ENTRADA TOWNHOUSES

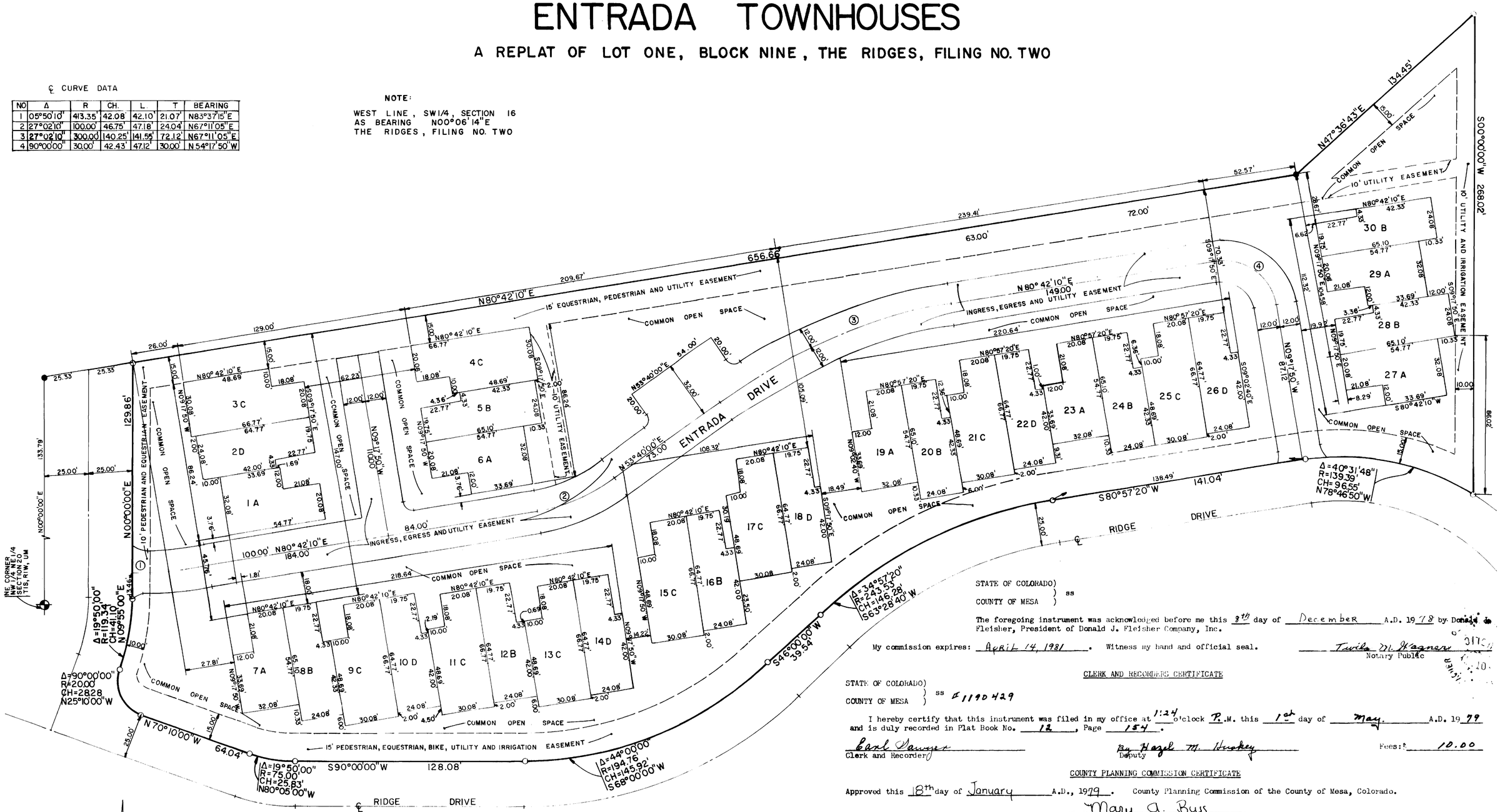
A REPLAT OF LOT ONE, BLOCK NINE, THE RIDGES, FILING NO. TWO

℄ CURVE DATA

NO	Δ	R	CH.	L.	T	BEARING
1	05°50'10"	413.35'	42.08'	42.10'	21.07'	N83°37'15"E
2	27°02'10"	100.00'	46.75'	47.18'	24.04'	N67°11'05"E
3	27°02'10"	300.00'	140.25'	141.55'	72.12'	N67°11'05"E
4	90°00'00"	30.00'	42.43'	47.12'	30.00'	N 54°17'50"W

NOTE:

WEST LINE, SW1/4, SECTION 16 AS BEARING N00°06'14"E THE RIDGES, FILING NO. TWO



0 30 60 120

SCALE 1"=30'

LEGEND

- Indicates Mesa County Brass Cap
- ● Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ○ Indicates 5/8" Rebar And Monument Cap And Boundary Control For Existing Lot 1, Block 9, The Ridge Filing Two.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Entrada Townhouses Ltd., a Colorado Partnership, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 SE 1/4 of Section 17 and the NE 1/4 NE 1/4 of Section 20, all in Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Lot One, Block Nine of the Ridges Filing No. Two.

That said owner has caused the said real property to be laid out and surveyed as Entrada Townhouses, a replat of Lot One, Block Nine, The Ridges Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as pedestrian, equestrian, bike, utility and irrigation 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the property within said Lot One, Block Nine for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as private open space are dedicated to the owners of the property within said Lot One, Block Nine for recreational and esthetic purposes as determined appropriate by said owners.

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 8th day of December A.D. 1978.

Entrada Townhouses Ltd., a Colorado Partnership

Donald J. Fleisher, Pres.
General Partner - Donald J. Fleisher Company, Inc.
Donald J. Fleisher, President

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of December A.D. 1978 by Donald J. Fleisher, President of Donald J. Fleisher Company, Inc.

My commission expires: April 14, 1981. Witness my hand and official seal.

Twila M. Wagner
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA) ℄ 1190429

I hereby certify that this instrument was filed in my office at 1:24 o'clock P.M. this 1st day of May A.D. 1979 and is duly recorded in Plat Book No. 12, Page 154.

Earl Sawyer
Clerk and Recorder

By Hazel M. Hookey
Deputy

Fees: $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of January A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of January A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Maxine Albers
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Entrada Townhouses, a Replat of Lot One, Block Nine, The Ridges Filing No. Two, 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

By: Bill Bonson
Mesa County Road Department

Date: 1-31-79

ENTRADA TOWNHOUSES

PARAGON ENGINEERING INC

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