# MOONRIDGE FALLS - FILING No. THREE

## **DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

Moonridge Falls LLC is the owner of a parcel of land being that certain tract of land described at Book 2047, Page 766, Records, and that part of which is described as follows: Outlot A and Outlot B of Moonridge Falls — Filing No. Two (as recorded in Plat Book 14 of Page 360 of the Mesa County real property records.).

That said owner has caused the said real property to be laid out and surveyed as MOONRIDGE FALLS — FILING No. Three, a Subdivision of a part of the County of Mesa.

That said owner hereby dedicates and sets 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 Irrigation Easements to the owner (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 Sanitary Sewer Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of Sanitary Sewer Lines and maintenance appurtenances thereto.
- 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 Temporary Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as temporary easements, until extinguished by future Filings, 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 Temporary Turnaround Easements to the City of Grand Junction for the use of the public until extinguished by future Filings.
- All Common Private Open Space tracts, including Outlots 'A' and 'A—1', to the owners of the lots and tracts within MOONRIDGE FALLS, Filing No. One, Two, Three 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.

That there are no lienholders of record.

\_\_\_\_\_

Date

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this
Moonridge Falls LLC, MANAGER Walid Bou-Matar
STATE OF COLORADO)
COUNTY OF MESA ) The foregoing instrument was acknowledged before me this day of A.D., 1997. by Walid Bou-Matar
My commission expires: 21/18/98
WITNESS MY HAND AND OFFICIAL SEAL.  **NOTARY OF NOTARY O
Notary Public
CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO)
COUNTY OF MESA )  I hereby certify that this instrument was filed in my office at 3:01 o'clock P.M.,  this day of May A.D., 1997, and is duly recorded as Reception  Number 1800226
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 A.D. 1997.
Mayor City Manager
SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of MOONRIDGE FALLS, FILING THREE, a subdivision of a part th
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.
Kich and Uf Blecher 10 19-14-97
Richard A. Mason

## GENERAL NOTES

- 1. TITLE INFORMATION FROM MESA COUNTY RECORDS.
- 2. 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 CORNER OF THE SAID SEC.3. BEARING = NO0'16'55"W 1321.01 FEET AS PER MOONRIDGE FALLS SUBDIVISION FILING No. ONE.
- 3. PREVIOUS PROPERTY SURVEY WAS PREPARED
  BY L. MUSGROVE FOR FRANKIE SQUIRREL (REVISED DATE 12-17-79).
- 4. PREVIOUS PLAT OF ADJOINING PROPERTY TO THE WEST WAS PREPARED BY WESTERN ENGINEERS, INC. (DWG. NO. 632-927-1) DATED 4-17-1981.
- 5. 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).
- 6. ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
- 7. MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 8. LOT SETBACKS ARE AS FOLLOWS:
  FRONT = 20'
  BACK = 20'
  SIDE = 10'
- 9. SEE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUILDING HEIGHT RESTRICTIONS.

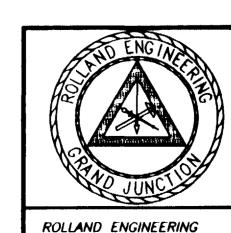
### RIGHT-TO-FARM

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.

#### SUMMARY FOR FILING NO. 3

LOT NUMBER	13	
LOT AREA	4.47 AC	25.2%
ROW AREA	0.85 AC	4.8%
OUTLOT A & A-1	1.04 AC.	5.9%
TRACT B-1	11.38 AC.	64.1%
TOTAL AREA	17.74 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.



405 Ridges Blvd

Grand Jct, CO 81503

(970) 243-8300

MOONRIDGE FALLS SUB.
FILING NO. THREE

FINAL PLAT DCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

tab Checked Projf 970001 Sheet 2

ab Date 2/6/97 FV: 5/12/97 Of 2

