

MOONRIDGE FALLS - FILING No. FIVE

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:
 Lot 1 Block 4 of Moonridge Falls - Filing No. Four 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 1318.59 feet to the Mesa County Survey Marker for the SW Corner of the NE1/4 NW1/4 of said Section 3; thence N00°15'23"W 323.77 feet to a 5/8" rebar and cap (LS 18469) and the point of beginning; thence N00°15'23"W on the west line of the NE1/4 NW1/4 of said Section 3, for a distance of 48.09 feet; thence N14°10'45"W 568.85 feet; thence N49°59'44"E 133.15 feet; thence N70°03'18"E 127.18 feet; thence N78°36'11"E 116.96 feet; thence S00°16'55"E 158.25 feet; thence S08°37'40"E 44.00 feet; thence on the arc of a 118.00 foot 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 S08°49'29"E 118.13 feet; thence N77°57'14"E 10.01 feet; thence S11°31'12"E 292.68 feet; thence S75°49'15"W 185.45 feet; thence S14°10'45"E 21.49 feet; thence on the arc of a 314.21 radius curve to the left (the central angle of which is 7°06'02" and the chord of which bears S17°43'46"E 38.91 feet) for a distance of 38.94 feet; thence S70°32'39"W 164.39 feet; thence N15°02'40"W 10.03 feet to the point of beginning. (4.96 acres).

That said owner has caused the said real property to be laid out and surveyed as MOONRIDGE FALLS - FILING No. Five, 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 Utility 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, 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 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;

Outlot A-4 to the City of Grand Junction for the use of the public forever.

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. Interference with and or obstruction of drainage courses or easements is prohibited.

All Common Private Open Space tracts, including Tract A-5, to the owners of the lots and tracts within MOONRIDGE FALLS, filing no. One, Two, Three, Four, and Five, hereby platted for the recreational and aesthetic purposes as determined appropriate by said owners.

An easement designated as "Grand Valley Canal Easement" to the Grand Valley Irrigation Company as a perpetual easement for the operation and maintenance of the Grand Valley Canal.

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

28th day of December A.D., 1998.

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

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of DECEMBER A.D., 1998.

My commission expires: JUNE 23, 2001

WITNESS MY HAND AND OFFICIAL SEAL.

Trevor A. Brown
 Notary Public



CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:08 o'clock P.M., this 15th day of January A.D., 1999, and is duly recorded as Reception Number 1884067 in Plat Book 16, Page 359 through 360 inclusive. Drawer No. CG 51

Monika Todd Clerk and Recorder
Shirley Howard Deputy
20⁰⁰ / 1 Fees

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

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 30th day of December A.D. 1998.

Janet L. Juy Mayor
Shirley Cleben City Manager

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 ARE LISTED BELOW.

ALL LOTS

FRONT = 20'
 BACK = 20'
 SIDE = 10'

- SEE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUILDING HEIGHT RESTRICTIONS.

SUMMARY FOR FILING NO. 5

| | | |
|-------------------|----------|--------|
| NUMBER OF LOTS | 13 | |
| LOT AREA | 4.23 AC | 85.08% |
| ROW AREA | 0.66 AC | 13.72% |
| OUTLOT A-4 BLOCK2 | 0.04 AC. | 0.60% |
| TRACT A-5 BLOCK 2 | 0.03 AC. | 0.60% |
| TOTAL AREA | 4.96 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 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.

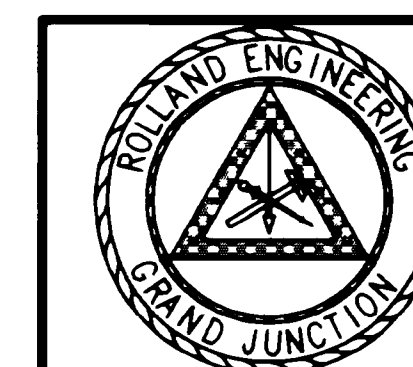


Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469

11/18/98
 Date

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: D:\8028\8028PLAT.dwg | | | |
| MOONRIDGE FALLS SUB. FILING NO. FIVE | | | |
| FINAL PLAT LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO | | | |
| Designed RAD | Checked RAM | Proj# 8028 | Sheet 1 |
| Drawn JLG | Date 11/18/98 | Pr Pr | Of 2 |

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 three years from the date of this certification shown herein.

MOONRIDGE FALLS - FILING NO. FIVE

S 89°43'41" W 1317.94'

NW COR.
NE1/4 NW1/4 SEC.3
T1S, R1W, U.M.

NE COR.
NE1/4 NW1/4 SEC.3
T1S, R1W, U.M.

G ROAD

HOCKETT & CHRISTENSEN
BOOK 1757, PAGE 14

LEACH CREEK

APPROXIMATE @ LEACH CREEK

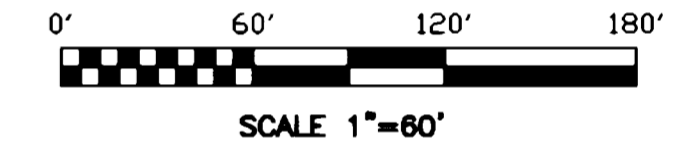
FILING NO. TWO
(PLAT BOOK 14, PAGE 360)

FILING NO. THREE
(PLAT BOOK 15, PAGE 318-319)

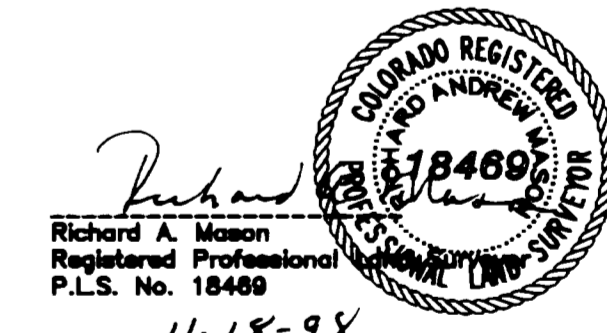
| CURVE | RADIUS | ARC LENGTH | CHORD LEN | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|-----------|---------------|-------------|---------|
| C1 | 314.21' | 38.94' | 38.91' | S 17°43'46" E | 07°06'02" | 19.49' |
| C2 | 118.00' | 19.25' | 19.23' | N 85°02'42" E | 09°20'45" | 9.65' |
| C3 | 162.00' | 78.08' | 77.32' | N 03°29'29" E | 27°36'51" | 39.81' |
| C4 | 44.00' | 55.98' | 52.28' | S 27°37'36" E | 72°53'27" | 32.49' |
| C5 | 44.00' | 26.78' | 26.37' | N 26°15'28" E | 34°52'40" | 13.82' |
| C6 | 44.00' | 10.02' | 10.00' | N 50°13'18" E | 13°03'00" | 5.03' |
| C7 | 44.00' | 53.28' | 50.08' | S 88°33'47" E | 89°22'51" | 30.46' |
| C8 | 44.00' | 9.94' | 9.92' | S 47°24'01" E | 12°56'40" | 4.99' |
| C9 | 162.00' | 64.10' | 63.68' | N 69°02'12" E | 22°40'15" | 32.47' |
| C10 | 118.00' | 185.28' | 166.82' | N 35°23'25" E | 89°57'48" | 117.92' |
| C11 | 140.00' | 231.03' | 205.70' | N 33°05'47" E | 94°33'05" | 151.59' |

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

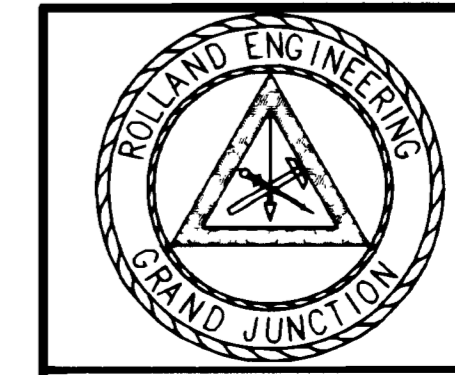


SURVEYOR'S CERTIFICATE
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Date 11-18-98

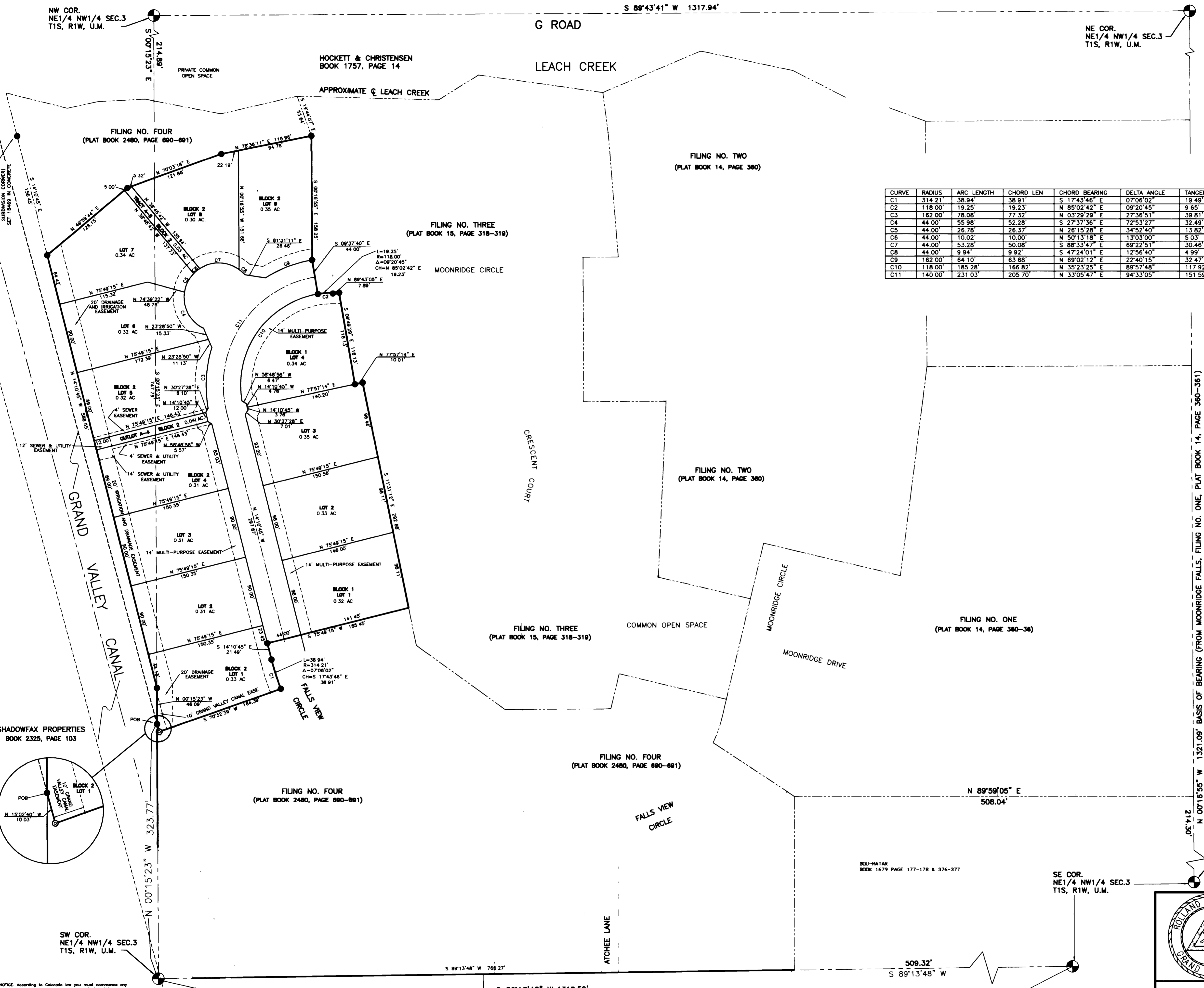
BENCHMARK:
MCSM EL = 4810.15
TRANSFERRED FROM
NORTH RIM MH No. 20
OF PARADISE HILLS
INTERCEPTOR SEWER
ELEVATION = 4813.32
(PER MOONRIDGE FALLS
FILING NO. ONE PLAT)



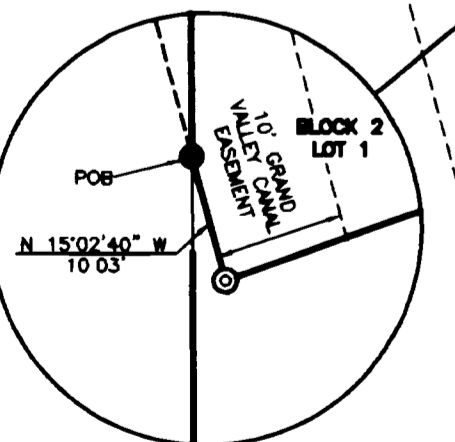
ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

| | | | |
|--|---------------|------------|---------|
| File Name D:\8028\8028PLAT DWG | | | |
| MOONRIDGE FALLS SUB. FILING NO. FIVE | | | |
| FINAL PLAT LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO | | | |
| Designed RAD | Checked RAM | Prof# 8028 | Sheet 2 |
| Drawn JLG | Date 11/18/98 | Rv | Of 2 |

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SHADOWFAX PROPERTIES
BOOK 2325, PAGE 103



SW COR.
NE1/4 NW1/4 SEC.3
T1S, R1W, U.M.

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.

D V CHRISTENSEN
BOOK 1523, PAGE 1305

VALLEY MEADOWS SUBDIVISION FILING NO. 2
PLAT BOOK 14, PAGE 390

BOU-NATAR
BOOK 1679 PAGE 177-178 & 376-377

SE COR.
NE1/4 NW1/4 SEC.3
T1S, R1W, U.M.

S 89°13'48" W 765.27'

S 89°13'48" W 1318.59'

509.32'
S 89°13'48" W

N 89°59'05" E
508.04'

25 1/2 ROAD
FILING NO. ONE, PLAT BOOK 14, PAGE 360-361
BASIS OF BEARING (FROM MOONRIDGE FALLS; FILING NO. ONE, PLAT BOOK 14, PAGE 360-361)