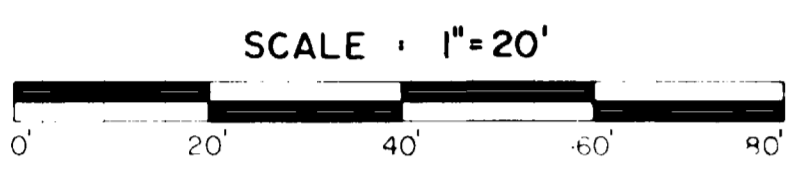
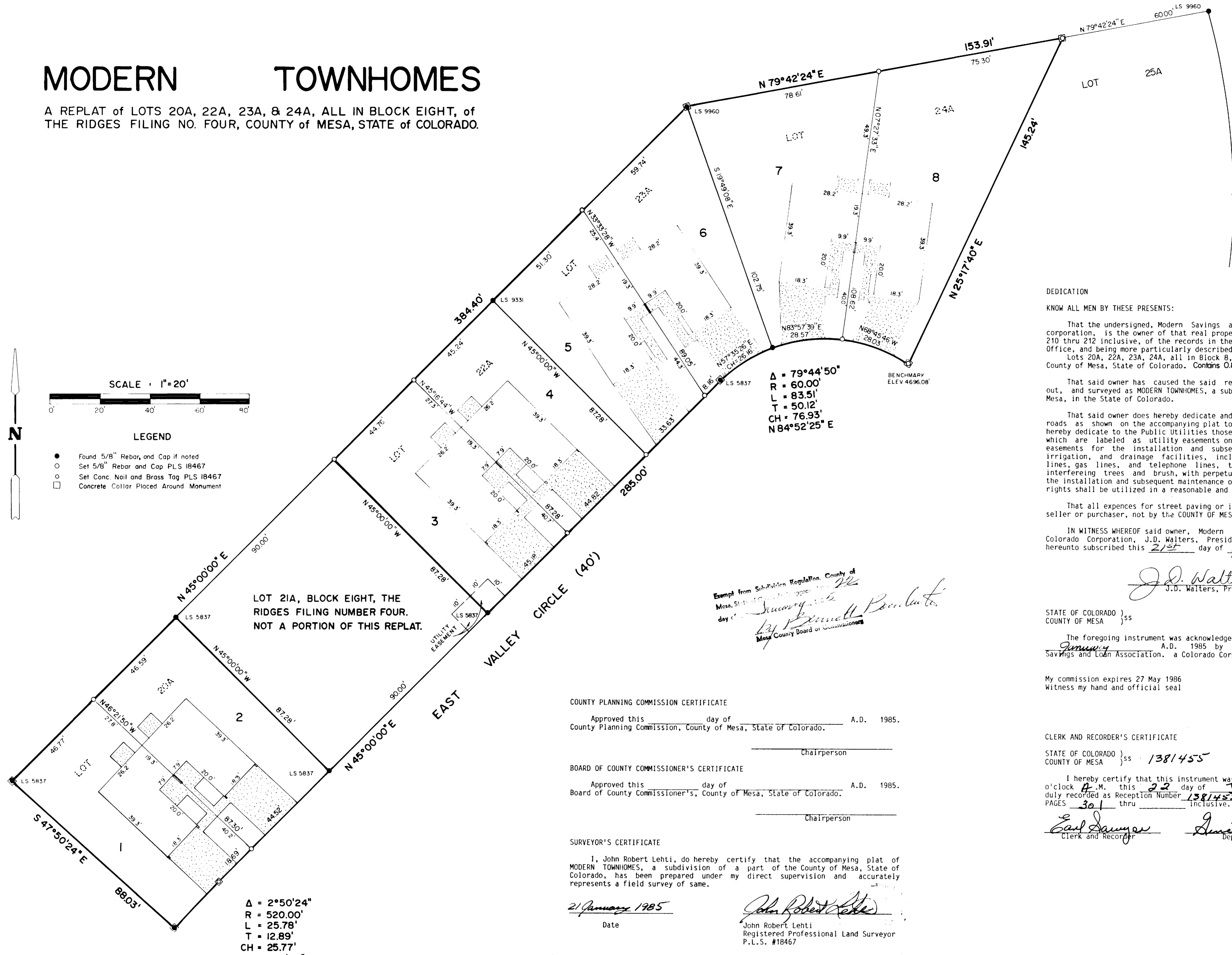


MODERN TOWNHOMES

A REPLAT of LOTS 20A, 22A, 23A, & 24A, ALL IN BLOCK EIGHT, of THE RIDGES FILING NO. FOUR, COUNTY of MESA, STATE of COLORADO.



- LEGEND**
- Found 5/8" Rebar, and Cap if noted
 - Set 5/8" Rebar and Cap PLS 18467
 - Set Conc. Nail and Brass Tag PLS 18467
 - Concrete Collar Placed Around Monument

$\Delta = 2^{\circ}50'24''$
 $R = 520.00'$
 $L = 25.78'$
 $T = 12.89'$
 $CH = 25.77'$
 $N 43^{\circ}34'48'' E$

$\Delta = 79^{\circ}44'50''$
 $R = 60.00'$
 $L = 83.51'$
 $T = 50.12'$
 $CH = 76.93'$
 $N 84^{\circ}52'25'' E$

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Modern Savings and Loan Association, a Colorado corporation, is the owner of that real property described in Book 1490 at Pages 210 thru 212 inclusive, of the records in the Mesa County Clerk and Recorder's Office, and being more particularly described as follows:
 Lots 20A, 22A, 23A, 24A, all in Block 8, of The Ridges Filing No. Four, County of Mesa, State of Colorado. Contains 0.81 acres more or less.

That said owner has caused the said real property to be replated, laid out, and surveyed as MODERN TOWNHOMES, a subdivision of a part of the County of Mesa, in the State of 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 the said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be born by the seller or purchaser, not by the COUNTY OF MESA.

IN WITNESS WHEREOF said owner, Modern Savings and Loan Association, a Colorado Corporation, J.D. Walters, President, has caused his name to be hereunto subscribed this 21st day of January A.D. 1985.

J.D. Walters
 J.D. Walters, President

STATE OF COLORADO)
 COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 21 day of January A.D. 1985 by J.D. Walters, President of Modern Savings and Loan Association, a Colorado Corporation.

My commission expires 27 May 1986
 Witness my hand and official seal

Cecil D. Caster
 Cecil D. Caster, Notary Public
 923 North 12th Street Suite #5
 Grand Junction, Colorado 81501



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)ss 1381455 Y-3

I hereby certify that this instrument was filed in my office at 9:18 o'clock A.M. this 22 day of January A.D. 1985 and is duly recorded as Reception Number 1581455 in PLAT BOOK 13 at PAGES 301 thru 301 inclusive.

Earl Sawyer Clerk and Recorder \$10.00 Fees
Amie French Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____ A.D. 1985.
 County Planning Commission, County of Mesa, State of Colorado.

 Chairperson

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this _____ day of _____ A.D. 1985.
 Board of County Commissioners, County of Mesa, State of Colorado.

 Chairperson

SURVEYOR'S CERTIFICATE

I, John Robert Lehti, do hereby certify that the accompanying plat of MODERN TOWNHOMES, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a field survey of same.

21 January 1985
 Date

John Robert Lehti
 John Robert Lehti
 Registered Professional Land Surveyor
 P.L.S. #18467

UTILITIES COORDINATING COMMITTEE

 Date _____ Chairperson _____

NOTES:

This plat is subject to all covenants and restrictions recorded for The Ridges Filing No. Four and all covenants and restrictions to which The Ridges Filing No. Four is subject. Necessary interpretations will be made by the Ridges Metropolitan District or the Architectural Control Committee.
 This plat is subject to a 5' irrigation and or water easement as stated on the recorded plat of The Ridges Filing No. Four along those lines as indicated by the said recorded plat.
 Covenants for The Ridges Filing No. Four recorded in Book 1188 at Page 539, Book 1236 at Page 846, and Book 1249 at Page 304 in the Mesa County Clerk and Recorder's Office.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

Monument Surveying Co.
 923 North 12th Street, #5
 Grand Junction, CO 81501

241-1273 22 January 1985
 Prepared For
Modern Savings & Loan

ALWAYS THINK SAFETY

MODERN TOWNHOMES

DESIGNED _____ FIELD APPROVAL _____
 DRAWN _____ TECHNICAL APPROVAL _____
 CHECKED _____ APPROVED _____

SUB 85-2