

MOONRIDGE FALLS - FILING No. FOUR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Moonridge Falls LLC is the owner of a parcel of land being that certain tract of land described as follows:
 Tract B-1 of Moonridge Falls - Filing No. Three and that certain parcel described in Book 2325 at Page 110 of the Mesa County real property records, The perimeter of which is described as follows: Commencing at a Mesa County Survey Marker for the SE Corner of the NE1/4 NW1/4 of Section 3, Township One South, Range One West of the Ute Meridian; from whence a Mesa County Survey Marker for the NE Corner of the NE1/4 NW1/4 of said Section 3 bears N00°16'55"W 1321.09 feet; thence S89°13'48"W 509.32 feet to a 5/8" rebar and cap (LS 18469) and the point of beginning; thence S89°13'48"W on the south line of the NE 1/4 NW 1/4 of said Section 3, for a distance of 785.27 feet to the centerline of the Grand Valley Canal; thence leaving said south line, N15°02'40"W on said canal centerline, for a distance of 172.37 feet to the intersection with the West line of the NE 1/4 NW 1/4 of said Section 3; thence leaving said canal centerline N00°15'23"W on said west line, for a distance of 202.81 feet to the westerly line of said subdivision; thence N14°10'45" W on the westerly line of said subdivision for a distance of 781.73 feet to the centerline of Leach Creek; thence meandering said creek centerline S76°00'00"E 80.00 feet; thence N78°00'00"E 40.00 feet; thence N87°00'00"E 60.00 feet; thence S79°00'00"E 98.00 feet; thence N77°00'00"E 100.00 feet; thence leaving said meanderline S19°44'07"E 53.64 feet; thence S00°16'55"E 158.25 feet; thence S09°37'40"E 44.00 feet; thence on the arc of a 118.00 radius curve to the right (the central angle of which is 9°20'45" and the chord of which bears N85°02'42"E 19.23 feet) for a distance of 19.25 feet; thence N89°43'05"E 7.89 feet; thence S09°49'29"E 118.13 feet; thence N77°57'14"E 10.01 feet; thence S11°31'12"E 341.70 feet; thence S54°13'15"E 139.43 feet; thence N89°37'45"E 134.61 feet; thence N13°25'00"E 45.86 feet; thence S76°35'00"E 140.00 feet; thence S13°25'00"W 24.51 feet; thence on the arc of a 154.09 foot radius curve to the right (the central angle of which is 12°30'14" and the chord of which bears S19°40'07"W 33.56 feet) for a distance of 33.63 feet; thence S56°30'20"E 123.72 feet; thence S00°02'45"W 221.01 feet to the beginning. (12.44 acres).

That said owner has caused the said real property to be laid out and surveyed as MOONRIDGE FALLS - FILING No. Four, a Subdivision of a part of the County of Mesa.

That said owner hereby dedicates and sets apart real property as shown and labeled on the accompanying plat as follows:

All streets and Rights-of-Way to the City of Grand Junction for the use of the public forever; All Multi-Purpose Easements to the City of Grand Junction for the use of 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 Sanitary Sewer Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of Sanitary Sewer Lines and maintenance appurtenances thereto.

All Temporary Turnaround Easements to the City of Grand Junction for the use of the public until extinguished by future Filings.

Outlet "A-2" to the City of Grand Junction for the use of the public forever for purposes including but not limited to, ingress and egress for pedestrians and other non-motorized forms of transportation for commuting and recreational purposes subject to the historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water transmission facilities.

Common Tract A-4 to the owners of lots Three, Four, Five, and Six of Block 3, Filing Four, hereby platted for the homeowners for the use of ingress and egress their guests, invitees and also for the use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles and the City of Grand Junction.

All Irrigation Easements to the owner (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Signage Easements to the owner (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance, and repair of entrance signs and associated landscaping.

Tract A-3 and all Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby for the platted or from upstream areas, through natural or man-made facilities above or below ground;

All Common Private Open Space tracts, including Tract A-3, to the owners of the lots and tracts within MOONRIDGE FALLS, filing no. One, Two, Three, Four, and future filings. Hereby platted for the recreational and aesthetic purposes as determined appropriate by said owners.

All Temporary Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as temporary easements, until extinguished by future Filings, for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

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

That there are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

4th day of JUNE A.D., 1998.

Walid Bou-Matar
 Moonridge Falls LLC, MANAGER
 Walid Bou-Matar

STATE OF COLORADO)

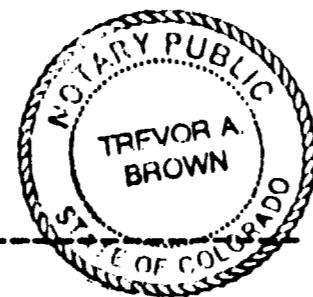
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 4th day of JUNE A.D., 1998 by Walid Bou-Matar

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL.

Trevor A. Brown
 Notary Public



CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:32 o'clock P.M., this 5 day of JUNE A.D., 1998, and is duly recorded as Reception Number 1849467 in Plat Book 16, Page 189 through 189 inclusive. Drawer No. FF 87

Clerk and Recorder

Deputy

Fees

Covenants, Conditions and Restrictions recorded in Book 2020, Page 408 - 427.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 5th day of JUNE A.D. 1998.

Gaut A. Terry
 Mayor

Debbie Kravik
 City Manager

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 herein.

GENERAL NOTES

- TITLE INFORMATION FROM MESA COUNTY RECORDS.
- BASIS OF BEARINGS IS BETWEEN MESA COUNTY BRASS CAP FOR THE SE COR NE1/4 NW1/4 SEC 3 AND FOR THE N 1/4 CORNER OF THE SAID SEC.3. BEARING = N00°16'55"W 1321.01 FEET AS PER MOONRIDGE FALLS SUBDIVISION FILING No. ONE.
- PREVIOUS PROPERTY SURVEY WAS PREPARED BY L. MUSGROVE FOR FRANKIE SQUIRREL (REVISED DATE 12-17-79).
- PREVIOUS PLAT OF ADJOINING PROPERTY TO THE WEST WAS PREPARED BY WESTERN ENGINEERS, INC. (DWG. NO. 632-927-1) DATED 4-17-1981.
- ADJOINING PROPERTY TO THE WEST AND SOUTH PREVIOUSLY MAPPED AS PERSIGO VILLAGE BY TURNER COLLIE & BRADEN (JOB No. 8013-003 SHEET 2 OF 11 DATED 9-30-82).
- UNRECORDED SURVEY BY LANDESIGN "COUNTRY CROSSING" PROJ-N093086-1, SHT 1 OF 3, DATED 2/96, MAPPED ADJOINER TO WEST.
- ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
- MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- LOT SETBACKS, AS ESTABLISHED BY THE CITY OF GRAND JUNCTION. ZONING AND DEVELOPEMENT CODE, AS REVISED MAY 3, 1995, APPLY TO ALL STRUCTURES AND ARE LISTED BELOW.
 ALL LOTS EXCEPT 3, 4, 5, & 6 OF BLOCK 3
 FRONT = 20'
 BACK = 20'
 SIDE = 10'
 LOT 3, BLOCK 3 = 20' FRONT AND BACK AND ADJACENT TO COMMON TRACT A-4. 10' ADJACENT LOT 2.
 LOT 4, BLOCK 3 = 20' ADJACENT TO LOTS 2 & 5 AND ADJACENT TO COMMON TRACT A-4, 10' ADJACENT LOT 3, AND 15' ADJACENT CHRISTENSEN PROPERTY.
 LOT 5, BLOCK 3 = 20' ADJACENT TO LOTS 4 & 7 AND ADJACENT TO COMMON TRACT A-4, 10' ADJACENT LOT 6, AND 12' ADJACENT CANAL.
 LOT 6, BLOCK 3 = 20' FRONT AND BACK AND ADJACENT TO COMMON TRACT A-4. 10' ADJACENT LOT 7.
- SEE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUILDING HEIGHT RESTRICTIONS AND FENCING RESTRICTIONS.

SUMMARY FOR FILING NO. 4

LOT NUMBER	14	
LOT AREA	5.43 AC	43.65%
ROW AREA	0.90 AC	7.24%
OUTLOT A-2	0.23 AC	1.85%
LOT 1, BLOCK 4	4.96 AC	39.87%
TRACT A-3	0.83 AC	6.67%
TRACT A-4	0.09 AC	0.72%
TOTAL AREA	12.44 AC	100%

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of MOONRIDGE FALLS, FILING THREE, a subdivision of a part 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.

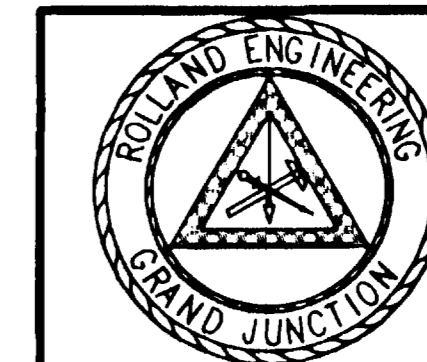


Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469

Date 6-4-99

RIGHT-TO-FARM

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA, IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101.



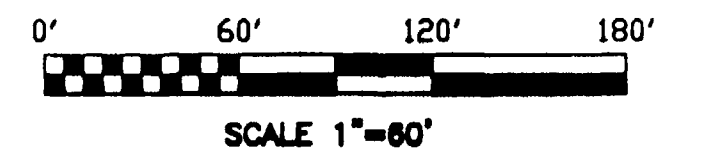
ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

File Name: e:\970001\WRP4REV.dwg			
MOONRIDGE FALLS SUB. FILING NO. FOUR			
FINAL PLAT LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO			
Designed RAD	Checked RAM	Proj# 7090	Sheet 2
Drawn JLG	Date 1/23/98	Rev 6/3/98	Of 2

MOONRIDGE FALLS - FILING NO. FOUR

LEGEND

- - MESA COUNTY SURVEY MARKER
- ⊙ - FOUND 5/8" REBAR IN CONC-P.E.-L.S. 14113
- - FOUND 5/8" REBAR IN CONC-P.E.-L.S. 18469
- ⊙ - SET 5/8" REBAR IN CONC-L.S. 18469
- ⊥ - LOT CORNERS TO BE SET UPON SALE OF LOTS



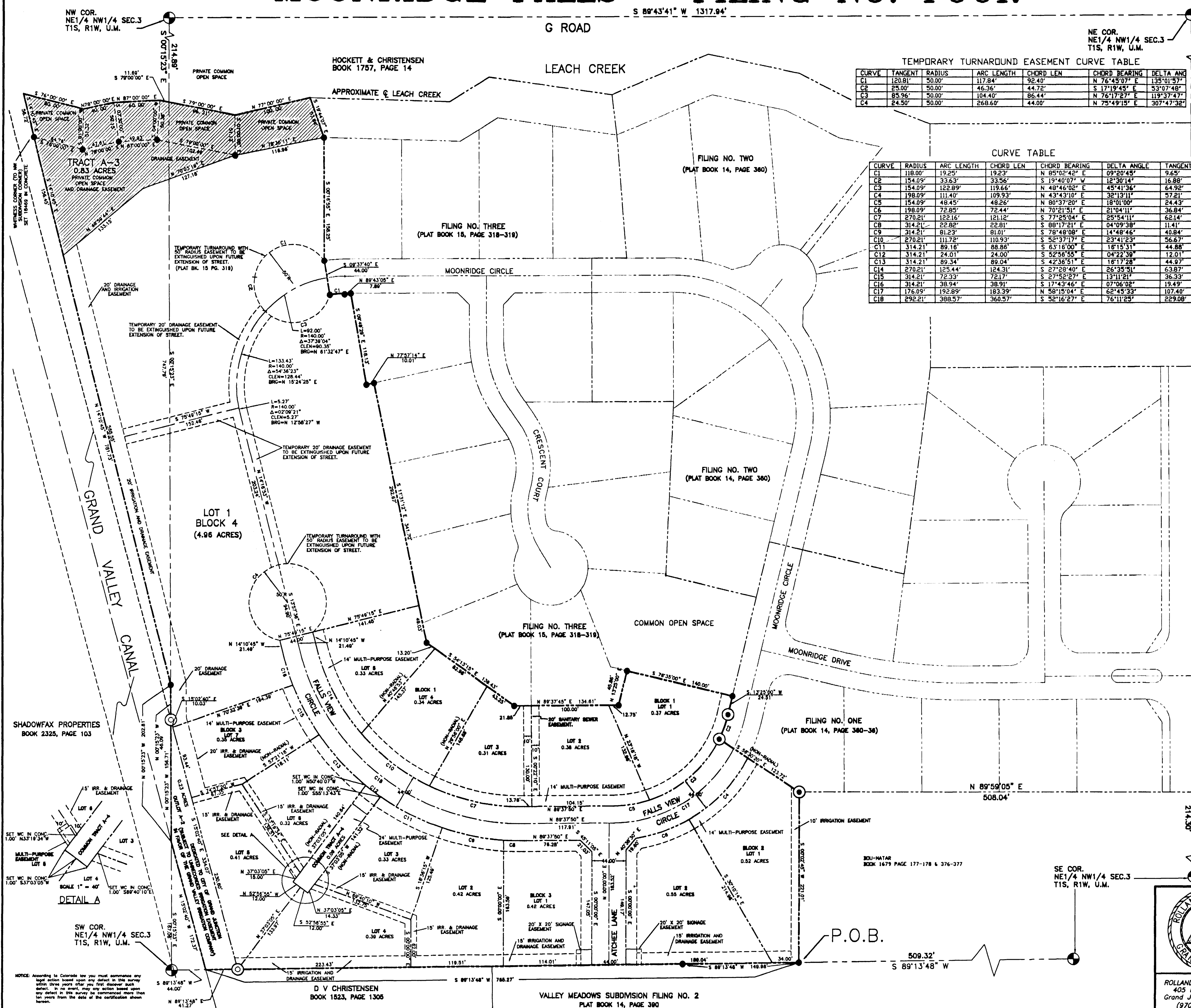
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TEMPORARY TURNAROUND EASEMENT CURVE TABLE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANG
C1	120.81'	50.00'	117.84'	92.40'	N 76°45'07" E	135°01'57"
C2	25.00'	50.00'	46.36'	44.72'	S 17°19'45" E	53°07'48"
C3	85.96'	50.00'	104.40'	86.44'	N 76°17'27" E	119°37'47"
C4	24.50'	50.00'	268.60'	44.00'	N 75°49'15" E	307°47'32"

CURVE TABLE

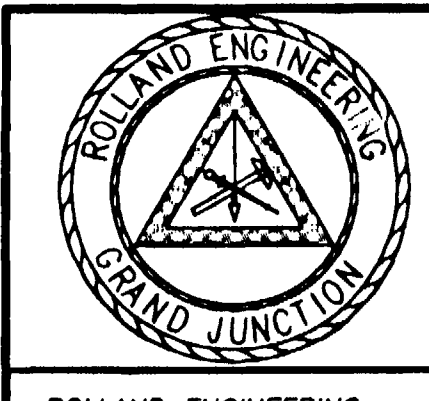
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	118.00'	19.25'	19.23'	N 85°02'42" E	09°20'45"	9.65'
C2	154.09'	33.63'	33.56'	S 19°40'07" W	12°30'14"	16.88'
C3	154.09'	122.89'	119.66'	N 49°46'02" E	45°41'36"	64.92'
C4	198.09'	111.40'	109.93'	N 43°43'10" E	32°13'11"	57.21'
C5	154.09'	48.45'	48.26'	N 80°37'20" E	18°01'00"	24.43'
C6	198.09'	72.85'	72.44'	N 70°21'51" E	21°04'11"	36.84'
C7	270.21'	122.16'	121.12'	S 77°25'04" E	25°54'11"	62.14'
C8	314.21'	22.82'	22.81'	S 88°17'21" E	04°09'38"	11.41'
C9	314.21'	81.23'	81.01'	S 78°48'08" E	14°48'46"	40.84'
C10	270.21'	111.72'	110.93'	S 52°37'17" E	23°41'23"	56.67'
C11	314.21'	89.16'	88.86'	S 63°16'00" E	18°15'31"	44.88'
C12	314.21'	24.01'	24.00'	S 52°58'55" E	04°22'39"	12.01'
C13	314.21'	89.34'	89.04'	S 42°36'51" E	18°17'28"	44.97'
C14	270.21'	125.44'	124.31'	S 27°28'40" E	26°35'51"	63.37'
C15	314.21'	72.33'	72.17'	S 27°52'27" E	13°11'21"	36.33'
C16	314.21'	38.94'	38.91'	S 17°43'46" E	07°06'02"	19.49'
C17	176.09'	192.89'	183.39'	N 58°15'04" E	62°45'33"	107.40'
C18	292.21'	388.57'	360.57'	S 52°16'27" E	76°11'25"	229.08'



25 1/2 ROAD
FILING NO. ONE, PLAT BOOK 14, PAGE 380-386

COLOMADO REGISTERED
PROFESSIONAL LAND SURVEYOR
18469
Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date 6-4-1998

BENCHMARK:
MCSM EL. = 4810.15
TRANSFERRED FROM
NORTH RIM MH No. 20
OF PARADISE HILLS
INTERCEPTOR SEWER
ELEVATION = 4813.32
(PER MOONRIDGE FALLS
FILING NO. ONE PLAT)



File Name: e:\970001\MRP4REV.dwg			
MOONRIDGE FALLS SUB.			
FILING NO. FOUR			
FINAL PLAT			
LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
JLG	RAM	7090	1
Drawn	Date	Rev	Of
JLG	1/23/98	6/3/98	2

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