

ROCKRIDGE ESTATES — FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of Tract 39, Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of said Tract 39; Thence S 89°58' 11" E along the South line of said Tract 39, a distance of 575.00 feet to the TRUE POINT OF BEGINNING; Thence N 00°31' 13" W 1174.39 feet to a point on the Southerly Right-of-Way line of Buffalo Drive as recorded in Book 919 of Page 645 and Book 974 of Page 695 with the Mesa County Clerk and Recorder; Thence along said Southerly Right-of-Way line by the following three (3) courses and distances:
 N 59°20' 47" E 240.54 feet
 Thence along the arc of a curve to the right whose radius is 250.00 feet and whose long chord bears N 69°28' 41" E 87.96 feet
 N 79°36' 36" E 224.30 feet
 Thence S 00°47' 55" W 1394.17 feet to a point on the South line of said Tract 39; Thence N 89°58' 11" W along the South line of said Tract 39 a distance of 522.84 feet to the TRUE POINT OF BEGINNING. Containing 16.202 Acres.

That said owners have caused the said real property to be laid out and surveyed as Rockridge Estates, Filing One, 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 on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utility 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

In witness whereof said owners James R. Wilson and Anne Wilson have caused their names to be hereunto subscribed this 16th day of June, A.D., 1976.

James R. Wilson Anne Wilson
 James R. Wilson Anne Wilson

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16th day of June, A.D., 1976 by James R. Wilson and Anne Wilson.

My Commission Expires: May 28, 1978
 Witness my hand and official seal. Sharon S. [Signature]
 Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) 1177310

I hereby certify that this instrument was filed in my office at 1:30 o'clock P.M., this 24 day of June, A.D., 1976, and is duly recorded in Plat book No. 72, Page 100.
Carl Sawyer Clerk and Recorder Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of SEPTEMBER, A.D., 1976. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 29th day of SEPTEMBER, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.

Earl [Signature]
 Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Rockridge Estates, Filing One a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a survey of same.

James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102, as amended.

By: Bill [Signature] Date: 9-28-78
 Mesa County Road Department

CENTERLINE 20' DRAINAGE EASEMENT

Point No.	Bearing	Distance
1-2	S23°32'17"W	69.26'
2-16	S49°49'03"W	4.28'
16-3	S49°49'03"W	61.32'
3-4	S65°59'16"W	72.51'
4-14	S47°35'38"W	17.69'
14-5	S47°35'38"W	28.34'
5-6	S16°44'39"W	45.92'
6-13	S56°44'47"W	7.85'
13-7	S56°44'47"W	93.26'
7-9	S51°58'23"W	101.31'
8-11	S49°57'04"W	26.45'
11-9	S49°57'04"W	63.46'
9-10	S54°33'17"W	135.67'

TIES FROM CENTERLINE 20' DRAINAGE EASEMENT TO LOT CORNERS

Point No.	Bearing	Distance
19-1	S00°47'55"W	146.89'
16-17	N00°47'55"E	122.44'
14-15	N31°08'25"E	188.07'
13-12	S31°08'25"W	341.44'
11-12	S00°31'13"E	161.68'
10-20	S00°31'13"E	43.63'

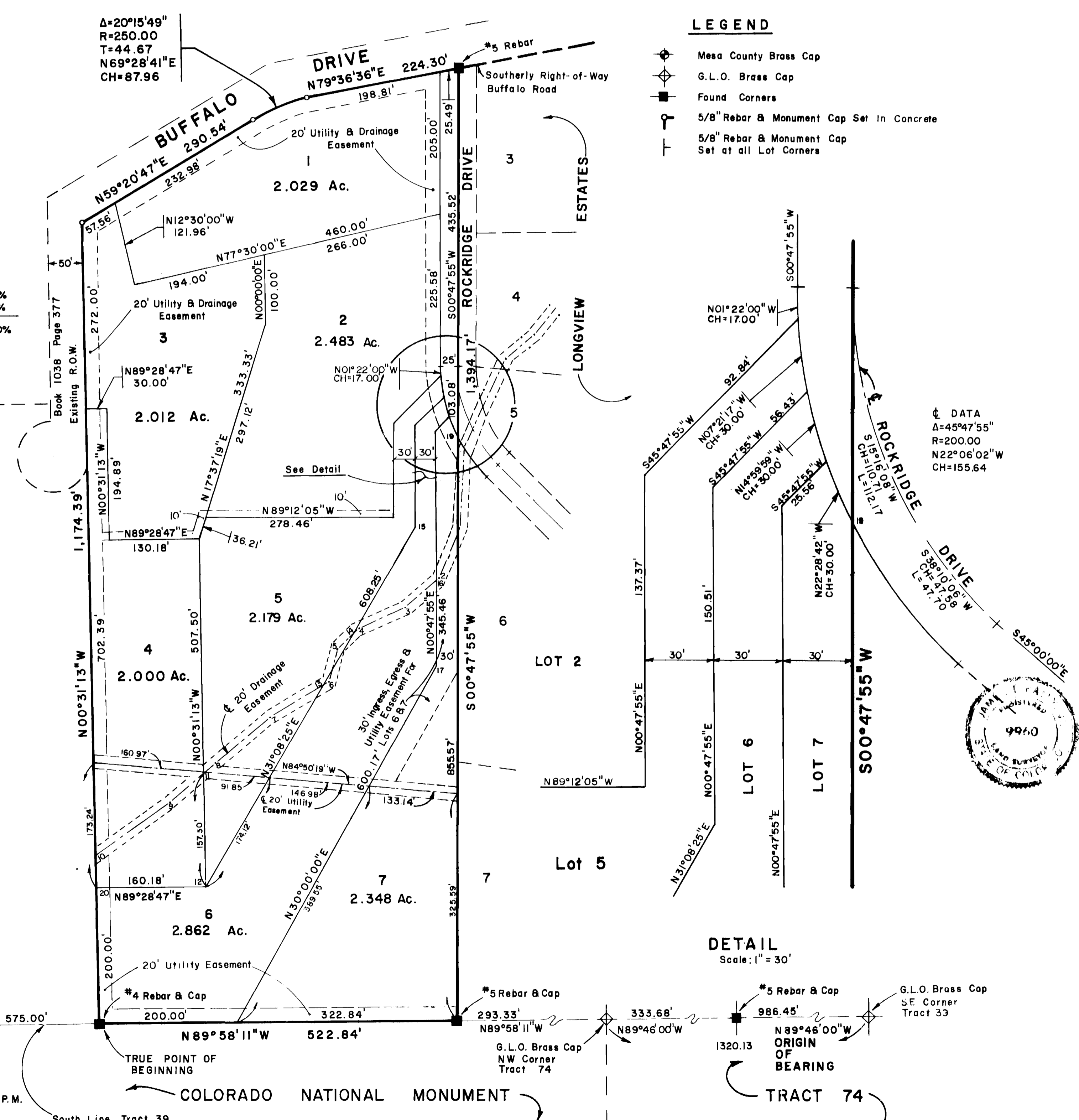
AREA QUANTITIES

Total Acres in Lots	15.913 Ac. or 98.22%
Total Acres in Roads	0.289 Ac. or 1.78%
Total Acres	16.202 Ac. or 100.00%

$\Delta=20^{\circ}15'49''$
 $R=250.00$
 $T=44.67$
 $N69^{\circ}28'41''E$
 $CH=87.96$

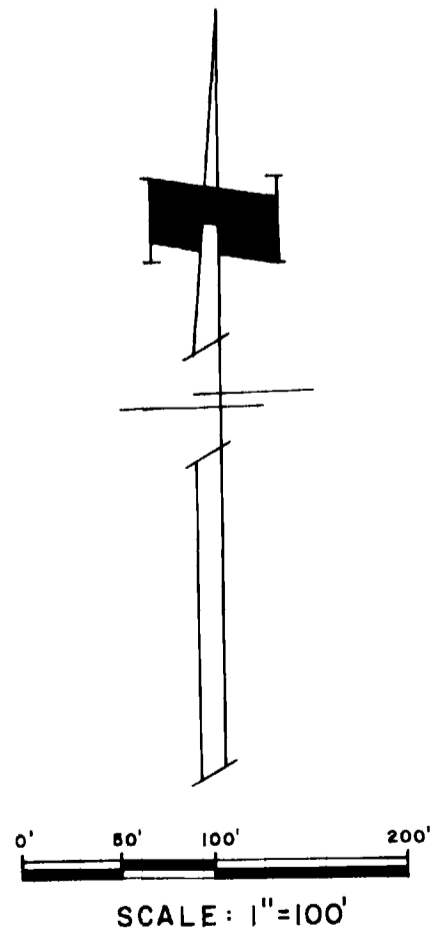
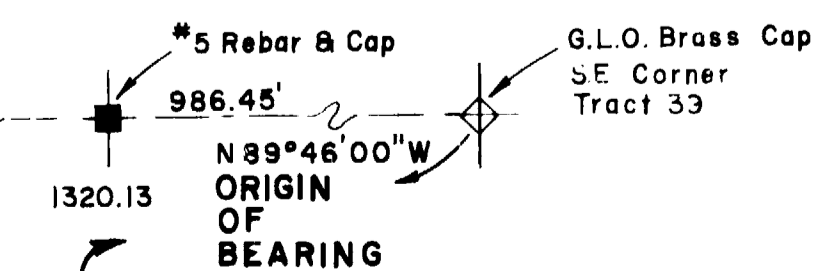
LEGEND

- Mesa County Brass Cap
- G.L.O. Brass Cap
- Found Corners
-
-



DETAIL

Scale: 1" = 30'



SW Corner
 Tract 39
 T11 S, R101 W, 6th P.M.
 G.L.O. Brass Cap

TRUE POINT OF BEGINNING

COLORADO NATIONAL MONUMENT

TRACT 74

ROCKRIDGE ESTATES — FILING NO. ONE
ROBERT P. GERLOFS
 Engineering Consultants 552 MAIN ST. GRAND JCT. COLO., 81501, PHONE 243-8968
 APR. 1976