

RIDGE POINT - FILING 1

BEING A PART OF THE NORTH 1/2 OF SECTION 21
TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN
MESA COUNTY - COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Barry Tharaud and Ted Munkres are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of Section 21, Township 1 South, Range 1 West, of the Ute Principal Meridian as recorded in Book 2159 Pages 314 and 315 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at the NW 1/16 corner for said Section 21; thence along the West line of the E 1/2 of the NW 1/4 of said Section 21, N 00°30'35" E, 660.77 feet to that Right-of-Way described in Book 1142 Page 823 of the Mesa County records; thence along said Right-of-Way the following 3 courses:
1) S 89°29'25" E, 25.00 feet; 2) N 00°30'35" E, 405.32 feet; 3) along a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 150°00'00", a length of 130.90 feet, the chord of which bears N 14°29'25" W, 96.59 feet to the West line of the E 1/2 of the NW 1/4 of said Section 21; thence along said West line N 00°30'35" E, 179.44 feet to the W 1/16 corner between said Section 21 and Section 16; thence along the line between Sections 16 and 21, S 89°31'51" E, 1067.55 feet to the Northwest corner of Country Club Park Subdivision; thence along the West line of said subdivision S 19°56'12" E, 1260.80 feet; thence leaving said West line N 75°59'13" W, 181.07 feet; thence S 17°28'04" W, 190.91 feet; thence S 11°34'38" E, 116.24 feet; thence S 27°48'16" E, 81.73 feet to the North Right-of-Way of Bela Pago Drive; thence along said Right-of-Way the following 10 courses:
1) S 32°59'15" W, 121.31 feet; 2) along a curve to the right having a radius of 332.96 feet, a central angle of 23°40'00", a length of 137.53 feet, the chord of which bears S 44°49'15" W, 136.56 feet; 3) S 58°39'15" W, 249.63 feet; 4) along a curve to the right having a radius of 590.02 feet, a central angle of 13°51'17", a length of 142.67 feet, the chord of which bears S 63°34'54" W, 142.33 feet; 5) S 70°30'32" W, 210.30 feet; 6) along a curve to the right having a radius of 135.71 feet, a central angle of 50°00'21", a length of 118.44 feet, the chord of which bears N 84°29'17" W, 114.72 feet; 7) N 59°29'07" W, 149.89 feet; 8) along a curve to the right having a radius of 128.78 feet, a central angle of 5°59'56", a length of 16.87 feet, the chord of which bears N 33°29'09" W, 112.90 feet; 9) along a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 146°28'02", a length of 127.82 feet, the chord of which bears N 20°43'12" W, 95.75 feet to the Northeast corner of that parcel described in Book 1686 Page 171 of the Mesa County records; thence leaving said Right-of-Way and along the North line of said parcel N 66°03'01" W, 332.02 feet to the West line of the E 1/2 of the NW 1/4 of said Section 21; thence along said West line N 00°30'35" E, 243.34 feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as RIDGE POINT - FILING 1, a subdivision of a part of Mesa County State of Colorado. That said owners do hereby dedicate and set apart of those portions of said real property which are labeled as "MULTI-PURPOSE EASEMENT" on the accompanying plat 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, natural gas pipelines, telephone lines, sanitary sewer lines, water lines, cable television lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures; with further right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their assigns or successors, together with the right to trim or remove interfering trees and brush; 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 above described easements. That said owners further dedicate and set apart that real property labeled on the accompanying plat as "OPEN SPACE" to the City of Grand Junction forever, for the common use, enjoyment and benefit by the General Public.

IN WITNESS WHEREOF said owners, Barry Tharaud and Ted Munkres have caused their names to be hereunto subscribed this 6th day of May, 1995.

Barry Tharaud Ted Munkres
Barry Tharaud Ted Munkres

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 6th day of May, 1995
by Barry Tharaud and Ted Munkres.
My Commission expires April 14, 1997
Witness my hand and official Seal

Timothy M. Wagner
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 3:23 o'clock P.M.,
this 15th day of May, 1995 A.D. and is duly recorded as Reception
Number 1717245 Plat Book 14, Page 348, 349, 350
Monica Todd Juanita Martin 25.00
Clerk and Recorder Deputy Fees
Covenants, Conditions and Restrictions recorded in Book 2145, Page 33-40,
Reception Number 1717246, Date 5/15/95

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
This plat of RIDGE POINT - FILING 1, a subdivision of the City of Grand Junction, County of Mesa,
State of Colorado, was approved this 8th day of May, 1995.
Ron Maupin Mark DeCham
Mayor City Manager

SURVEYOR'S CERTIFICATE
I hereby certify that the accompanying plat of RIDGE POINT - FILING 1
is a subdivision of a part of Mesa County, Colorado, has been prepared under my direct
supervision and accurately represents a field survey of the same and complies with
the Zoning and Development Code of the City of Grand Junction (section 5-6).
Bella Pago Subdivision
Plat Book 10
Page 64
Barry L. Haag
Professional Land Surveyor
P.L.S. No. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504
Phone: (970) 434-4679



RIDGE POINT - FILING 1
SITUATH
E 1/2 NW 1/4 - W 1/2 NE 1/4 - SECTION 21
TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN
MESA COUNTY COLORADO
PREPARED FOR
FREESTYLE DESIGN
SCALE: 1"=100'
MARCH 23, 1995

CURVE TABLE

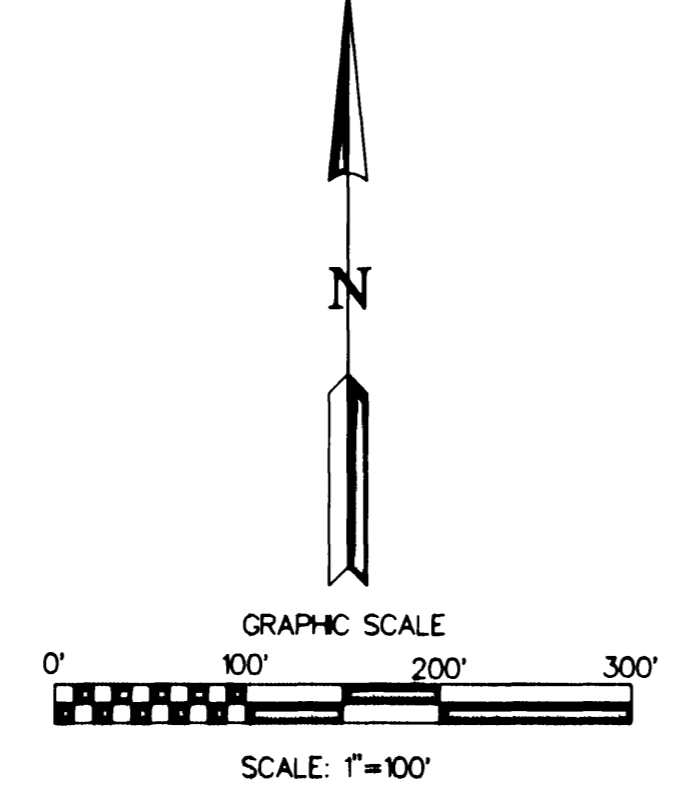
CURVE#	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD BEARING
C1	50.00'	130.90'	150°00'00"	96.59'	N 14°29'25" W
C2	332.96'	137.53'	23°40'00"	136.56'	S 44°49'15" W
C3	590.02'	142.67'	13°51'17"	142.33'	S 63°34'54" W
C4	135.71'	118.44'	50°00'21"	114.72'	N 84°29'17" W
C5	128.78'	16.87'	5°59'56"	112.90'	N 33°29'09" W
C6	50.00'	127.82'	146°28'02"	95.75'	N 20°43'12" W
C7	250.00'	92.62'	21°13'33"	92.09'	S 84°21'28" W
C8	20.00'	29.86'	85°32'20"	27.16'	N 42°15'35" W
C9	50.00'	38.53'	44°09'12"	37.58'	N 38°25'59" E
C10	50.00'	60.25'	69°02'11"	56.67'	N 18°09'43" W
C11	50.00'	32.12'	36°48'37"	31.57'	N 71°05'07" W

LINE TABLE

LINE #	DISTANCE	BEARING
1	234.92'	S 89°31'51" E
2	230.51'	S 89°31'51" E
3	20.48'	S 12°56'45" W
4	44.75'	S 45°28'09" W
5	34.73'	S 00°30'35" W

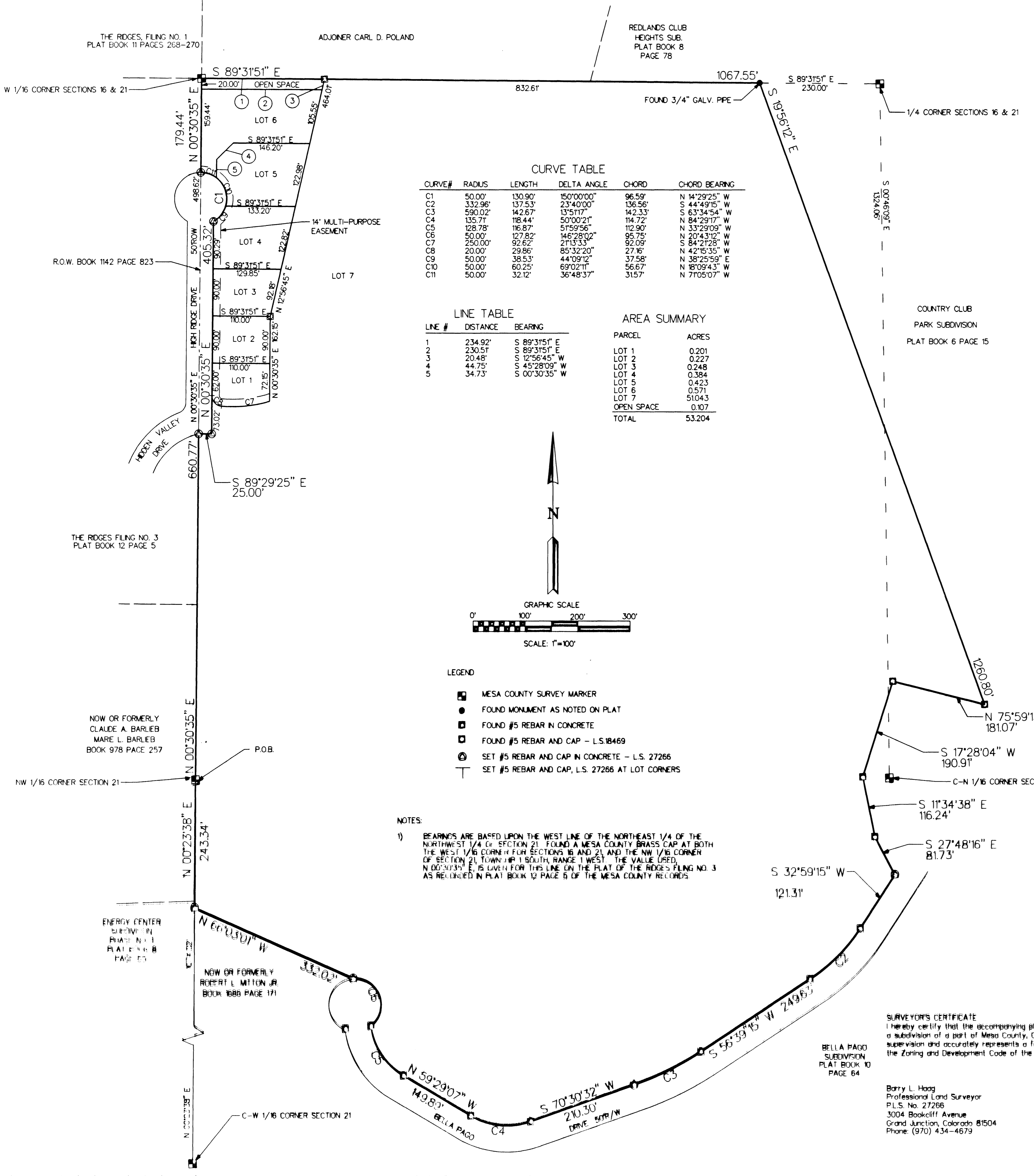
AREA SUMMARY

PARCEL	ACRES
LOT 1	0.201
LOT 2	0.227
LOT 3	0.248
LOT 4	0.384
LOT 5	0.423
LOT 6	0.571
LOT 7	51.043
OPEN SPACE	0.107
TOTAL	53.204



- LEGEND
- MESA COUNTY SURVEY MARKER
 - FOUND MONUMENT AS NOTED ON PLAT
 - FOUND #5 REBAR IN CONCRETE
 - FOUND #5 REBAR AND CAP - L.S. 18469
 - ⊙ SET #5 REBAR AND CAP IN CONCRETE - L.S. 27266
 - ⊔ SET #5 REBAR AND CAP, L.S. 27266 AT LOT CORNERS

NOTES:
1) BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21. FOUND A MESA COUNTY BRASS CAP AT BOTH THE WEST 1/16 CORNER FOR SECTIONS 16 AND 21 AND THE NW 1/16 CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST. THE VALUE USED, N 00°30'35" E, IS GIVEN FOR THIS LINE ON THE PLAT OF THE RIDGES FILING NO. 3 AS RECORDED IN PLAT BOOK 12 PAGE 5 OF THE MESA COUNTY RECORDS.



THE RIDGES, FILING NO. 1
PLAT BOOK 11 PAGES 268-270

ADJOINER CARL D. POLAND

REDLANDS CLUB
HEIGHTS SUB.
PLAT BOOK 8
PAGE 78

THE RIDGES FILING NO. 3
PLAT BOOK 12 PAGE 5

NOW OR FORMERLY
CLAUDE A. BARLIEB
MARE L. BARLIEB
BOOK 978 PAGE 257

NW 1/16 CORNER SECTION 21

ENERGY CENTER
SUBDIVISION
PLAT NO. 1
PLAT BOOK 8
PAGE 10

NOW OR FORMERLY
ROBERT L. MITTON JR.
BOOK 1686 PAGE 171

BELLA PAGO
SUBDIVISION
PLAT BOOK 10
PAGE 64