

# DESERT RIDGE SUBDIVISION

A REPLAT of LOT 17, BLOCK 11 THE RIDGES FILING NO. 4

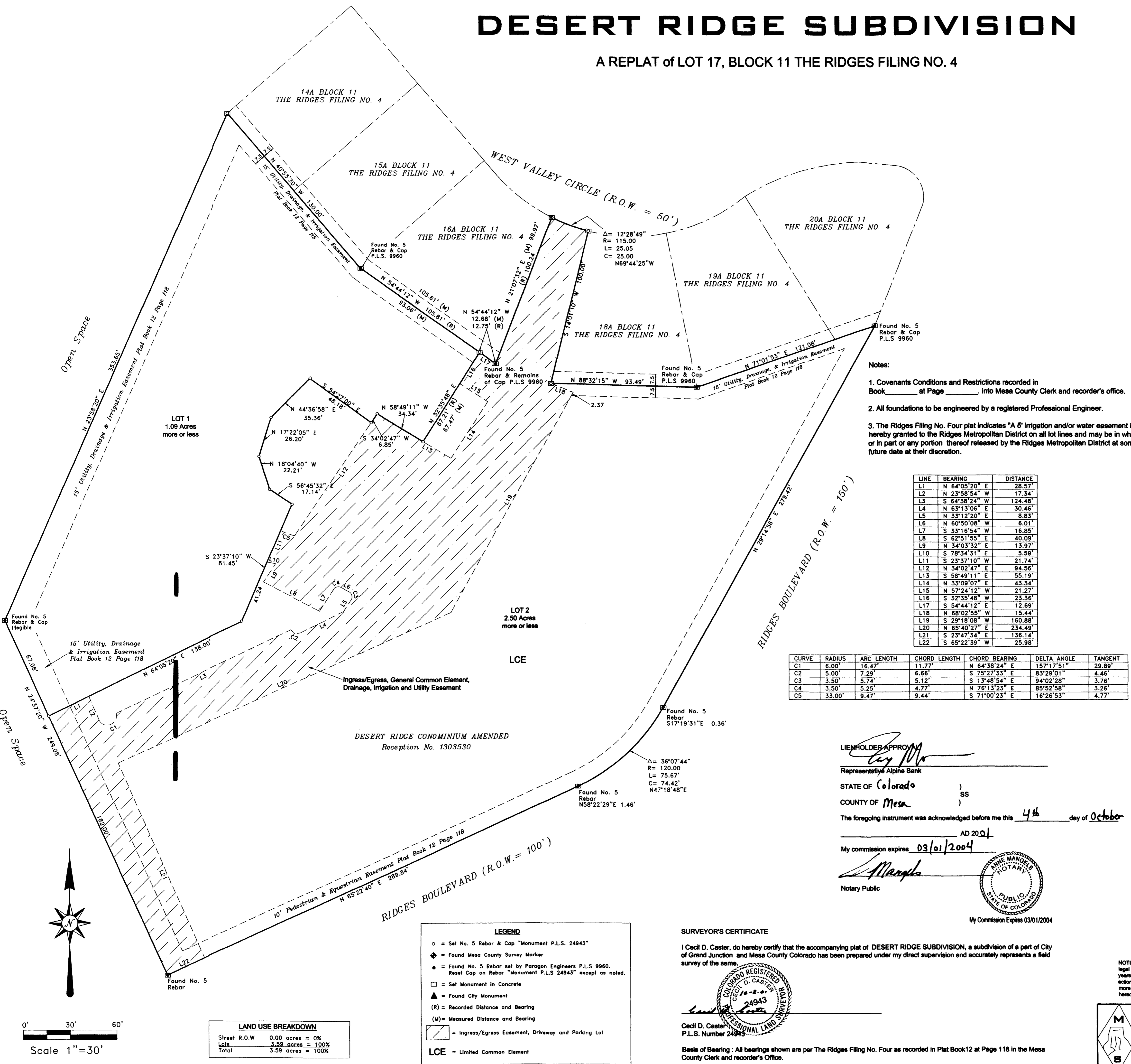
DEDICATION:  
KNOW ALL MEN THESE PRESENTS:  
That Ben D. Hill, Faith M. Hill and Desert Ridges Home Owners Association are the owners of that real property as described in Book 2678 at Pages 71 and 72, Book 1309 at Page 753, Book 1392 at Page 705 and Book 1492 at Page 192.  
Said real property being described as Lot 17 in Block 11 of THE RIDGES FILING NO. FOUR, TOGETHER WITH a non-exclusive easement for ingress and egress purposes over and across the driveways of Desert Ridge Condominium amended and for utility, drainage and irrigation purposes over, under and across the easements for those purposes, all as shown on the Condominium Map as appearing in the records of the Clerk and Recorder of Mesa County, Colorado at Reception No. 1303530 and as defined and as defined in that certain Declaration appearing in such records in Book 1309 at Page 753, as supplemented by instrument recorded in Book 1392 at Page 705, and as amended by instrument recorded in Book 1492 at Page 192, Mesa County, Colorado.

That said owners have caused that real property to be laid out and surveyed as DESERT RIDGE SUBDIVISION.  
All Multipurpose 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, street trees and grade structures.  
All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements 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 Irrigation Easements to the (Property/Homeowners Association) of the Lots and Tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems. Covenants, conditions, or restrictions or other conveyances recorded at Book \_\_\_\_\_, Page \_\_\_\_\_.  
All Ingress and Egress Easements to the owners of lots and tracts hereby platted as perpetual easements for ingress and egress by the general public pedestrian.  
All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNERS have caused his name to be hereunto subscribed  
this 4<sup>th</sup> day of October A.D. 2001  
By Ben D. Hill Faith M. Hill  
Ben D. Hill Faith M. Hill  
By Shirley Kalmbach  
President Desert Ridge Condominium Association

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October AD 2001 By Ben D. Hill and Faith M. Hill.  
My commission expires 3/26/2005  
Rob R. Martindale  
Notary Public  
STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of October AD 2001 By Shirley Kalmbach.  
Representative Desert Ridges Condominium Association.  
My commission expires 3/26/2005  
Rob R. Martindale  
Notary Public

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 9:48 o'clock AM  
this 26<sup>th</sup> day of October A.D. 2001  
Reception # 2021764 Book 18 Page 262  
Clerk and Recorder Deputy  
Drawer No. LL-48 Fees \$10.00  
CITY OF GRAND JUNCTION APPROVAL  
This plat of DESERT RIDGE SUBDIVISION in the City of Grand Junction, Mesa  
County, Colorado was approved this 2<sup>nd</sup> day of October A.D. 2001  
Shirley Kalmbach Cindy Enos Martey  
City Manager President of City Council



Notes:  
1. Covenants Conditions and Restrictions recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ into Mesa County Clerk and recorder's office.  
2. All foundations to be engineered by a registered Professional Engineer.  
3. The Ridges Filing No. Four plat indicates "A 5' Irrigation and/or water easement is hereby granted to the Ridges Metropolitan District on all lot lines and may be in whole or in part or any portion thereof released by the Ridges Metropolitan District at some future date at their discretion.

LINE	BEARING	DISTANCE
L1	N 64°05'20" E	28.57'
L2	N 23°58'54" W	17.34'
L3	S 64°38'24" W	124.48'
L4	N 63°13'06" E	30.46'
L5	N 33°12'20" E	8.83'
L6	N 60°50'08" W	6.01'
L7	S 33°16'54" W	16.85'
L8	S 62°51'55" E	40.09'
L9	N 34°03'32" E	13.97'
L10	S 78°34'31" E	5.59'
L11	S 23°37'10" W	21.74'
L12	N 34°02'47" E	94.56'
L13	S 58°49'11" E	55.19'
L14	N 33°09'07" E	43.34'
L15	N 57°24'12" W	21.27'
L16	S 32°35'48" W	23.36'
L17	S 54°44'12" E	12.69'
L18	N 68°02'55" W	15.44'
L19	S 29°18'08" W	160.88'
L20	N 65°40'27" E	234.49'
L21	S 23°47'34" E	136.14'
L22	S 65°22'39" W	25.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6.00'	16.47'	11.77'	N 64°38'24" E	157°17'51"	29.89'
C2	5.00'	7.29'	6.66'	S 75°27'33" E	83°29'01"	4.46'
C3	3.50'	5.74'	5.12'	S 13°48'54" E	94°02'28"	3.76'
C4	3.50'	5.25'	4.77'	N 76°13'23" E	85°52'58"	3.26'
C5	33.00'	9.47'	9.44'	S 71°00'23" E	16°26'53"	4.77'

LIENHOLDER APPROVAL  
[Signature]  
Representative Alpine Bank  
STATE OF Colorado )  
COUNTY OF Mesa )  
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October AD 2001  
My commission expires 03/01/2004  
[Signature]  
Notary Public  
My Commission Expires 03/01/2004

SURVEYOR'S CERTIFICATE  
I Cecil D. Caster, do hereby certify that the accompanying plat of DESERT RIDGE SUBDIVISION, a subdivision of a part of City of Grand Junction and Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.  
[Signature]  
Cecil D. Caster  
P.L.S. Number 24943  
Basis of Bearing : All bearings shown are per The Ridges Filing No. Four as recorded in Plat Book 12 at Page 118 in the Mesa County Clerk and recorder's Office.

LEGEND  
○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"  
● = Found Mesa County Survey Marker  
◆ = Found No. 5 Rebar set by Paragon Engineers P.L.S. 9960. Reset Cap on Rebar "Monument P.L.S. 24943" except as noted.  
□ = Set Monument in Concrete  
▲ = Found City Monument  
(R) = Recorded Distance and Bearing  
(M) = Measured Distance and Bearing  
▨ = Ingress/Egress Easement, Driveway and Parking Lot  
LCE = Limited Common Element

LAND USE BREAKDOWN

Street R.O.W.	0.00 acres = 0%
Lots	3.59 acres = 100%
Total	3.59 acres = 100%

Monument Surveying Co  
741 Road Ave  
Grand Junction, CO 81501  
(970) 245-4189 (970) 245-4674

DESERT RIDGE SUBDIVISION  
A Replat of Lot 17 Block Eleven of the RIDGES FILING No. 4, Located in NE 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian.  
DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_ BKH  
DRAWN \_\_\_\_\_ RM \_\_\_\_\_ TECHNICAL APPROVAL \_\_\_\_\_  
CHECKED \_\_\_\_\_ CDC \_\_\_\_\_ APPROVED \_\_\_\_\_ 10/2/01  
PREPARED FOR: Ben Hill JOB NO. \_\_\_\_\_

01256701