

# RIDGE PARK NO. 1

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Entrada Townhouses, LTD., and Robert W. Benson are the owners of those certain tracts of land in the SE1/4 Section 17, Township One South, Range One West of the Ute Meridian, described in Book 2543 at Page 319 of Mesa County real property records, more particularly described as follows:

Lots 10 through 21, all inclusive, Ridge Park, Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as RIDGE PARK NO. 1, 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 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;

Private Roads for the ingress and egress of the general public for access to the pedestrian/bikepath system.

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 April, A.D., 1999.

By: Donald J. Hilde, General Partner  
Entrada Townhouses, LTD.

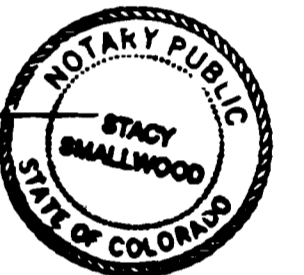
STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 23rd day of April, A.D., 1999.

My commission expires: 4-23-2002

WITNESS MY HAND AND OFFICIAL SEAL.

Stacy Smallwood  
Notary Public



Covenants, conditions and restrictions recorded at Book 2342, Pg741-746, Mesa County Records.

Maintenance Agreement (for Private Roads) recorded at Book 2342, Pg 767-771, Mesa County Records.

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

I hereby certify that this instrument was filed in my office at 10:05 o'clock A.M., this 23rd day of April, A.D., 1999, and is duly recorded as Reception Number 1899743 in Plat Book 17, Pages 55, 56, 57 through inclusive.

Monika Todd Engelene Henderson GG135 30.00 1.00  
Clerk and Recorder Deputy Drawer Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 23rd day of April, A.D. 1999.

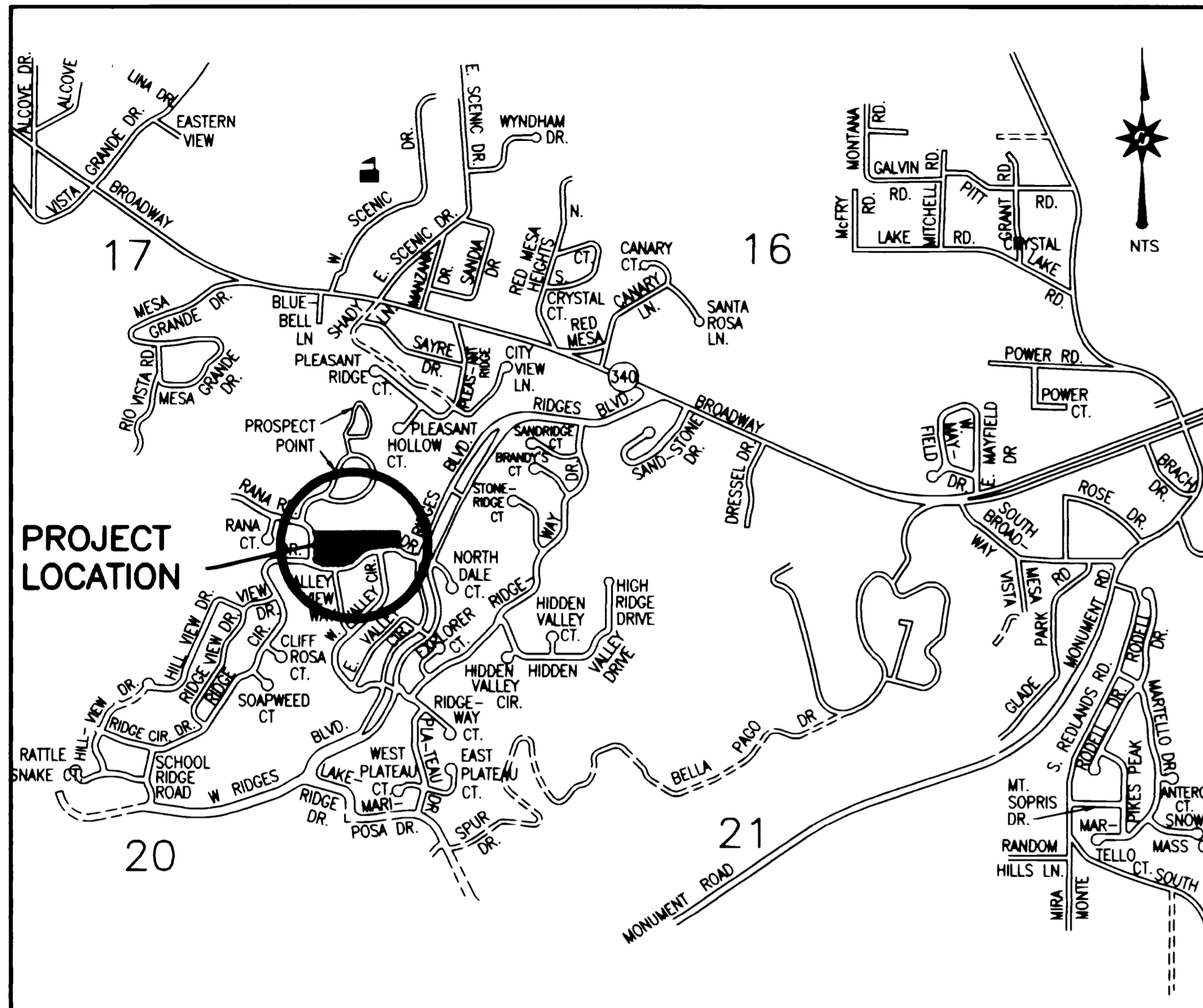
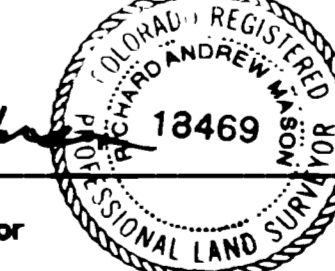
Janet A. Terry Shirley Cohen  
Mayor City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK NO. 1, 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 4/23/99



### LIENHOLDERS

FOR LOTS 10-18, & 20-21  
Developer states that there are no lienholders of record.

FOR LOT 19:  
The purchaser of Lot 19, Robert W. Benson, has signed a ratification of plat for Ridge Park No. 1 which is recorded at Book 2580 Page 191 of the Mesa County real records, Grand Junction, Colorado.

The lienholder for Lot 19 is FLEET MORTGAGE CORP. FLEET MORTGAGE CORP. has signed an acceptance sheet for the replat to Ridge Park No. 1, which is recorded at Book 2580 Page 192 of the Mesa County real property records, Grand Junction, Colorado.

### 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 Spaces. Common Open Space areas, including private roads, are considered multi-purpose easements.
5. Maintenance and operation of Common Tracts and Outlots 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.

### AREA SUMMARY

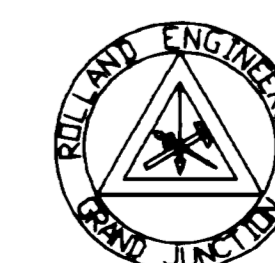
AREA IN LOTS - LOTS 10-21	0.66 Acres	18.4%
AREA IN LOTS - 1-9 & 22	0.41 Acres	11.4%
Original Filing, (not part of replat)		
COMMON AREA	1.93 Acres	53.8%
AREA IN PRIVATE ROAD	0.59 Acres	16.4%
<b>TOTAL AREA</b>	<b>3.59 Acres</b>	<b>100%</b>

### INDEX OF SHEETS

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

### 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 NO. 1

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

Designed	RAM	Checked	RAM	Plot	p1.plt	Sheet	1
Drawn	TAB	Date	6-28-98	Rev	RV4/20/98	DF	3

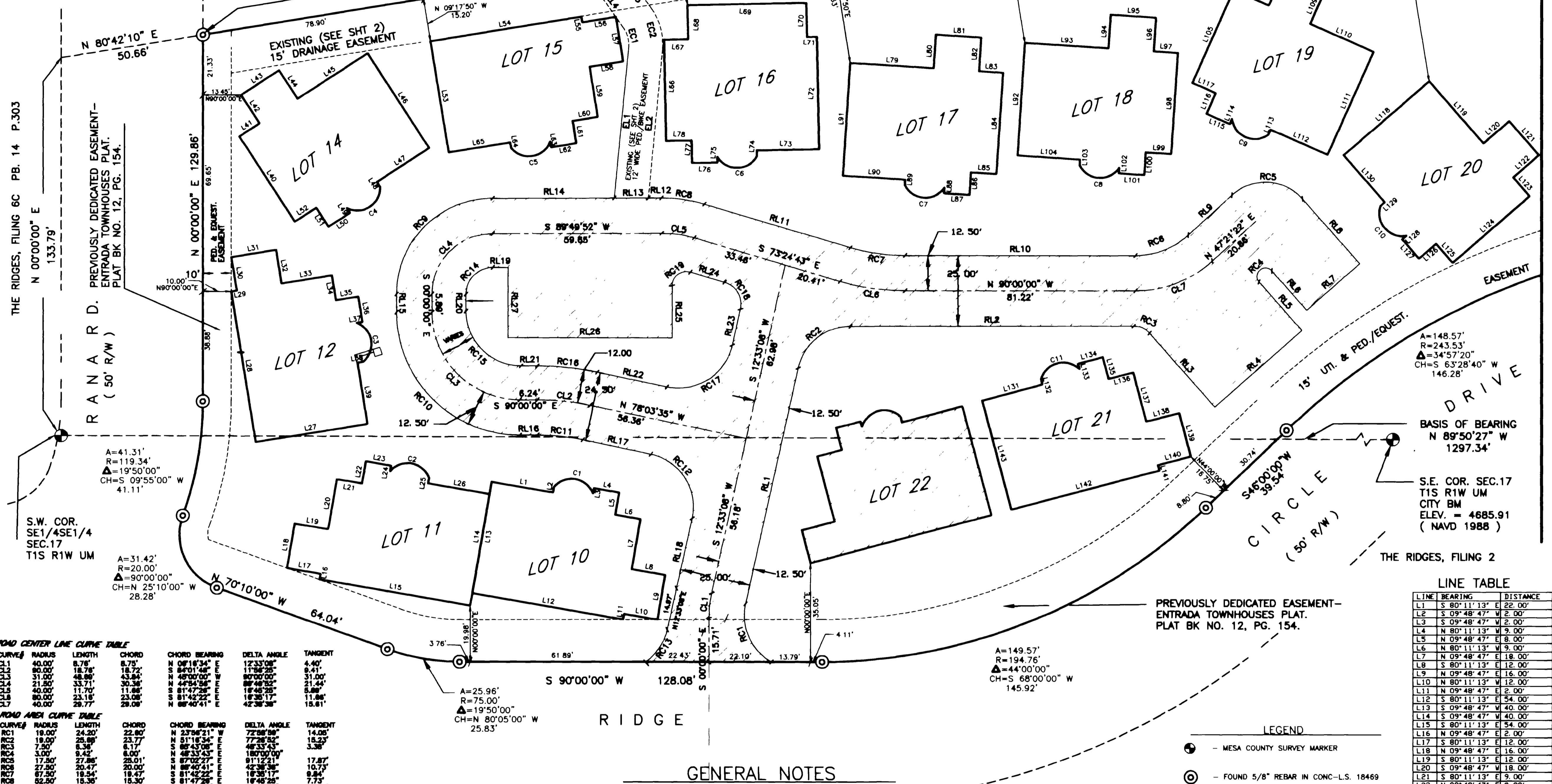
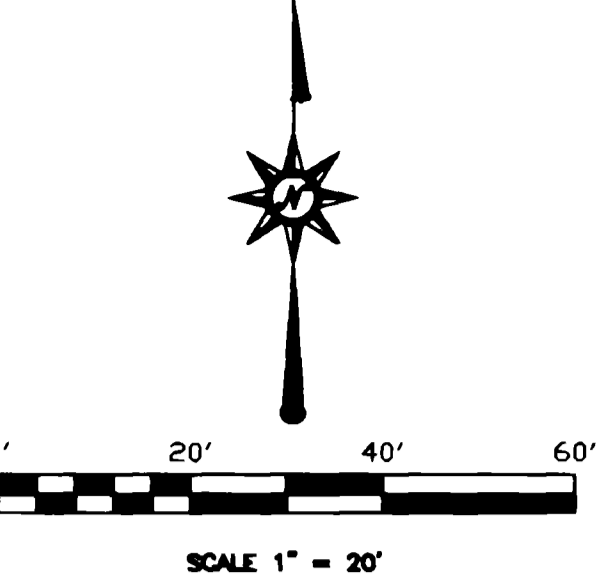
# RIDGE PARK NO. 1

A REPLAT OF LOTS 10-21 OF RIDGE PARK

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
RL1	10.00'	7.07'	6.82'	S 145°28' W	40°30'11"	3.88'
RL2	22.00'	15.86'	15.23'	S 145°28' W	40°30'11"	8.12'
RL3	18.00'	13.45'	12.98'	N 25°37'46" W	106°08'09"	5.42'

LINE#	BEARING	DISTANCE
EL1	S 09°23'58" E	33.82'
EL2	S 09°23'58" E	52.88'
EL3	S 09°23'58" E	14.50'
EL4	N 39°08'53" W	15.40'

LINE	BEARING	DISTANCE
L36	N 09°13'58" E	9.00'
L37	N 33°00'32" E	2.00'
L38	N 80°46'02" E	2.00'
L39	N 09°13'58" E	22.00'
L40	S 33°00'32" E	36.00'
L41	S 56°59'28" W	8.50'
L42	N 33°00'32" E	12.00'
L43	N 56°59'28" E	16.00'
L44	N 33°00'32" E	18.00'
L45	S 56°59'28" W	29.50'
L46	S 33°00'32" E	40.00'
L47	N 56°59'28" E	22.00'
L48	N 33°00'32" E	2.00'
L49	S 33°00'32" E	2.00'
L50	N 56°59'28" E	9.00'
L51	N 33°00'32" E	8.00'
L52	N 56°59'28" E	9.00'
L53	S 09°17'50" E	40.00'
L54	N 80°42'10" E	54.00'
L55	N 09°17'50" E	2.00'
L56	N 80°42'10" E	12.00'
L57	N 09°17'50" E	16.00'
L58	N 80°42'10" E	12.00'
L59	N 09°17'50" E	18.00'
L60	N 80°42'10" E	9.00'
L61	S 09°17'50" E	8.00'
L62	N 80°42'10" E	9.00'
L63	N 09°17'50" E	2.00'
L64	N 09°17'50" E	2.00'
L65	N 80°42'10" E	22.00'
L66	N 09°17'50" E	36.00'
L67	N 84°42'13" W	8.50'
L68	S 05°17'47" W	12.00'
L69	N 84°42'13" W	42.00'
L70	S 05°17'47" W	12.00'
L71	N 84°42'13" W	3.50'
L72	N 05°17'47" E	40.00'
L73	S 84°42'13" E	22.00'
L74	N 05°17'47" E	2.00'
L75	N 05°17'47" E	2.00'
L76	N 84°42'13" W	9.00'
L77	S 05°17'47" W	8.00'
L78	N 84°42'13" W	9.00'
L79	N 86°18'57" W	29.50'
L80	S 03°41'03" W	12.00'
L81	N 86°18'57" W	16.00'
L82	S 03°41'03" W	2.00'
L83	N 86°18'57" W	8.50'
L84	N 03°41'03" E	36.00'
L85	N 86°18'57" W	9.00'
L86	S 03°41'03" W	8.00'
L87	S 86°18'57" E	9.00'
L88	S 03°41'03" W	2.00'
L89	S 03°41'03" W	2.00'
L90	N 86°18'57" E	22.00'
L91	S 03°41'03" W	40.00'
L92	S 03°41'03" W	40.00'
L93	S 86°18'57" E	29.50'
L94	N 03°41'03" E	12.00'
L95	N 86°18'57" W	16.00'
L96	S 03°41'03" E	12.00'
L97	S 86°18'57" W	8.50'
L98	N 03°41'03" E	36.00'
L99	S 86°18'57" E	9.00'
L100	N 03°41'03" E	8.00'
L101	S 86°18'57" E	9.00'
L102	N 03°41'03" E	2.00'
L103	S 03°41'03" W	2.00'
L104	N 86°18'57" W	8.50'
L105	N 23°53'01" E	36.00'
L106	N 66°06'59" W	13.50'
L107	S 23°53'01" E	12.00'
L108	S 66°06'59" E	16.00'
L109	N 23°53'01" E	12.00'
L110	N 66°06'59" W	24.50'
L111	N 23°53'01" E	40.00'
L112	S 66°06'59" E	22.00'
L113	S 23°53'01" E	2.00'
L114	S 23°53'01" E	2.00'
L115	N 66°06'59" W	9.00'
L116	N 23°53'01" E	8.00'
L117	S 66°06'59" E	9.00'
L118	N 48°54'26" E	40.00'
L119	N 41°05'34" E	29.25'
L120	N 48°54'26" E	12.00'
L121	N 41°05'34" E	16.00'
L122	N 48°54'26" E	12.00'
L123	N 41°05'34" E	8.75'
L124	N 48°54'26" E	36.00'
L125	S 41°05'34" E	9.00'
L126	N 48°54'26" W	40.00'
L127	N 41°05'34" E	9.00'
L128	N 48°54'26" W	2.00'
L129	N 48°54'26" E	2.00'
L130	S 41°05'34" E	22.00'
L131	N 75°08'41" E	22.00'
L132	S 14°51'19" E	2.00'
L133	N 14°51'19" W	2.00'
L134	N 75°08'41" E	8.00'
L135	N 14°51'19" W	8.00'
L136	N 75°08'41" E	9.00'
L137	S 14°51'19" E	18.00'
L138	N 75°08'41" E	12.00'
L139	N 14°51'19" W	16.00'
L140	N 75°08'41" E	12.00'
L141	N 14°51'19" W	2.00'
L142	N 75°08'41" E	54.00'
L143	S 14°51'19" E	40.00'



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
RL1	40.00'	8.75'	8.75'	N 09°13'58" E	17°33'08"	4.40'
RL2	80.00'	18.78'	18.78'	S 86°01'48" W	11°56'25"	8.41'
RL3	31.00'	48.89'	43.84'	N 48°00'00" E	80°00'00"	31.00'
RL4	21.80'	33.71'	30.34'	S 81°42'22" W	18°35'11"	21.44'
RL5	40.00'	11.70'	11.88'	S 81°42'22" W	18°35'11"	5.88'
RL6	80.00'	23.18'	23.08'	N 89°40'41" E	18°35'11"	11.88'
RL7	40.00'	29.77'	29.08'	N 89°40'41" E	42°35'38"	15.81'

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK NO. 1, 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  
7/23/1999

LINE#	BEARING	DISTANCE
RL1	S 12°33'08" W	85.58'
RL2	S 07°00'00" W	99.78'
RL3	N 41°28'17" E	34.79'
RL4	S 48°33'43" W	41.00'
RL5	S 41°28'17" E	22.90'
RL6	S 41°28'17" E	18.59'
RL7	N 48°33'43" E	25.00'
RL8	N 41°28'17" E	30.48'
RL9	S 47°23'17" W	20.84'
RL10	N 90°00'00" E	81.22'
RL11	N 73°24'43" E	53.87'
RL12	N 89°40'52" E	3.97'
RL13	S 89°40'52" E	12.15'
RL14	S 89°40'52" E	43.53'
RL15	S 00°00'00" E	6.39'
RL16	N 90°00'00" E	8.24'
RL17	N 78°03'35" W	24.52'
RL18	N 12°33'08" E	25.41'
RL19	S 89°40'52" E	5.35'
RL20	S 00°00'00" E	5.89'
RL21	N 90°00'00" E	5.74'
RL22	N 78°03'35" W	25.19'
RL23	N 12°33'08" E	13.18'
RL24	N 73°24'43" E	12.88'
RL25	S 00°00'23" W	18.61'
RL26	N 89°50'37" E	58.00'
RL27	N 00°00'23" W	25.03'

- GENERAL NOTES**
- 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.
  - Elevations are based upon a City Benchmark established at the S.E. Corner of Section 17 with an elevation of 4685.91. (NAVD 1988).
  - All easements are Multi-Purpose Easements unless otherwise noted.
  - 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.
  - Maintenance and operation of Common Tracts and Outlots is the responsibility of the Homeowners Association.
  - 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.

**LEGEND**

- ⊙ - MESA COUNTY SURVEY MARKER
- ⊙ - FOUND 5/8" REBAR IN CONC.-L.S. 18469
- - BUILDING LOT BOUNDARY
- ▨ - NOT PART OF REPLAT

**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in the 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.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	8.10'	16.90'	14.00'	S 80°11'13" E	119°28'30"	13.89'
C2	8.10'	16.90'	14.00'	S 80°11'13" E	119°28'30"	13.89'
C3	8.10'	16.90'	14.00'	S 09°13'58" E	119°28'30"	13.89'
C4	8.10'	16.90'	14.00'	N 56°59'28" E	119°28'30"	13.89'
C5	8.10'	16.90'	14.00'	N 80°42'10" E	119°28'30"	13.89'
C6	8.10'	16.90'	14.00'	S 84°42'13" E	119°28'30"	13.89'
C7	8.10'	16.90'	14.00'	S 86°18'57" E	119°28'30"	13.89'
C8	8.10'	16.90'	14.00'	S 86°18'57" E	119°28'30"	13.89'
C9	8.10'	16.90'	14.00'	S 66°06'59" E	119°28'30"	13.89'
C10	8.10'	16.90'	14.00'	S 41°05'34" E	119°28'30"	13.89'
C11	8.10'	16.90'	14.00'	N 75°08'41" E	119°28'30"	13.89'

**ROLLAND ENGINEERING**  
405 Edging Blvd  
Grand Jct. CO 81503  
(970) 243-8300

**RIDGE PARK NO. 1**  
the SE1/4 SEC. 17 & NE1/4 SEC. 20  
T1S R1W UM, GRAND JUNCTION, CO

Designed: RAM  
Checked: RAM  
Date: 6-28-98  
Plot: p3.plt  
Rev: 4/20/99

Sheet 3 of 3

