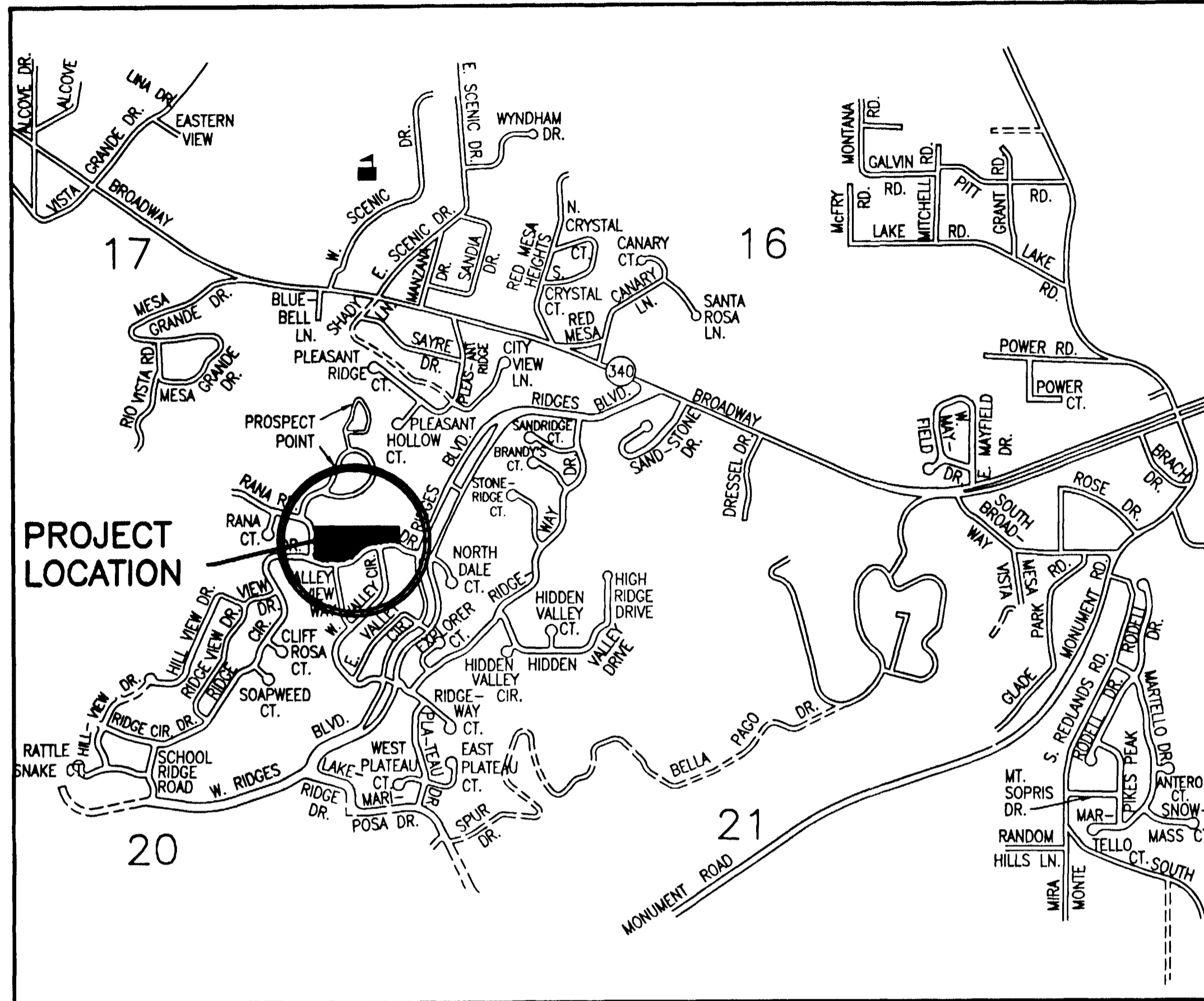


DEDICATION

RIDGE PARK



LIENHOLDERS

FOR LOTS 1 THRU 21:
Developer states that there are no
lienholders of record.

FOR LOT 22:
The purchaser of Lot 22, Maxine Buchholtz, has
signed a ratification of plat for Ridge Park
which is recorded at Book _____ Page _____
of the Mesa County real records, Grand Junction,
Colorado.

The lienholder for Lot 22 is Chase Manhattan
Mortgage Corporation. Chase Manhattan has signed
an acceptance sheet for the replat to Ridge Park
which is recorded at Book _____ Page _____
of the Mesa County real records, Grand Junction,
Colorado.

KNOW ALL MEN BY THESE PRESENTS:

Entrada Townhouses, LTD. is the owner of a parcel of land being that tract of land described at Plat Book 15,
Page 356 THRU 359 (ENTRADA Townhouses II),
Mesa County Records, and the perimeter being more particularly described, as a result of survey, by
the following:

Commencing at a Mesa County Survey Marker for the S.W. Corner of the SE1/4SE1/4 of Section 17, Township One South, Range One West
of the Uta Meridian, from whence a Mesa County Survey Marker for the S.E. Corner of said Section 17 bears
S89°50'27"E 1297.34 feet; thence N00°00'00"E 133.79 feet; thence N80°42'10"E 50.86 feet to the N.W. Corner of said
Entrada Townhouses and the point of beginning; thence N80°42'10"E 656.66 feet; thence N47°14'43"E 134.45 feet; thence
S00°00'00"W 268.02 feet; thence 98.59 feet on the arc of a 139.39 foot radius curve to the left (the central angle of which
is 40°31'34" and the chord of which bears N78°46'53"W 98.55 feet); thence S80°57'20"W 141.04 feet; thence 148.57 feet on
the arc of a 243.53 foot radius curve to the left (the central angle of which is 34°57'20" and the chord of which bears
S83°28'40"W 148.28 feet); thence S48°00'00"W 39.54 feet; thence 149.57 feet on the arc of a 194.78 foot radius curve to the
right (the central angle of which is 44°00'00" and the chord of which bears S68°00'00"W 145.92 feet); thence S90°00'00"W
128.08 feet; thence 25.98 feet on the arc of a 75.00 foot radius curve to the right (the central angle of which is
19°50'00" and the chord of which bears N80°05'00"W 25.83 feet); thence N70°10'00"W 64.04 feet; thence 31.42 feet on the
arc of a 20.00 foot radius curve to the right (the central angle of which is 90°00'00" and the chord of which bears
N25°10'00"W 28.28 feet); thence 41.31 feet on the arc of a 119.34 foot radius curve to the left (the central angle of which
is 19°50'00" and the chord of which bears N09°55'00"E 41.11 feet); thence N00°00'00"E 129.86 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as RIDGE PARK,
a subdivision of a part of the County of Mesa.

That said owner does hereby dedicate and set apart real property as shown and labeled on the
accompanying plat as follows:

All Common Open Space, all areas that are not Townhome Lots, are Multi-Purpose Easements.

All Drainage Easements to the City of Grand Junction as perpetual easements for existing channels
for the conveyance of runoff water which originate within the area hereby platted
and upstream areas, through natural or man-made facilities above or below ground;

All Multi-Purpose Easements to the City of Grand Junction for the use of the 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 Common Open Space to the owners (Property/Homeowners Association) of the lots and tracts hereby
platted for common usage and enjoyment, and for connection of all necessary utilities;

All private roads as private roads to the Entrada Townhouses II Homeowner's
Association Inc., for ingress and egress purposes for the use by said homeowners, their
guests, and invitees, and also for utility easements for use by the public services, and
public utilities, including but not limited to; postal service, trash collection, fire, police,
and emergency vehicles, utility providers, including but not limited to the City
of Grand Junction.

All private roads for the ingress/egress of the general public for access to the pedestrian/bikepath system.

All Pedestrian/Bike path easements to the owners (Property/Homeowner's Association) for use and enjoyment of the
the general public for bicycling and walking.

All easements include the right of ingress and egress on, along, over, under, 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 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.

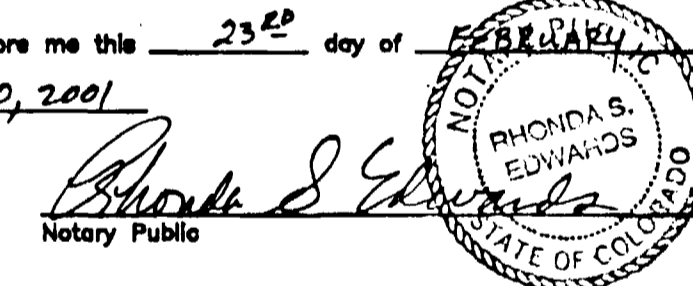
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this
23rd day of FEBRUARY, A.D., 1998.

[Signature]
Entrada Townhouses, LTD.

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 23rd day of FEBRUARY, A.D., 1998.

My commission expires: September 20, 2001

WITNESS MY HAND AND OFFICIAL SEAL.



Covenants, conditions and restrictions recorded at Book 2342 Pg 741-746 Mesa County Records.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)

COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 5:19 o'clock P.M.,
this 24th day of Feb, A.D., 1998, and is duly recorded as Replat
Number 1833742 in Plat Book 16, Page 92 through 95
inclusive.

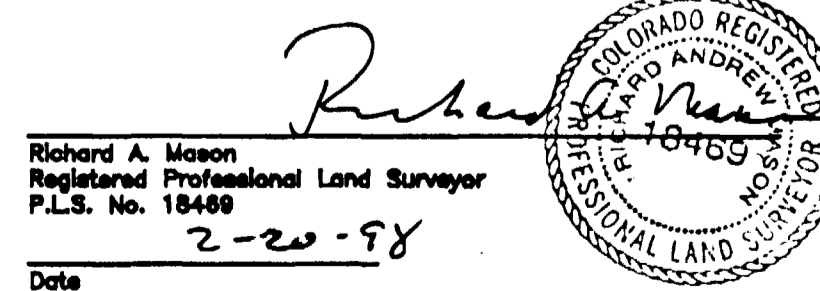
Clerk and Recorder Deputy Fees
Covenants, Conditions and Restrictions recorded in Book 2342, Page 741 thru 746

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 24th day of February, A.D. 1998.
[Signature] Mayor
[Signature] City Manager

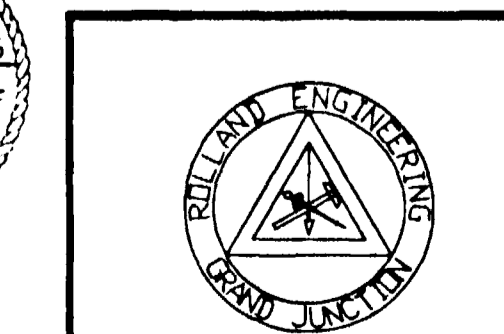
SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK,
a subdivision of a part of the 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.



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

Date 2-20-98



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

E:\ENTRADA\REPLAT\RPREPLAT.DWG			
RIDGE PARK			
in the SE1/4 SEC. 17 & NE1/4 SEC.20 T1S 1R1W UM, GRAND JUNCTION, CO			
Designed RAM	Checked RAM	Plot p1.plt	Sheet 1
Drawn TAB	Date 8-28-98	Rev RV:2/20/98	DF 4

GENERAL NOTES

1. Basis of Bearing is N 89°50'27" W 1297.34 feet between Mesa County Survey Markers for the S.E. Corner of Section 17 and the S.W. Corner of the SE1/4SE1/4 of Sec. 17, as shown by the plat of "THE RIDGES, FILING NO. SIX", recorded at Plat Book 12, Page 386 of the Mesa County real property records.
2. Elevations are based upon a City Benchmark established at the S.E. Corner of Section 17 with an elevation of 4685.91.
3. All easements are Multi-Purpose Easements unless otherwise noted.
4. All areas that are not Lots or Specific Easements are considered Common Open Space. Common Open Space areas, including private roads, are considered multi-purpose easements.
5. Maintenance and operation of Common Tracts and Outlets is the responsibility of the Homeowners Association.
6. Private roads for the ingress/egress of the general public to allow access to the pedestrian/bikepath system.
7. No monuments have been set at lot corners.

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.

INDEX OF SHEETS

- Sheet 1 - Vicinity Map and Dedication
- Sheet 2 - Overall Exterior and Site Layout
- Sheet 3 - Lots 10 thru 22
- Sheet 4 - Lots 1 thru 9

LEGEND

- ⊕ - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR AS NOTED
- ⊙ - FOUND 5/8" REBAR IN CONC.-L.S. 18469
- - BUILDING LOT BOUNDARY

AREA SUMMARY

AREA IN LOTS - 22 LOTS	1.07 Acres	30%
COMMON AREA	1.93 Acres	54%
AREA IN PRIVATE ROAD	0.59 Acres	16%
TOTAL AREA	3.59 Acres	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.

PED/BIKE EASEMENT CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	10.00'	7.07'	6.92'	S 14°51'28" E	40°30'51"	3.69'
EC2	22.00'	15.56'	15.23'	S 14°51'28" E	40°30'51"	8.12'
EC3	18.00'	10.53'	10.38'	S 33°00'00" E	33°00'00"	5.42'
EC4	18.00'	3.45'	3.44'	N 29°37'49" W	10°58'08"	1.73'

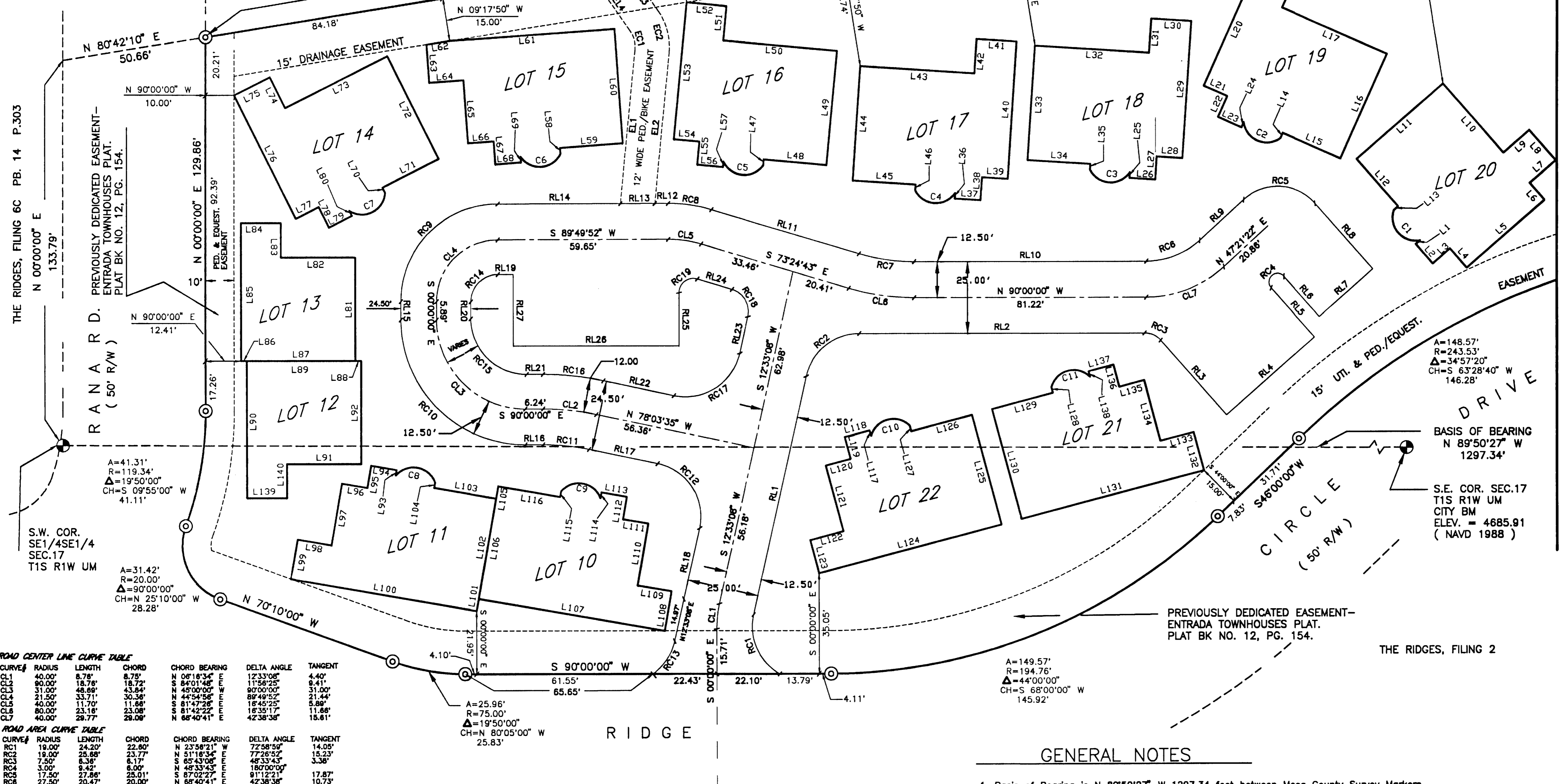
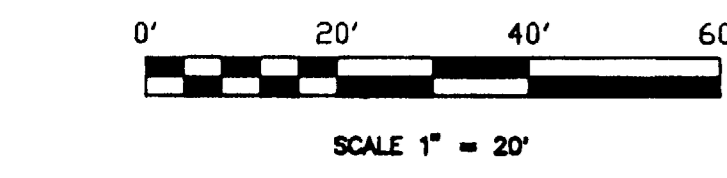
RIDGE PARK

LOT LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 48°54'26" W	2.00'
L2	S 41°05'34" E	9.00'
L3	N 48°54'26" E	8.00'
L4	N 41°05'34" W	9.00'
L5	S 48°54'26" W	36.00'
L6	N 41°05'34" W	7.83'
L7	S 48°54'26" W	12.00'
L8	S 41°05'34" E	14.00'
L9	S 48°54'26" W	12.00'
L10	S 41°05'34" E	38.17'
L11	N 48°54'26" E	40.00'
L12	N 41°05'34" W	22.00'
L13	S 48°54'26" W	2.00'
L14	N 23°53'01" E	8.00'
L15	N 66°06'59" W	22.00'
L16	S 23°53'01" W	40.00'
L17	S 02°41'03" E	42.00'
L18	S 23°53'01" W	12.00'
L19	S 66°06'59" E	14.00'
L20	N 23°53'01" E	48.00'
L21	S 66°06'59" W	9.00'
L22	S 23°53'01" E	8.00'
L23	N 66°06'59" W	9.00'
L24	S 23°53'01" E	2.00'
L25	S 02°41'03" E	12.00'
L26	S 86°18'57" E	9.00'
L27	N 03°41'03" E	8.00'
L28	N 86°18'57" W	9.00'
L29	S 03°41'03" E	48.00'
L30	S 86°18'57" W	14.00'
L31	S 03°41'03" W	12.00'
L32	S 86°18'57" E	40.00'
L33	N 03°41'03" E	42.00'
L34	N 86°18'57" W	22.00'
L35	S 03°41'03" E	2.00'
L36	S 03°41'03" E	2.00'
L37	S 86°18'57" W	9.00'
L38	N 03°41'03" E	8.00'
L39	S 86°18'57" E	9.00'
L40	S 03°41'03" E	48.00'
L41	S 86°18'57" W	48.00'
L42	N 03°41'03" E	12.00'
L43	S 86°18'57" E	40.00'
L44	N 03°41'03" E	48.00'
L45	S 86°18'57" W	14.00'
L46	S 03°41'03" E	2.00'
L47	N 05°17'47" E	8.00'
L48	N 84°48'13" E	14.00'
L49	S 05°17'47" W	40.00'
L50	S 84°48'13" E	40.00'
L51	N 05°17'47" E	12.00'
L52	S 84°48'13" E	14.00'
L53	N 05°17'47" W	40.00'
L54	S 84°48'13" E	40.00'
L55	N 05°17'47" E	8.00'
L56	N 84°48'13" E	9.00'
L57	S 05°17'47" W	2.00'
L58	N 84°48'13" E	2.00'
L59	S 84°48'13" E	22.00'
L60	S 04°13'58" E	40.00'
L61	N 85°46'02" E	57.77'
L62	N 04°13'58" W	12.00'
L63	N 04°13'58" W	13.27'
L64	S 85°46'02" W	12.00'
L65	N 04°13'58" E	22.00'
L66	S 85°46'02" W	9.00'
L67	N 04°13'58" W	8.00'
L68	S 85°46'02" W	9.00'
L69	S 04°13'58" E	40.00'
L70	N 85°46'02" E	9.00'
L71	S 63°13'53" W	22.00'
L72	N 26°46'07" W	40.00'
L73	S 63°13'53" E	40.00'
L74	N 26°46'07" W	12.00'
L75	S 63°13'53" W	14.00'
L76	N 26°46'07" W	48.00'
L77	S 63°13'53" E	9.00'
L78	N 26°46'07" W	9.00'
L79	S 63°13'53" E	9.00'
L80	S 26°46'07" E	2.00'
L81	N 00°00'00" E	36.00'
L82	N 90°00'00" W	12.00'
L83	N 90°00'00" E	14.00'
L84	N 90°00'00" E	14.00'
L85	N 90°00'00" E	48.00'
L86	N 90°00'00" W	36.00'
L87	N 90°00'00" W	38.00'
L88	N 90°00'00" W	2.00'
L89	S 90°00'00" E	36.00'
L90	N 90°00'00" W	26.00'
L91	N 90°00'00" W	26.00'
L92	S 00°00'00" E	36.00'
L93	N 09°48'47" E	2.00'
L94	N 14°50'29" E	2.00'
L95	N 09°48'47" E	8.00'
L96	N 80°11'13" W	9.00'
L97	N 09°48'47" E	22.00'
L98	S 80°11'13" W	12.00'
L99	N 09°48'47" E	4.00'
L100	S 80°11'13" E	66.00'
L101	N 09°48'47" E	4.37'
L102	S 09°48'47" W	38.63'
L103	N 80°11'13" W	22.00'
L104	S 09°48'47" E	2.00'
L105	N 09°48'47" E	4.37'
L106	S 09°48'47" W	38.63'
L107	N 80°11'13" W	66.00'
L108	N 09°48'47" E	14.00'
L109	S 80°11'13" E	12.00'
L110	N 09°48'47" E	2.00'
L111	S 80°11'13" W	9.00'
L112	N 09°48'47" E	8.00'
L113	N 80°11'13" W	9.00'
L114	N 09°48'47" E	2.00'
L115	N 09°48'47" E	2.00'
L116	S 80°11'13" E	22.00'
L117	N 14°50'29" E	2.00'
L118	N 73°09'31" E	9.00'
L119	N 14°50'29" E	8.00'
L120	S 73°09'31" W	9.00'
L121	N 73°09'31" E	22.00'
L122	N 14°50'29" E	12.33'
L123	N 14°50'29" E	12.33'
L124	S 73°09'31" W	66.00'
L125	N 14°50'29" E	40.00'
L126	N 73°09'31" E	22.00'
L127	N 14°50'29" E	12.33'
L128	N 14°50'29" E	12.33'
L129	N 73°09'31" E	9.00'
L130	N 14°50'29" E	12.33'
L131	N 73°09'31" E	66.00'
L132	N 14°50'29" E	14.00'
L133	N 73°09'31" E	12.00'
L134	N 14°50'29" E	12.33'
L135	N 73°09'31" E	66.00'
L136	N 14°50'29" E	8.00'
L137	N 73°09'31" E	9.00'
L138	N 14°50'29" E	12.33'
L139	N 73°09'31" E	12.00'
L140	N 00°00'00" E	12.00'

PED/BIKE EASEMENT LINE TABLE

LINE#	BEARING	DISTANCE
EL1	N 05°23'58" E	53.82'
EL2	S 05°23'58" W	52.65'
EL3	S 35°06'53" W	14.50'
EL4	N 35°06'53" W	15.40'



ROAD CENTER LINE CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
CL1	40.00'	8.78'	8.75'	N 06°16'34" E	12°33'08"	4.40'
CL2	80.00'	18.76'	18.42'	N 84°01'48" E	11°58'25"	8.41'
CL3	31.00'	48.89'	43.84'	N 49°00'00" E	90°00'00"	31.00'
CL4	21.50'	33.71'	30.38'	N 44°54'56" E	89°49'52"	21.44'
CL5	40.00'	11.70'	11.61'	S 81°42'22" E	18°45'25"	5.89'
CL6	80.00'	23.18'	23.08'	S 81°42'22" E	18°45'25"	11.68'
CL7	40.00'	29.77'	29.09'	N 68°40'41" E	42°38'38"	15.61'

ROAD AREA CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
RC1	19.00'	24.20'	22.90'	N 23°58'21" W	72°58'59"	14.05'
RC2	18.00'	25.89'	23.77'	N 51°18'34" E	77°28'52"	15.33'
RC3	7.50'	6.38'	6.17'	S 65°43'08" E	48°33'43"	3.38'
RC4	3.00'	9.42'	6.00'	N 48°33'43" E	180°00'00"	18.00°00'
RC5	17.50'	27.98'	25.01'	S 67°02'27" E	91°12'21"	17.87'
RC6	27.50'	20.47'	20.00'	S 81°42'22" E	42°38'38"	10.73'
RC7	67.50'	19.34'	19.47'	S 81°42'22" E	16°35'17"	9.84'
RC8	52.50'	15.35'	15.30'	S 81°42'22" E	16°35'17"	7.33'
RC9	34.00'	53.31'	48.01'	N 44°54'56" E	89°49'52"	33.90'
RC10	43.50'	68.33'	61.82'	N 49°00'00" E	90°00'00"	43.50'
RC11	77.50'	18.15'	18.12'	S 84°01'48" E	11°58'25"	8.10'
RC12	19.00'	24.20'	22.90'	N 23°58'21" W	72°58'59"	14.05'
RC13	18.00'	25.89'	23.77'	N 51°18'34" E	77°28'52"	15.33'
RC14	9.50'	14.89'	13.42'	N 44°54'56" E	89°49'52"	9.47'
RC15	19.50'	20.83'	20.58'	N 45°00'00" W	90°00'00"	19.50'
RC16	02.00'	21.26'	21.22'	N 11°26'20" E	11°26'20"	10.67'
RC17	19.50'	30.42'	27.43'	S 57°14'44" E	89°23'16"	19.29'
RC18	8.00'	12.00'	10.81'	S 82°05'52" E	82°05'52"	7.48'
RC19	8.00'	9.30'	8.02'	S 53°17'22" E	53°17'22"	10.63°40'

LOT LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	8.10'	16.90'	14.00'	S 41°05'34" E	119°28'30"	13.89'
C2	8.10'	16.90'	14.00'	S 66°06'59" E	119°28'30"	13.89'
C3	8.10'	16.90'	14.00'	S 86°18'57" E	119°28'30"	13.89'
C4	8.10'	16.90'	14.00'	S 86°18'57" E	119°28'30"	13.89'
C5	8.10'	16.90'	14.00'	S 84°42'13" E	119°28'30"	13.89'
C6	8.10'	16.90'	14.00'	N 85°46'02" E	119°28'30"	13.89'
C7	8.10'	16.90'	14.00'	N 63°13'53" E	119°28'30"	13.89'
C8	8.10'	16.90'	14.00'	S 80°11'13" E	119°28'30"	13.89'
C9	8.10'	16.90'	14.00'	S 80°11'13" E	119°28'30"	13.89'
C10	8.10'	16.90'	14.00'	N 75°09'31" E	119°28'30"	13.89'
C11	8.10'	16.90'	14.00'	N 75°09'31" E	119°28'30"	13.89'

ROAD AREA LINE TABLE

LINE#	BEARING	DISTANCE
RL1	S 12°33'08" W	85.58'
RL2	N 90°00'00" W	99.78'
RL3	N 41°26'17" W	34.79'
RL4	S 48°33'43" W	41.00'
RL5	S 41°26'17" W	22.90'
RL6	S 41°26'17" W	18.59'
RL7	N 48°33'43" E	25.00'
RL8	N 41°26'17" W	30.49'
RL9	S 47°21'22" W	20.86'
RL10	N 90°00'00" W	81.22'
RL11	N 73°24'43" E	53.87'
RL12	N 89°49'52" E	3.97'
RL13	S 89°49'52" W	12.15'
RL14	N 89°49'52" E	43.53'
RL15	N 00°00'00" W	6.39'
RL16	N 90°00'00" W	6.24'
RL17	N 78°03'35" W	24.52'
RL18	N 12°33'08" E	25.41'
RL19	S 89°49'52" W	5.35'
RL20	S 00°00'00" W	5.89'
RL21	N 90°00'00" W	5.74'
RL22	N 78°03'35" W	25.19'
RL23	S 12°33'08" E	13.18'
RL24	S 73°24'43" E	12.68'
RL25	S 00°00'23" W	18.81'
RL26	N 89°59'37" E	58.00'
RL27	N 00°00'23" W	25.03'

GENERAL NOTES

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- Private roads for the ingress/egress of the general public to allow access to the pedestrian/bikepath system.
- No monuments have been set at lot corners.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK, a subdivision of a part of the 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.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
2-20-98

LEGEND

- - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR AS NOTED
- ⊙ - FOUND 5/8" REBAR IN CONC.-L.S. 18469
- - BUILDING LOT BOUNDARY

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

RIDGE PARK
the SE1/4 SEC. 17 & NE1/4 SEC.20
T1S R1W UM, GRAND JUNCTION, CO

Designed	RAM	Checked	RAM	Plot	p3.plt	Sheet	3
Drawn	TAB	Date	6-28-98	Rev	2/20/98	Of	4

RIDGE PARK

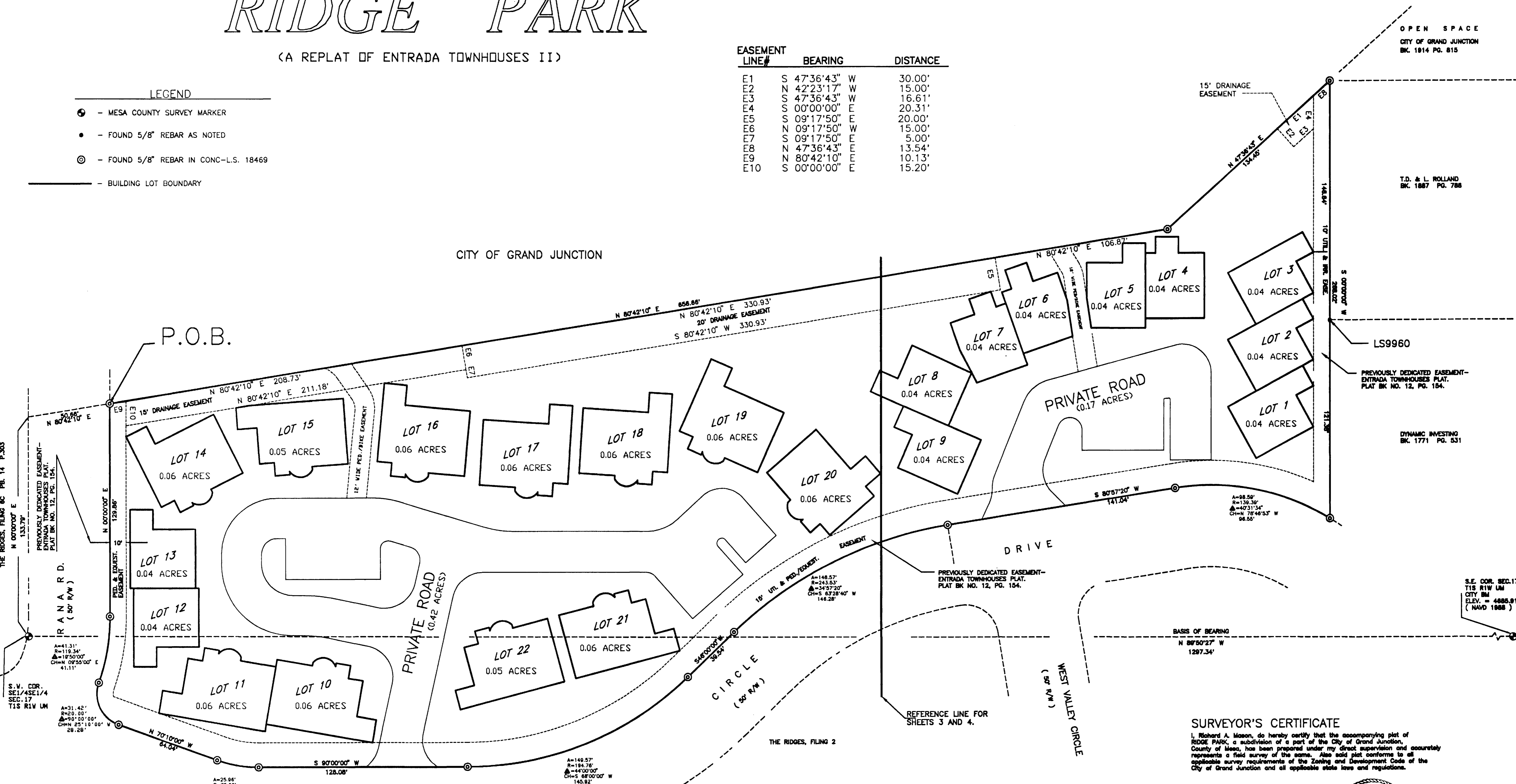
(A REPLAT OF ENTRADA TOWNHOUSES II)

EASEMENT LINE#	BEARING	DISTANCE
E1	S 47°36'43" W	30.00'
E2	N 42°23'17" W	15.00'
E3	S 47°36'43" W	16.61'
E4	S 00°00'00" E	20.31'
E5	S 09°17'50" E	20.00'
E6	N 09°17'50" W	15.00'
E7	S 09°17'50" E	5.00'
E8	N 47°36'43" E	13.54'
E9	N 80°42'10" E	10.13'
E10	S 00°00'00" E	15.20'

OPEN SPACE
CITY OF GRAND JUNCTION
BK. 1814 PG. 815

LEGEND

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THE RIDGES, FILING 6C
PB. 14 P. 303

S.V. CDR.
SE1/4SE1/4
SEC. 17
T1S R1W UM

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.

CITY OF GRAND JUNCTION

T.D. & L. ROLLAND
BK. 1887 PG. 788

LS9960

PREVIOUSLY DEDICATED EASEMENT-
ENTRADA TOWNHOUSES PLAT.
PLAT BK. NO. 12, PG. 154.

DYNAMIC INVESTING
BK. 1771 PG. 531

S.E. COR. SEC. 17
T1S R1W UM
CITY BM
ELEV. = 4685.91
(NAVD 1988)

SURVEYOR'S CERTIFICATE

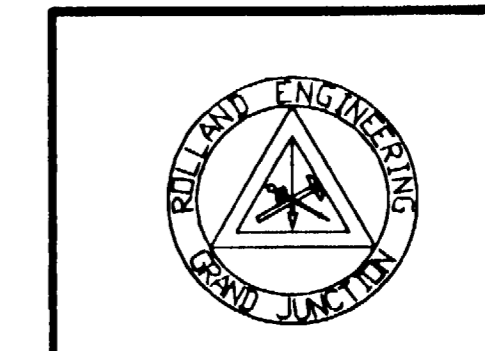
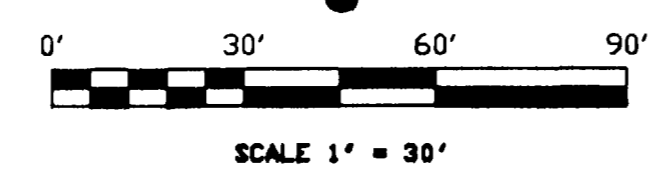
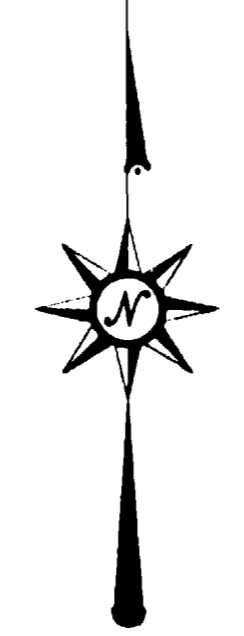
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Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date: 2-20-98



GENERAL NOTES

1. Basis of Bearing is N 89°50'27" W 1297.34 feet between Mesa County Survey Markers for the S.E. Corner of Section 17 and the S.W. Corner of the SE1/4SE1/4 of Sec. 17, as shown by the plat of "THE RIDGES, FILING NO. SIX", recorded at Plat Book 12, Page 386 of the Mesa County real property records.
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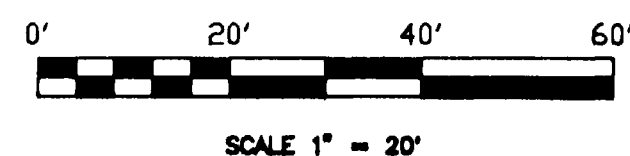


E:\ENTRADA\REPLAT\REPLAT.DWG			
RIDGE PARK			
the SE1/4 SEC. 17 & NE1/4 SEC. 20 T1S R1W UM, GRAND JUNCTION, CO			
Designed RAM	Checked RAM	Plot P2.plt	Sheet 2
Drawn TAB	Date 8-28-98	Rev. 2/20/98	DF 4

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

LEGEND

- ⊕ - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR AS NOTED
- ⊙ - FOUND 5/8" REBAR IN CONC-L.S. 18469
- - BUILDING LOT BOUNDARY



CITY OF GRAND JUNCTION
BK. 1914 PG. 815

LOT LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 28°36'38" E	36.00'
L2	N 61°23'22" E	40.00'
L3	N 28°36'38" W	22.00'
L4	S 61°23'22" W	12.00'
L5	N 28°36'38" W	14.00'
L6	N 61°23'22" E	32.36'
L7	S 61°23'22" W	19.64'
L8	S 28°36'38" E	36.00'
L9	S 61°23'22" W	32.36'
L10	S 61°23'22" W	7.64'
L11	S 28°36'38" E	22.00'
L12	N 61°23'22" E	12.00'
L13	S 28°36'38" E	14.00'
L14	N 61°23'22" E	32.36'
L15	S 61°23'22" W	19.64'
L16	S 28°36'38" E	36.00'
L17	S 61°23'22" W	32.36'
L18	N 61°23'22" E	7.64'
L19	N 28°36'38" W	22.00'
L20	S 61°23'22" W	12.00'
L21	S 28°36'38" W	14.00'
L22	N 61°23'22" E	52.00'
L23	S 90°00'00" E	36.00'
L24	S 00°00'00" E	40.00'
L25	N 90°00'00" E	15.75'
L26	S 00°00'00" E	10.00'
L27	S 90°00'00" E	14.00'
L28	S 00°00'00" E	10.00'
L29	N 90°00'00" E	6.25'
L30	S 00°00'00" E	40.00'
L31	S 00°00'00" E	40.00'
L32	N 00°00'00" E	6.13'
L33	N 90°00'00" E	14.00'
L34	N 00°00'00" E	12.00'
L35	S 90°00'00" E	22.00'
L36	N 00°00'00" E	21.50'
L37	N 08°35'28" W	18.71'
L38	N 90°00'00" W	33.21'
L39	N 00°00'00" E	5.87'
L40	S 70°42'04" W	31.84'
L41	N 08°35'28" W	22.39'
L42	S 19°17'56" E	18.00'
L43	N 70°42'04" E	15.75'
L44	S 19°17'56" E	12.00'
L45	S 70°42'04" W	14.00'
L46	N 19°17'56" W	12.00'
L47	N 70°42'04" E	6.25'
L48	N 19°17'56" W	7.29'
L49	N 19°17'56" W	32.71'
L50	N 19°17'56" W	32.71'
L51	N 70°42'04" E	6.25'
L52	S 19°17'56" E	10.00'
L53	N 70°42'04" E	14.00'
L54	N 19°17'56" W	10.00'
L55	S 70°42'04" W	15.75'
L56	N 19°17'56" W	18.00'
L57	N 27°35'35" W	22.23'
L58	S 70°42'04" W	32.79'
L59	N 19°17'56" W	7.29'
L60	S 64°57'43" E	40.01'
L61	N 23°45'02" E	22.00'
L62	S 66°14'58" E	12.00'
L63	N 23°45'02" E	14.00'
L64	S 66°14'58" E	22.00'
L65	N 66°14'58" W	30.00'
L66	S 23°45'02" W	35.10'
L67	S 66°14'58" E	30.00'
L68	S 23°45'02" W	14.00'
L69	N 66°14'58" W	12.00'
L70	N 23°45'02" E	22.00'
L71	S 66°14'58" E	40.00'
L72	S 23°45'02" W	36.00'
L73	S 66°14'58" E	22.00'

ROAD AREA CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
RC1	19.00'	21.87'	20.99'	N 11°07'40" W	65°57'39"	12.33'
RC2	7.50'	20.70'	14.73'	S 79°04'37" E	158°08'27"	38.84'
RC3	0.50'	0.75'	0.68'	N 43°05'33" E	86°11'52"	0.47'
RC4	0.50'	0.82'	0.73'	S 46°54'27" E	93°48'08"	0.53'
RC5	17.50'	32.14'	27.81'	S 52°37'40" E	105°14'33"	22.91'
RC6	22.50'	20.77'	20.04'	N 48°18'07" E	52°53'54"	11.19'
RC7	22.50'	8.74'	8.68'	N 10°43'38" E	22°15'04"	4.42'
RC8	22.50'	10.73'	10.63'	S 13°16'02" W	27°19'50"	5.47'

ROAD AREA LINE TABLE

LINE#	BEARING	DISTANCE
RL1	N 45°03'40" W	12.03'
RL2	N 21°51'10" E	21.97'
RL3	S 00°00'23" W	12.68'
RL4	S 89°59'37" W	50.00'
RL5	S 00°00'23" E	31.20'
RL6	N 86°11'28" E	2.98'
RL7	N 00°00'23" W	37.40'
RL8	N 90°00'00" W	25.00'
RL9	S 00°00'23" E	53.38'
RL10	S 74°45'04" W	49.39'
RL11	N 74°45'04" E	12.08'
RL12	N 74°45'04" E	18.90'
RL13	N 21°51'10" E	47.84'
RL14	S 25°15'30" W	9.45'

ROAD CENTER LINE CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
CL1	22.50'	12.14'	11.99'	N 08°24'01" E	30°54'17"	6.22'
CL2	10.00'	9.23'	8.91'	N 48°18'07" E	52°53'54"	4.97'
CL3	5.00'	9.18'	7.95'	S 52°37'40" E	105°14'33"	6.54'

PEDESTRIAN/BIKE EASEMENT CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	10.00'	3.87'	3.85'	S 19°40'55" E	22°10'53"	1.98'
EC2	22.00'	8.52'	8.48'	S 19°40'55" E	22°10'53"	4.31'

PEDESTRIAN/BIKE EASEMENT LINE TABLE

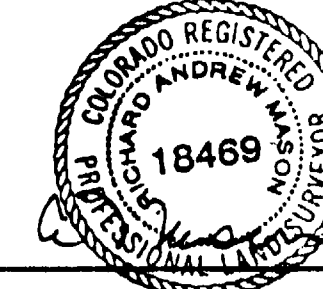
LINE#	BEARING	DISTANCE
EL1	N 30°48'21" W	16.79'
EL2	S 30°48'21" E	12.07'
EL3	S 08°35'28" E	56.84'
EL4	S 08°35'28" E	56.89'

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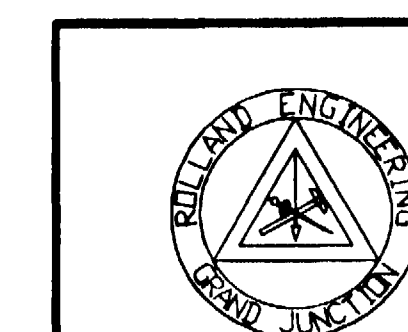
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Date 2-20-98



ROLLAND ENGINEERING
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RIDGE PARK			
in the SE1/4 SEC. 17 & NE1/4 SEC. 20 T1S R1W UM, GRAND JUNCTION, CO			
Designed	Checked	Plot	Sheet
RAM	RAM	plot p4.plt	4
Drawn	Date	By	Of
TAB	8-28-98	RV: 2/20/98	4

RIDGE PARK

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