 of said Section Three; thence N89°13'48"E 149.98 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as MOONRIDGE FALLS - FILING No. TWO a Subdivision of a part of the County of Mesa.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
 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, and grade structures;
 All Utility 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, and telephone lines;
 All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
 All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
 All Common Private Open Space tracts to the owners of the lots and tracts within MOONRIDGE FALLS, Filings No. One & Two and future filings, hereby platted for the recreational and aesthetic purposes as determined appropriate by said owners.
 All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 07th day of May, A.D., 1995.

Valid Bou-Matar
 Valid Bou-Matar
 Moonridge Falls LLC

Teresa T. Bou-Matar
 Teresa T. Bou-Matar
 Moonridge Falls LLC

STATE OF COLORADO)
) ss

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 07th day of May, A.D., 1995.

by Valid Bou-Matar

My commission expires: 01/18/98

WITNESS MY HAND AND OFFICIAL SEAL.

Grey Sheridan
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 8:41 o'clock A. M., this 14th day of June, A.D., 1995, and is duly recorded as Reception Number 1720125 in Plat Book 14, Page 362 through 361 inclusive.

Clerk and Recorder

Deputy

Fees

Covenants, Conditions and Restrictions recorded in Book 2020, Page 408 - 427

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 12th day of June, A.D. 1995.

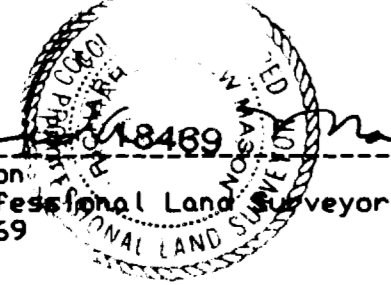
Ron Maspin
 Mayor

Shirley Achen
 City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of MOONRIDGE FALLS, FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469
 Date 5-8-95



GENERAL NOTES

- TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS.
- BASIS OF BEARINGS IS BETWEEN MESA COUNTY BRASS CAP FOR THE SE Cor NE1/4 NW1/4 SEC 3 AND FOR THE N 1/4 Cor OF SAID SEC 3. BEARING = N00°16'55"W 1321.01 FEET AS PER MOONRIDGE FALLS SUBDIVISION FILING No. ONE.
- PREVIOUS PLAT OF PROPERTY BEING SUBDIVIDED WAS PREPARED BY L. MUSGROVE FOR FRANKIE SQUIRREL (REVISED DATE 12-17-79).
- ADJOINING PROPERTY TO THE WEST AND SOUTH PREVIOUSLY MAPPED AS PERSIGO VILLAGE BY TURNER COLLIE & BRADEN (JOB No. 8013-003 SHEET 2 OF 11 DATED 9-30-82).
- ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
- MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

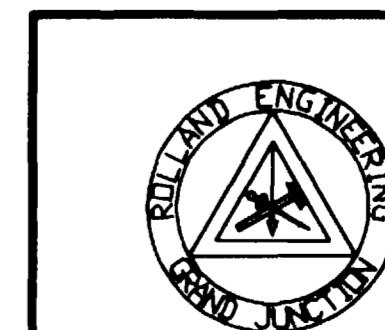
RIGHT-TO-FARM

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA, IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101.

AREA SUMMARY

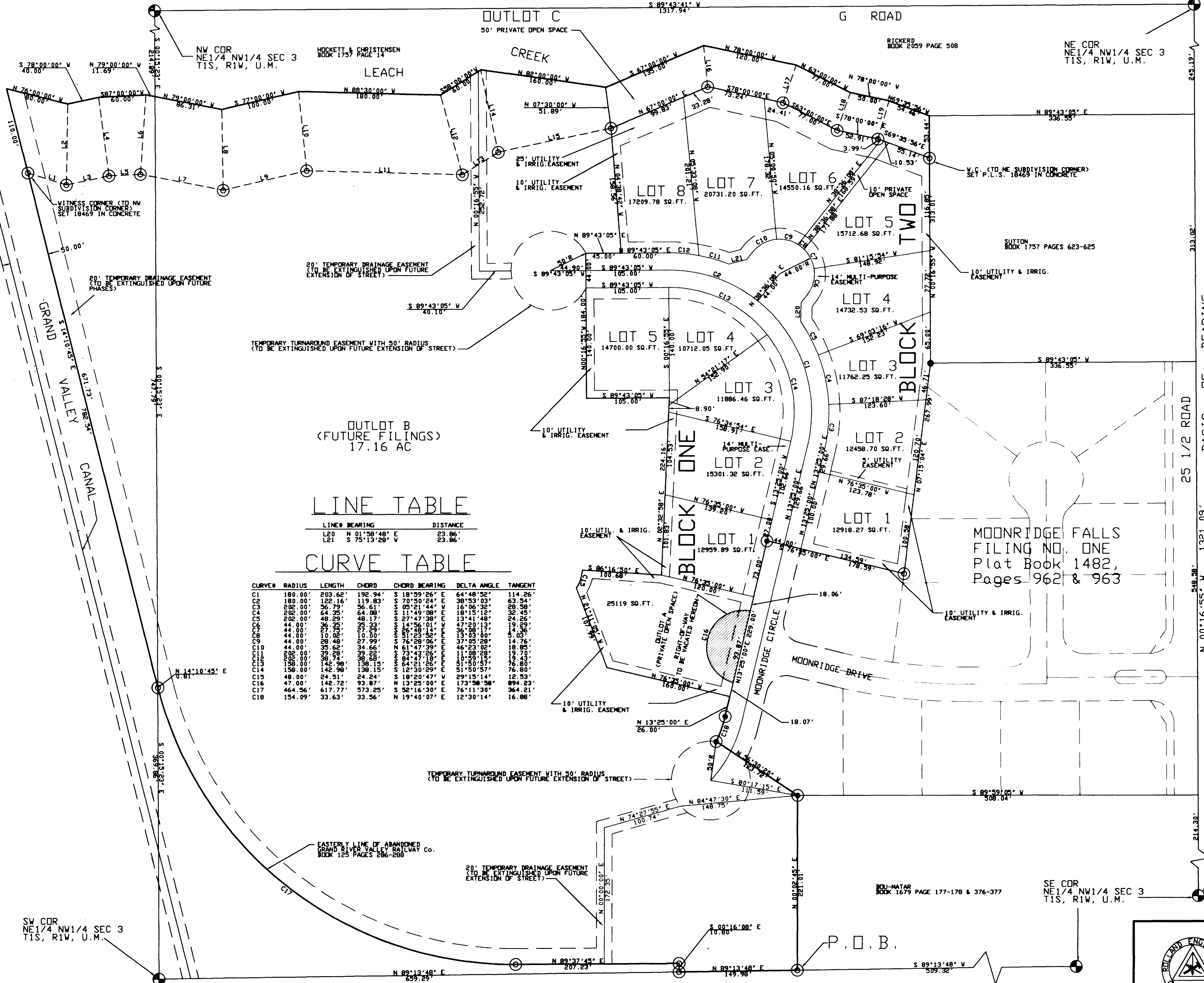
NUMBER OF LOTS	=	13	
AREA OF LOTS	=	4.26 ACRES	71.1%
AREA OF STREETS	=	0.69 ACRES	11.5%
AREA OF PRIVATE OPEN SPACE	=	1.11 ACRES	17.4%
TOTAL AREA	=	6.06 ACRES	100.0%

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.



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (303) 243-8300

MOONRIDGE FALLS FILING No. TWO				
LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO				
Designed	MBY	Checked	RAM	Sheet 1
Drawn	MBY	Date	9/20/94	OF 2
		REV	5/8/95	



REFERENCE MARKERS - LEACH CREEK

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 72°36'03" W	51.23'
L2	01°00'00" W	102.63'
L3	79°00'00" W	55.26'
L4	07°30'00" E	100.31'
L5	87°00'00" W	39.85'
L6	04°00'00" W	100.75'
L7	N 79°00'00" W	106.98'
L8	01°00'00" E	102.23'
L9	77°00'00" E	108.53'
L10	05°45'00" E	100.81'
L11	N 88°30'00" W	197.37'
L12	15°15'00" E	104.43'
L13	58°00'00" E	53.70'
L14	12°00'00" E	106.42'
L15	78°00'46" E	146.28'
L16	05°30'00" E	58.43'
L17	19°30'00" W	50.43'
L18	19°30'00" W	50.43'
L19	16°12'02" W	50.13'

LEGEND

- - MESA COUNTY SURVEY MARKER
- ⊙ - FOUND 5/8" REBAR IN CONC-P.E.-L.S. 14113
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- ⊥ - SET REBAR & CAP AT LOT CORNERS-L.S. 18469
- - FOUND 5/8" REBAR WITH UNREADABLE YELLOW PLASTIC CAP



SCALE 1" = 60'

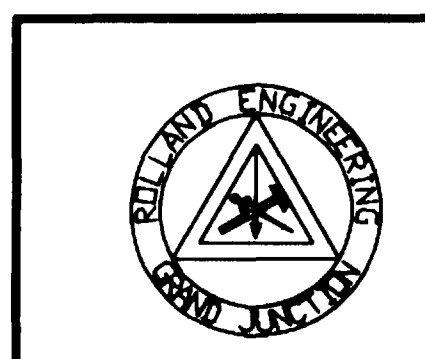
LINE TABLE

LINE#	BEARING	DISTANCE
L20	N 01°58'49" E	23.86'
L21	S 75°13'28" E	23.86'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C01	180.00'	203.62'	192.94'	S 18°59'26" E	64°48'32"	114.26'
C02	180.00'	122.16'	119.83'	S 70°50'24" E	38°53'03"	63.34'
C03	202.00'	36.73'	36.61'	S 05°21'44" W	16°06'32"	10.58'
C04	202.00'	64.30'	64.08'	S 11°49'08" E	18°15'10"	18.45'
C05	202.00'	48.00'	48.17'	S 27°47'38" E	13°41'48"	13.41'
C06	44.00'	39.30'	39.30'	S 14°45'01" E	4°45'01"	14.45'
C07	44.00'	10.00'	10.00'	S 76°23'00" E	13°03'00"	5.43'
C08	44.00'	33.60'	34.66'	S 61°47'39" E	46°23'00"	18.85'
C09	202.00'	33.60'	33.60'	S 73°43'26" E	11°08'28"	13.70'
C10	138.00'	140.74'	138.15'	S 64°21'26" E	51°05'57"	76.80'
C11	156.00'	140.74'	138.15'	S 10°30'29" E	51°05'57"	76.80'
C12	48.00'	24.51'	24.24'	S 18°20'47" E	29°15'14"	12.53'
C13	47.00'	142.72'	93.87'	S 13°25'00" E	173°58'58"	894.23'
C14	464.56'	617.77'	573.25'	S 52°16'30" E	76°11'30"	364.21'
C15	154.09'	33.63'	33.56'	S 19°40'07" E	12°30'14"	16.88'

BENCHMARK:
MCSM EL. = 4610.33
TRANSFERRED FROM
NORTH RIM MH No. 20
OF PARADISE HILLS
INTERCEPTOR SEWER
ELEVATION = 4613.32
(PER MOONRIDGE FALLS
FILING NO. ONE PLAT)



MOONRIDGE FALLS FILING No. TWO

LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

Designed	MDY	Checked	RAM	MR-PLAT.DWG	Sheet	2
Drawn	MDY	Date	9/20/94	REV	5/8/95	DF
						2

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(303) 243-8300

MOONRIDGE FALLS - FILING No. TWO

SW COR
NE1/4 NW1/4 SEC 3
T1S, R1W, U.M.

SE COR
NE1/4 NW1/4 SEC 3
T1S, R1W, U.M.

RICHARD L. WATSON
BOOK 1817, PAGES 466-467

L.D. GRIFFITH
BOOK 1965, PAGE 406-407

BOU-MATAR
BOOK 1679 PAGE 177-178 & 376-377

EASTERLY LINE OF ABANDONED
GRAND RIVER VALLEY RAILWAY Co.
BOOK 125 PAGES 286-288

GRAND VALLEY CANAL

25 1/2 ROAD
BASIS OF BEARING
FROM MOONRIDGE FALLS, FILING NO. ONE