

PARK RIDGE TOWNHOMES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Park Ridge, a Colorado Joint Venture is the owner of that real property described in Book 2071 at Page 472 in the Mesa County records, being situated in the Northwest quarter of the Southeast quarter of Section 7, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, and being more particularly described as follows:

VICINITY MAP

Commencing at the south quarter corner of Section 7, a Mesa County Brass Cap, whence a Mesa County Brass Cap for the center quarter corner of said Section 7 bears N00°20'17"W with all bearings contained herein relative thereto;

Thence N00°20'17"W, a distance of 1947.24 feet;

Thence S90°00'00"E, a distance of 800.00 feet to the point of beginning, a #5 rebar with aluminum cap PLS18480;

Thence S90°00'00"E a distance of 518.07 to the westerly line of a right-of-way described in Book 1349 at Pages 5 thru 8;

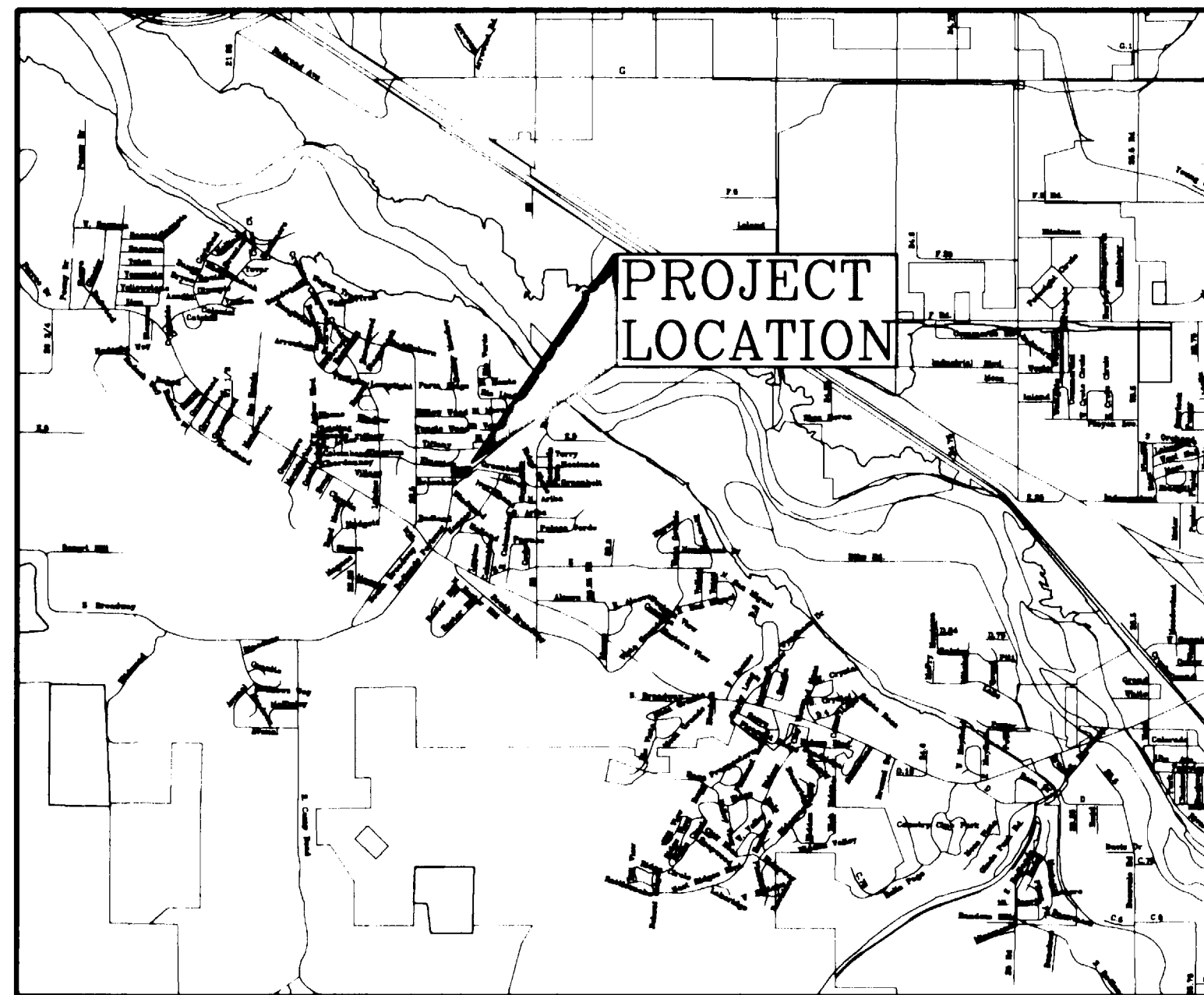
Thence along said right-of-way the following three courses:

1. 112.14 feet along the arc of a non-tangent curve to the left having a radius of 1960.00 feet, a central angle of 3°16'42" and a chord bearing S38°30'39"W a distance of 112.13 feet to a found right-of-way marker
2. S37°22'14"W a distance of 99.99 feet to a found right-of-way marker
3. S36°52'19"W a distance of 174.50 feet

Thence along the northerly line of a right-of-way described in Book 1095 at Page 443 the following three courses:

1. 110.85 feet along the arc of a non-tangent curve to the right having a radius of 256.48 feet, a central angle of 24°45'49" and a chord bearing S85°11'05"W a distance of 109.99 feet
2. N82°26'00"W a distance of 172.90 feet
3. N00°28'40"W a distance of 53.27 feet to the southeast corner of Pine Terrace Subdivision, a #5 rebar with aluminum cap PLS18480;

Thence along the easterly line of said Pine Terrace Subdivision N00°20'17"W, a distance of 240.00 feet to the point of beginning;



1" = 1000'

That said owners have caused the said real property to be laid out and surveyed as Park Ridge Townhomes, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown hereon to the use of the public forever, and hereby dedicates to the Public Utilities 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, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6th day of October A.D., 1994.

Park Ridge, a Colorado Joint Venture
by: Kenneth B. Milyard, Jr.
Kenneth B. Milyard, Jr.

by: Dennis L. Phillips
Dennis L. Phillips

AREA SUMMARY

STREETS	0.370 AC.	13%
LOTS	0.739 AC.	26%
OPEN SPACE	1.706 AC.	61%
TOTAL	2.815 AC.	100%

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.

NOTICE: Purchaser should obtain and read a copy of the soils report by Western Colorado Testing, Inc. entitled "Geotechnical Investigation for Park Ridge Subdivision", dated July 11, 1994. Job No. 203294.

State of Colorado)
) ss
County of Mesa)

This plat was acknowledged before me by Kenneth B. Milyard, Jr. and Dennis L. Phillips on this 6th day of October, A.D. 1994, for the aforementioned purposes.

My commission expires: 10-19-95 Notary Public Dennis L. Phillips
My address is: 581 Road Ave, Grand Jet, CO 81501

COUNTY PLANNING COMMISSION CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 25th day of OCTOBER, A.D., 1994.

PLANNING COMMISSION
MESA COUNTY, COLORADO

By: [Signature]
Chairman

Attest: _____
Secretary

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioner's of Mesa County, Colorado, on this 26th day of October, A.D., 1994.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By: [Signature]
Chairman

Attest: _____
Clerk of Record

SURVEYOR'S STATEMENT:

I hereby state that this survey and plat were prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

[Signature]
Kenneth Scott Thompson
PLS 18480
STATE OF COLORADO

Oct. 05, 1994
Date

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 11:22 o'clock A.m., this 27th day of October, A.D., 1994, and is duly recorded in Plat Book No. 2 Page 61 & 62 as Reception No. 1699311 DRAWER W 88 FEE: \$20.00
[Signature]
Mesa County Clerk and Recorder

PARK RIDGE TOWNHOMES
MESA COUNTY, COLORADO

SECTION: SE/4 S. 7 TOWNSHIP 1S RANGE 1W MERIDIAN: UTE

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.: 0187-009

Drawn By TERRAMODEL Date: Oct. 5, 1994 Sheet 1 of 2

01139301.tif

TIFFANY PARK SUBDIVISION

S90°00'00"E
800.00'

S90°00'00"E 518.07'

15' Building Setback Line

15' Building Setback Line

OPEN SPACE
DRAINAGE, IRRIGATION, UTILITY
& ACCESS EASEMENT

OPEN SPACE
DRAINAGE, IRRIGATION, UTILITY
& ACCESS EASEMENT

OPEN SPACE
DRAINAGE, IRRIGATION, UTILITY
& ACCESS EASEMENT

SLOPE MAINTENANCE EASEMENT
BOOK 1349 PAGES 9-12
NOTE: THIS EASEMENT DOES NOT PROHIBIT
BUILDINGS ON OR NEAR SAID EASEMENT.
SEE THE DOCUMENT FOR DETAILS.

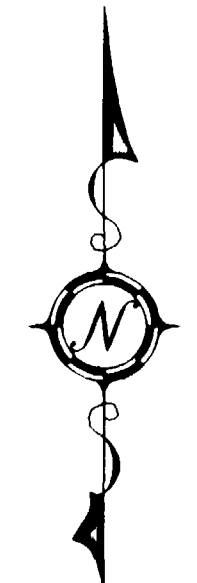
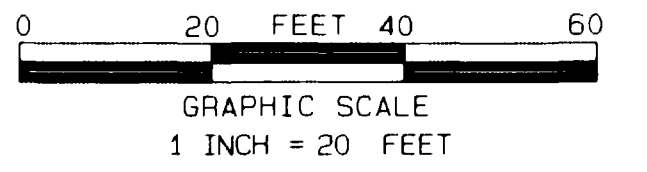
A=112.14'
R=1960.00'
CB=S38°30'39"W
Lc=112.13'

A=110.85'
R=256.48'
Δ=24°45'49"
CB=S85°11'05"W
Lc=109.99'

NOTE: Building limits are as depicted on this plat with the exception of the setback along Park Ridge Court. The building setback from Park Ridge Court is 20' from the back of curb or 14.5' from the R-O-W

LEGEND

- #5 REBAR W/ALUM. CAP PLS 18480
- FOUND HIGHWAY R-O-W MONUMENT
- ⊙ MESA COUNTY SURVEY MONUMENT



GREENBELT DRIVE R-O-W
BOOK 1095 PAGE 443

BOOK 1349 PAGE 5-8
REDLANDS PARKWAY R-O-W
BOOK 1095 PAGE 443

South Quarter Corner
Section 7
PINE TERRACE SUBDIVISION

N00°20'17"W 240.00'
N00°28'40"W 53.27'

N00°20'17"W
BASIS OF BEARINGS
1947.24'

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	65.89	100.00	37°45'14"	N26°26'41"E	64.71
C2	48.23	150.00	18°25'19"	N36°06'38"E	48.02
C3	38.27	25.00	89°59'56"	S52°34'02"W	35.35
C4	79.73	121.00	37°45'14"	S26°26'41"W	78.30
C5	41.48	129.00	18°25'19"	S46°06'38"W	41.30
C6	4.89	14.50	19°20'11"	S17°13'53"W	4.87
C7	227.36	47.00	277°09'44"	N33°51'20"W	62.19
C8	19.70	14.50	77°49'34"	N65°48'45"E	18.22
C9	54.98	171.00	18°25'19"	N36°06'38"E	54.74
C10	52.06	79.00	37°45'14"	N26°26'41"E	51.12
C11	39.27	25.00	90°00'04"	N37°25'58"W	35.36

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MESA COUNTY, COLORADO

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