

WILLOW RIDGE SUBDIVISION

Mesa County Survey Marker
NE Corner, SE1/4SE1/4,
Sec 16, T1S, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Willow Ridge, LLC is the owner of a parcel of land being that tract of land described at Book 2177, Page 261, 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 Southeast Corner of Section Sixteen, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, from whence a Mesa County Survey Marker for the Northeast Corner of the SE1/4 SE1/4 of said Section Sixteen bears N00°14'21"E 1346.60 feet; thence N02°09'48"W 899.70 feet to the North line of Colorado Highway No. 340 and the point of beginning; thence N57°00'00"W on the Southerly right-of-way line of the Redlands Water and Power Canal 726.36 feet to the East line of May's Subdivision; thence S00°35'50"W on said East line 662.11 feet to said North line of Colorado Highway No. 340; thence N65°37'30"E 487.20 feet; thence N69°13'00"E 184.30 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as WILLOW RIDGE SUBDIVISION, a subdivision of a part of the County of Mesa.

Developer states that there are no lienholders of record.

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 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Common Tracts to the owners (Property/Homeowners Association) of the lots and tracts hereby platted for common usage and enjoyment, and for connection of sewer service laterals to sewer main;

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 maintenance easements to the owners (Property/Homeowner's Association) of lots and tracts hereby platted for the maintenance and beautification of the individual residences.

All sanitary sewer easements to the City of Grand Junction for the installation, operation, and maintenance of sanitary sewer lines and associated structures.

All easements include the right of ingress and egress on, along, over, under, 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 _____ day of _____ A.D., 1996

Willow Ridge LLC a Colorado Limited Liability Company
by Oliver E. Frasca - operating member
Willow Ridge, LLC, a Colorado Limited Liability Company
Oliver E. Frasca - operating member

STATE OF COLORADO)

COUNTY OF Grand ss

The foregoing instrument was acknowledged before me this 6th day of June A.D., 1996

My commission expires: 12/20/98

WITNESS MY HAND AND OFFICIAL SEAL.

Cory V. Bradford
Notary Public
Cory V. Bradford

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:34 o'clock P.M., this 13 day of June A.D., 1996, and is duly recorded as Reception Number 176057 in Plat Book 16, Page 94 through _____ inclusive.

Clerk and Recorder

Deputy

Fees

Covenants, Conditions and Restrictions recorded in Book 2290, Page 740-763.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 11th day of June A.D. 1996.

Stella Ryman Mayor
Mark Clehen City Manager

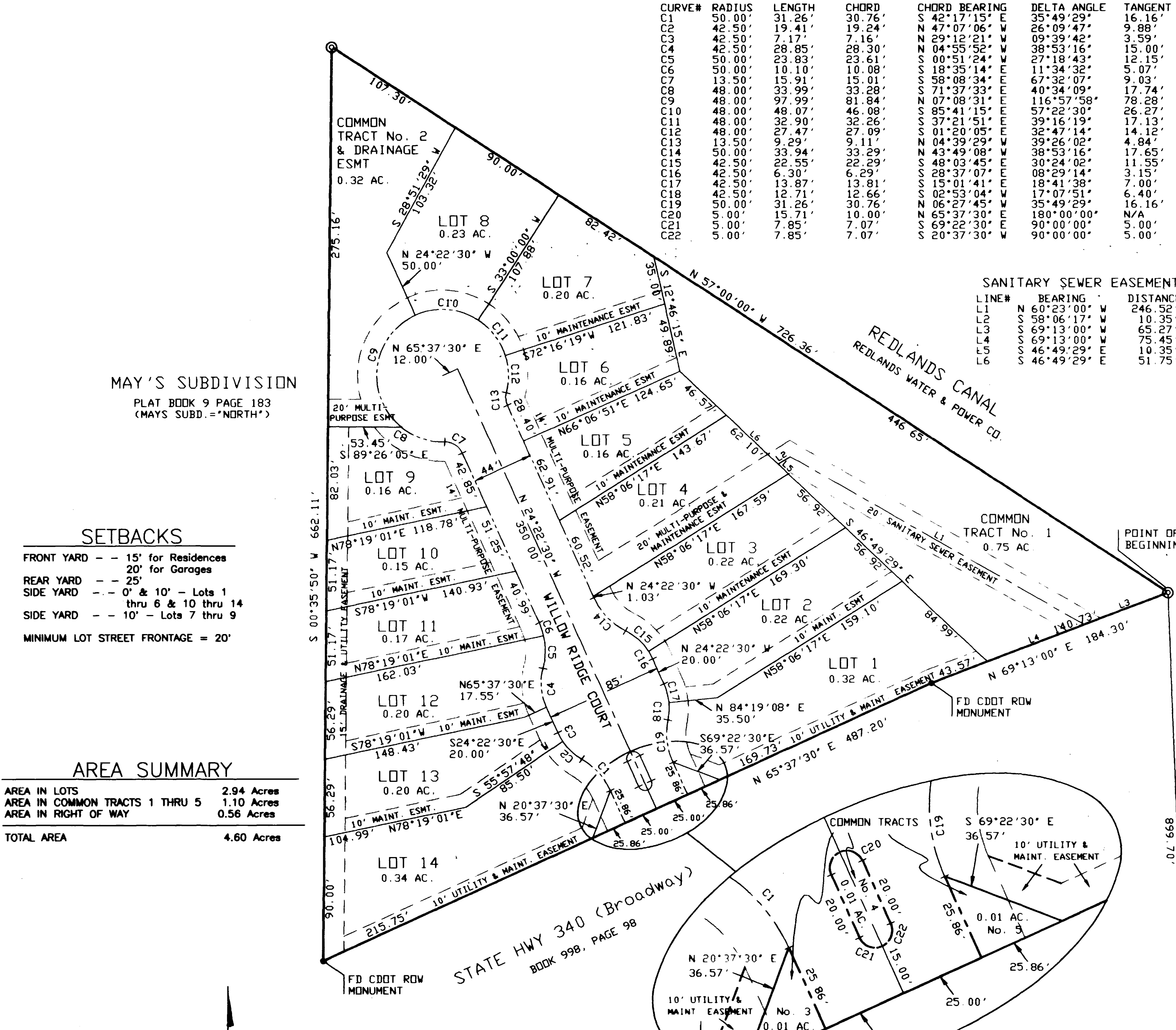
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of WILLOW RIDGE SUBDIVISION, 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 6-10-1996
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

6-10-1996

Date



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	31.26'	30.76'	S 42°17'15" E	35°49'29"	16.16'
C2	42.50'	19.41'	19.24'	N 47°07'06" W	26°09'47"	9.88'
C3	42.50'	7.17'	7.16'	N 29°12'21" W	09°39'42"	3.59'
C4	42.50'	28.85'	28.30'	N 04°55'52" W	38°53'16"	15.00'
C5	50.00'	23.83'	23.61'	S 00°51'22" E	27°18'43"	12.15'
C6	50.00'	10.10'	10.08'	S 18°35'14" E	11°34'32"	5.07'
C7	13.50'	15.91'	15.01'	S 58°08'34" E	67°32'07"	9.03'
C8	48.00'	33.99'	33.28'	S 71°37'33" E	40°34'09"	17.74'
C9	48.00'	97.99'	81.84'	N 07°08'31" E	116°57'58"	78.28'
C10	48.00'	48.07'	46.08'	S 85°41'15" E	57°22'30"	26.27'
C11	48.00'	32.90'	32.26'	S 37°21'51" E	39°16'19"	17.13'
C12	48.00'	27.47'	27.09'	S 01°20'05" E	32°47'14"	14.12'
C13	13.50'	9.29'	9.11'	N 04°39'29" W	39°26'02"	4.84'
C14	50.00'	33.94'	33.29'	N 43°49'08" W	38°53'16"	17.65'
C15	42.50'	22.55'	22.29'	S 48°03'45" E	30°24'02"	11.55'
C16	42.50'	6.30'	6.29'	S 28°37'07" E	08°29'14"	3.15'
C17	42.50'	13.87'	13.81'	S 15°01'41" E	18°41'38"	7.00'
C18	42.50'	12.71'	12.66'	S 02°53'04" W	17°07'51"	6.40'
C19	50.00'	31.26'	30.76'	N 06°27'45" E	35°49'29"	16.16'
C20	5.00'	15.71'	10.00'	N 65°37'30" E	180°00'00"	N/A
C21	5.00'	7.85'	7.07'	S 69°22'30" E	90°00'00"	5.00'
C22	5.00'	7.85'	7.07'	S 20°37'30" W	90°00'00"	5.00'

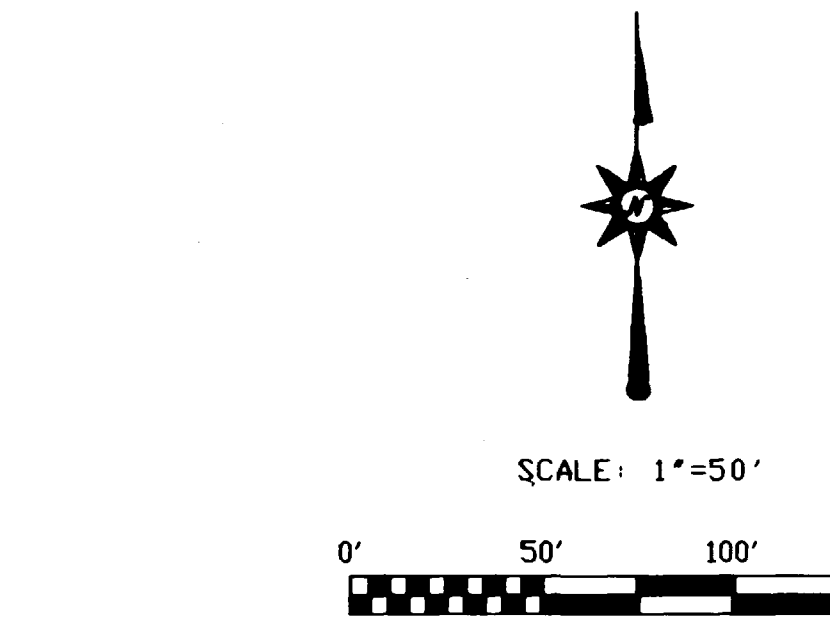
LINE#	BEARING	DISTANCE
L1	N 60°23'00" W	246.52'
L2	S 58°06'17" E	10.35'
L3	S 69°13'00" E	65.27'
L4	S 69°13'00" E	75.45'
L5	S 46°49'29" E	10.35'
L6	S 46°49'29" E	51.75'

SETBACKS

- FRONT YARD - 15' for Residences
- FRONT YARD - 20' for Garages
- REAR YARD - 25'
- SIDE YARD - 0' & 10' - Lots 1 thru 6 & 10 thru 14
- SIDE YARD - 10' - Lots 7 thru 9
- MINIMUM LOT STREET FRONTAGE = 20'

AREA SUMMARY

AREA IN LOTS	2.94 Acres
AREA IN COMMON TRACTS 1 THRU 5	1.10 Acres
AREA IN RIGHT OF WAY	0.56 Acres
TOTAL AREA	4.60 Acres



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.

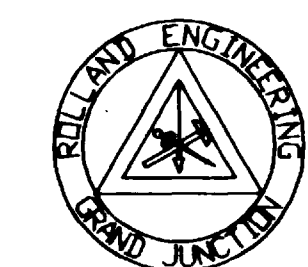
GENERAL NOTES

- Source of Bearing - Colorado Department of Transportation of Book 998, Page 98 [Project No. SJ0340(2)].
- Title information from Mesa County Records and Meridian Land Title, Inc., Commitment #14633 effective date December 6, 1993.
- Bench Mark datum from Mesa County Land Records.
- All easements are Multi-Purpose Easements unless otherwise noted.
- Maintenance and operation of Common Tracts and Outlots is the responsibility of the Homeowners Association.

LEGEND

- - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR AS NOTED
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- ⊥ - SET REBAR & CAP AT LOT CORNERS-L.S. 18469

MCSM
SE Corner, Sec 16,
T1S, R1W, U.M.
B.M. ELEV=4601.26



WILLOW RIDGE SUBDIVISION

LOCATED IN SE1/4 SE1/4 SECTION 16, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct., CO 81503
(970) 243-8300

Designed	MDY	Checked	RAM	Sheet	1
Drawn	CFD	Date	7/95	REV	6/5/96
				OF	1