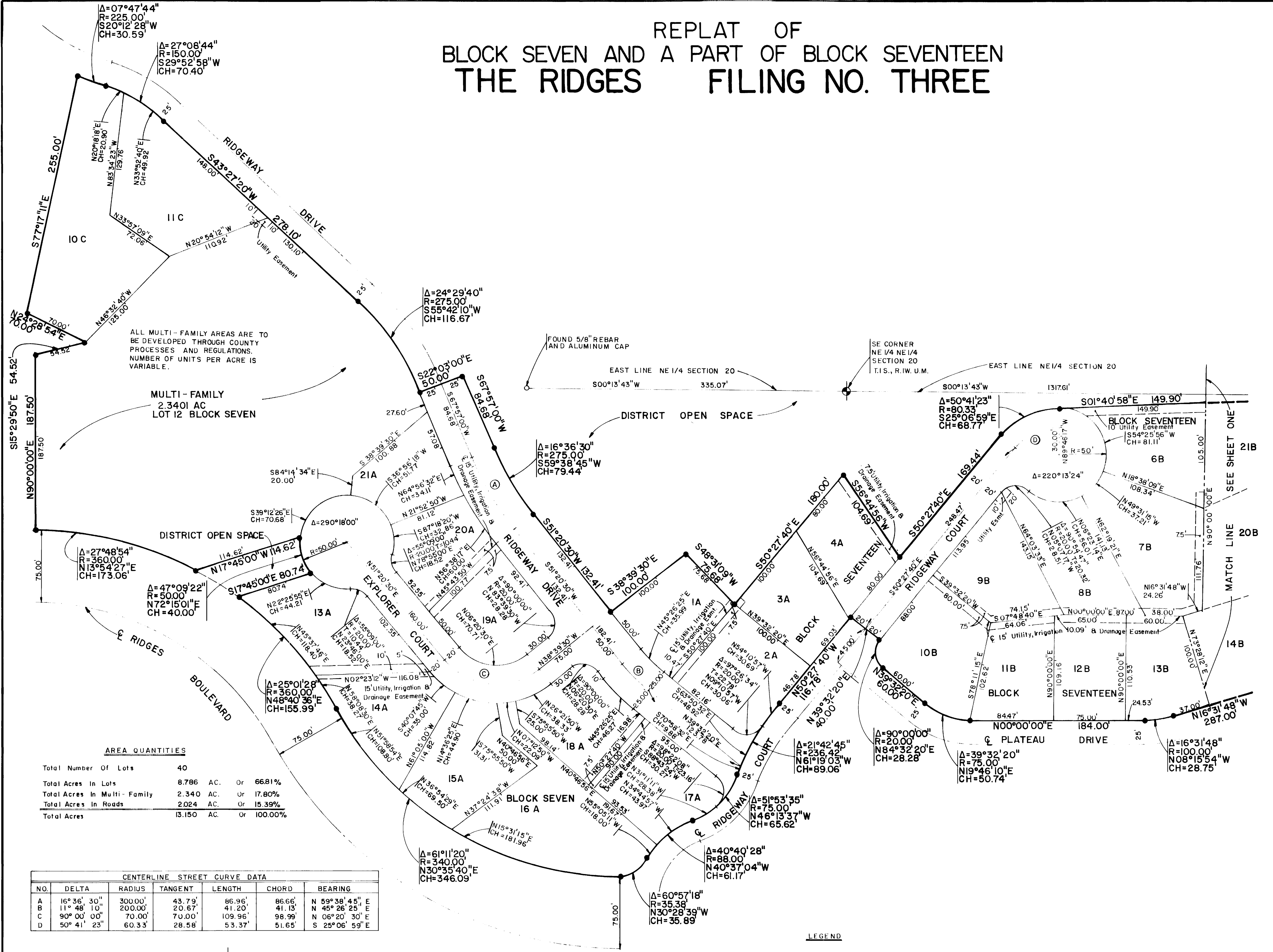


# REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN THE RIDGES FILING NO. THREE



ALL MULTI-FAMILY AREAS ARE TO BE DEVELOPED THROUGH COUNTY PROCESSES AND REGULATIONS. NUMBER OF UNITS PER ACRE IS VARIABLE.

MULTI-FAMILY  
2.3401 AC  
LOT 12 BLOCK SEVEN

DISTRICT OPEN SPACE

DISTRICT OPEN SPACE

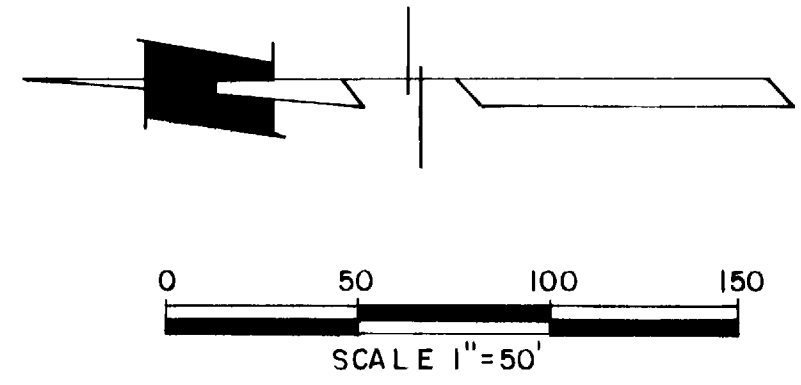
DISTRICT OPEN SPACE

### AREA QUANTITIES

Total Number of Lots	40		
Total Acres In Lots	8.786 AC.	Or	66.81%
Total Acres In Multi-Family	2.340 AC.	Or	17.80%
Total Acres In Roads	2.024 AC.	Or	15.39%
Total Acres	13.150 AC.	Or	100.00%

### CENTERLINE STREET CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	16° 36' 30"	300.00'	43.79'	86.96'	86.66'	N 59° 38' 45" E
B	11° 48' 10"	200.00'	20.67'	41.20'	41.13'	N 45° 26' 25" E
C	90° 00' 00"	70.00'	70.00'	109.96'	98.99'	N 06° 20' 30" E
D	50° 41' 23"	60.33'	28.58'	53.37'	51.65'	S 25° 06' 59" E



### LEGEND

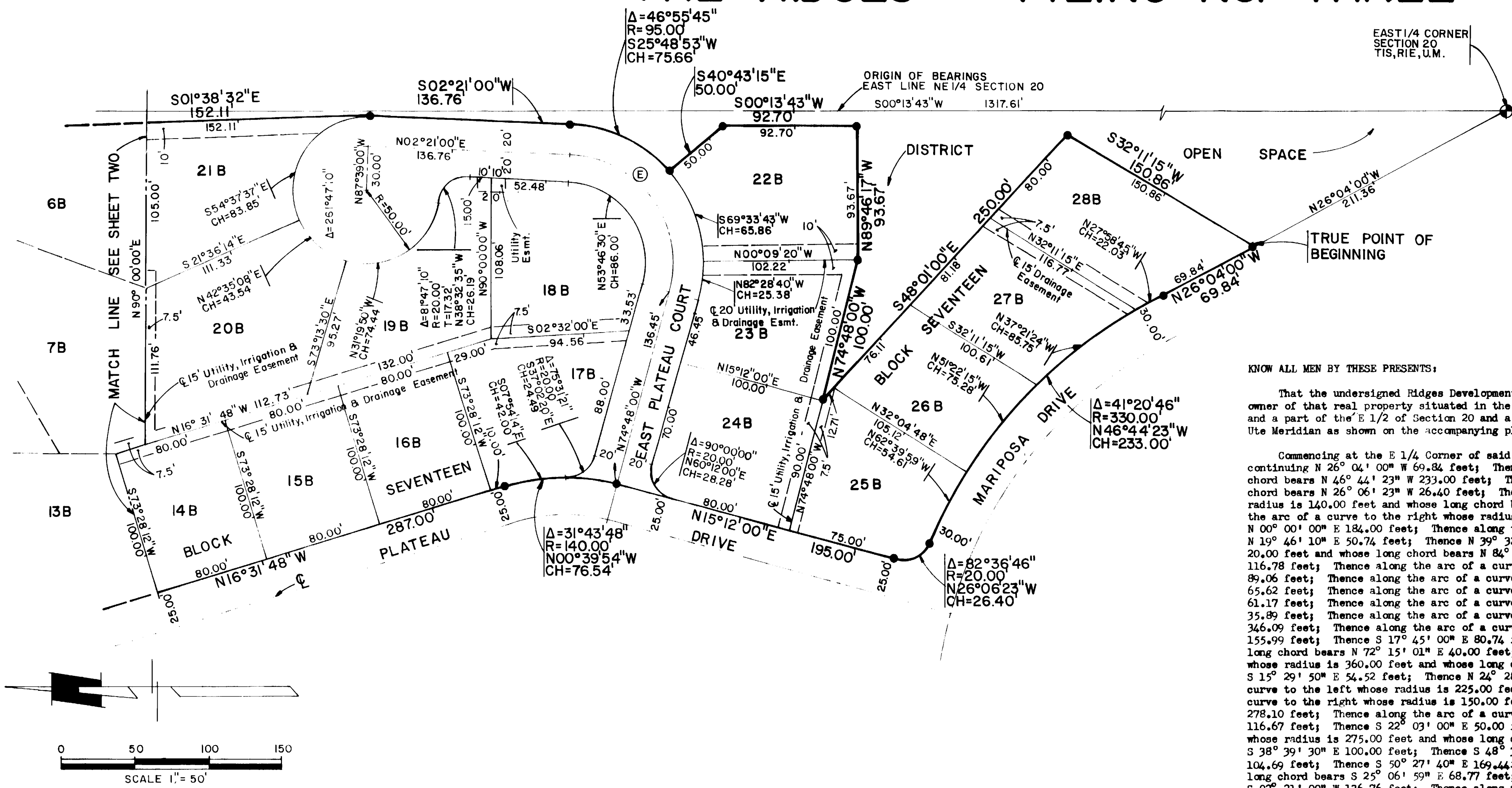
- NOTE:
- ① USES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED, NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE.
  - ② A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap
  - ⊙ A 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates 5/8" Rebar And Monument Cap Found
  - Indicates Match Line

SHEET 2 OF 2 Pg 181

REPLAT OF BLOCK SEVEN  
AND A PART OF BLOCK SEVENTEEN  
THE RIDGES FILING NO. THREE

PARAGON ENGINEERING, INC.

# REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN THE RIDGES FILING NO. THREE



CENTERLINE STREET CURVE DATA						
NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
E	102° 51' 00"	75.00'	94.04'	134.63'	117.27'	S 53° 46' 30" W

- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap
  - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
  - Indicates Match Line

**NOTE:**

① USES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED, NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE.

② A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.

③ ALL LOTS ON THIS SHEET 1 OF 2 ARE THE SAME AS THE ORIGINAL PLAT OF THE RIDGES FILING NO. THREE.

By: Bill Boman  
Mesa County Road Department

**COUNTY PLANNING COMMISSION CERTIFICATE**  
Approved this 23 day of April A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

H. L. Ballant  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
Approved this 30th day of May A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Mafina Albera  
Chairman

**SURVEYORS CERTIFICATE**  
I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat of Blocks Seven and a part of Block Seventeen, The Ridges Filing No. Three, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

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



Date: 4-25-79

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ridges Development Corp., William E. Foster, President, Warren E. Gardner, Secretary/Treasurer, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 SW 1/4 of Section 16 and a part of the E 1/2 of Section 20 and a part of the NW 1/4 NW 1/4 of Section 21, all in Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the E 1/4 Corner of said Section 20; Thence N 26° 04' 00" W 211.36 feet to the TRUE POINT OF BEGINNING; Thence continuing N 26° 04' 00" W 69.84 feet; Thence along the arc of a curve to the left whose radius is 390.00 feet and whose long chord bears N 46° 44' 23" W 233.00 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 26° 06' 23" W 26.40 feet; Thence N 15° 12' 00" E 195.00 feet; Thence along the arc of a curve to the left whose radius is 140.00 feet and whose long chord bears N 00° 39' 54" W 76.54 feet; Thence N 16° 31' 48" W 287.00 feet; Thence along the arc of a curve to the right whose radius is 100.00 feet and whose long chord bears N 08° 15' 54" W 28.75 feet; Thence N 00° 00' 00" E 184.00 feet; Thence along the arc of a curve to the right whose radius is 75.00 feet and whose long chord bears N 19° 46' 10" E 50.74 feet; Thence N 39° 32' 20" E 60.00 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 84° 32' 20" E 28.28 feet; Thence N 39° 32' 20" E 40.00 feet; Thence N 50° 27' 40" W 116.78 feet; Thence along the arc of a curve to the left whose radius is 236.42 feet and whose long chord bears N 61° 19' 03" W 89.06 feet; Thence along the arc of a curve to the right whose radius is 75.00 feet and whose long chord bears N 46° 13' 37" W 65.62 feet; Thence along the arc of a curve to the left whose radius is 88.00 feet and whose long chord bears N 40° 37' 04" W 61.17 feet; Thence along the arc of a curve to the right whose radius is 35.38 feet and whose long chord bears N 30° 28' 39" W 35.89 feet; Thence along the arc of a curve to the right whose radius is 340.00 feet and whose long chord bears N 30° 35' 40" E 346.09 feet; Thence along the arc of a curve to the left whose radius is 360.00 feet and whose long chord bears N 48° 40' 36" E 155.99 feet; Thence S 17° 45' 00" E 80.74 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N 72° 15' 01" E 40.00 feet; Thence N 17° 45' 00" W 114.62 feet; Thence along the arc of a curve to the left whose radius is 360.00 feet and whose long chord bears N 13° 54' 27" E 173.06 feet; Thence N 90° 00' 00" E 187.50 feet; Thence S 15° 29' 50" E 54.52 feet; Thence N 24° 28' 54" E 70.00 feet; Thence S 77° 17' 11" E 255.00 feet; Thence along the arc of a curve to the left whose radius is 225.00 feet and whose long chord bears S 29° 12' 28" W 30.59 feet; Thence along the arc of a curve to the right whose radius is 150.00 feet and whose long chord bears S 20° 52' 58" W 70.40 feet; Thence S 43° 27' 20" W 278.10 feet; Thence along the arc of a curve to the right whose radius is 275.00 feet and whose long chord bears S 55° 42' 10" W 116.67 feet; Thence S 22° 03' 00" E 50.00 feet; Thence S 67° 57' 00" W 84.68 feet; Thence along the arc of a curve to the left whose radius is 275.00 feet and whose long chord bears S 59° 38' 45" W 79.44 feet; Thence S 51° 20' 30" W 132.41 feet; Thence S 38° 39' 30" E 100.00 feet; Thence S 48° 31' 09" W 75.68 feet; Thence S 50° 27' 40" E 180.00 feet; Thence S 56° 44' 56" W 104.69 feet; Thence S 50° 27' 40" E 169.44 feet; Thence along the arc of a curve to the right whose radius is 80.33 feet and whose long chord bears S 25° 06' 59" E 68.77 feet; Thence S 01° 40' 58" E 149.90 feet; Thence S 01° 38' 32" E 152.11 feet; Thence S 02° 21' 00" W 136.76 feet; Thence along the arc of a curve to the right whose radius is 95.00 feet and whose long chord bears S 25° 48' 53" W 75.66 feet; Thence S 40° 43' 15" E 50.00 feet; Thence S 00° 13' 43" W 92.70 feet; Thence N 89° 46' 17" W 93.67 feet; Thence N 74° 48' 00" W 100.00 feet; Thence S 48° 01' 00" E 250.00 feet; Thence S 32° 11' 15" W 150.86 feet to the TRUE POINT OF BEGINNING, containing 13.150 acres.

That said owner has caused the said real property to be laid out and surveyed as Replat of Block Seven and a part of Block Seventeen, The Ridges Filing No. Three, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 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, maintenance and replacement of such lines. said easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 23rd day of April A.D., 1979.

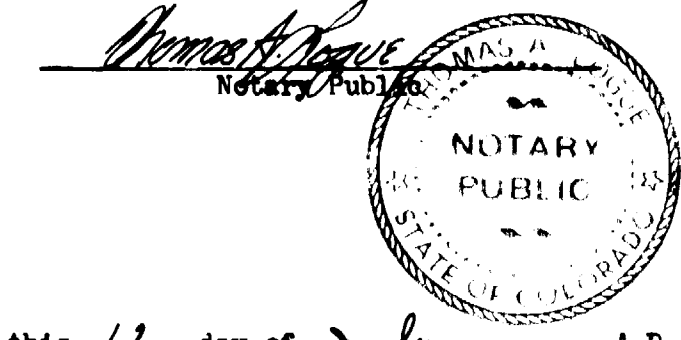
William E. Foster  
William E. Foster, President  
Ridges Development Corp.

Warren E. Gardner  
Warren E. Gardner, Secretary/Treasurer  
Ridges Development Corp.

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 23rd day of April A.D., 1979 by William E. Foster, President and Warren E. Gardner, Secretary/Treasurer of Ridges Development Corporation.

My commission expires: Aug 9th 1981 Witness my hand and official seal.



**CLERK AND RECORDERS CERTIFICATE**  
STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

I hereby certify that this instrument was filed in my office at 10:57 o'clock A.M. this 12 day of July A.D. 1979 and is duly recorded in Plat Book No. 12, Page 180-181. Rec # 1196899

Earl Sawyer  
Earl Sawyer  
Clerk and Recorder

Deputy

Fees: \$20.00