

SOUTHRIDGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Steve P. Foster, Don D. Foster and Joseph Coleman are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S½ Section 34, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the East ¼ Corner of said Section 34; Thence S 60°42'45" W 619.83 feet to a point on the Northwestery right-of-way of Colorado State Highway 146; Thence S 43°52'15" W along said Northwestery right-of-way of Colorado State Highway 146 a distance of 2,203.12 feet to the TRUE POINT OF BEGINNING; Thence continuing S 43°52'15" W along said Northwestery right-of-way of Colorado State Highway 146 a distance of 415.00 feet; Thence N 46°00'00" W 548.79 feet; Thence N 61°05'28" E 460.42 feet; Thence along the arc of a curve to the left whose radius is 374.81 feet and whose long chord bears S 35°27'34" E 137.13 feet; Thence S 46°00'00" E 87.64 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears S 01°00'00" E 28.28 feet; Thence S 46°00'00" E 50.00 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 89°00'00" E 28.28 feet; Thence S 46°00'00" E 100.09 feet to the TRUE POINT OF BEGINNING; Containing 4.617 acres.

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

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements of the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28TH day of DECEMBER, A.D., 1982.

Steve P. Foster *Don D. Foster* *Joseph Coleman*
Steve P. Foster Don D. Foster Joseph Coleman

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28TH day of DECEMBER, A.D., 1982 by Steve P. Foster, Don D. Foster, and Joseph Coleman.

My Commission Expires: 10-15-83
Witness My Hand and Official Seal

Patricia Murphy
Notary Public
P.O. Box 4206
Grand Junction, CO 81502

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:56 o'clock P. M., this 10 day of JAN, A.D., 1983, and is duly recorded in Plat Book No. 1179-115, Page 1179-115, 1983.

Earl Sawyer *Mary Baker*
Clerk and Recorder Deputy Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5th day of JANUARY, A.D., 1983, County Planning Commission of the County of Mesa, Colorado.

Jinda Allen
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of JANUARY, A.D., 1983, Board of County Commissioners of the County of Mesa, Colorado.

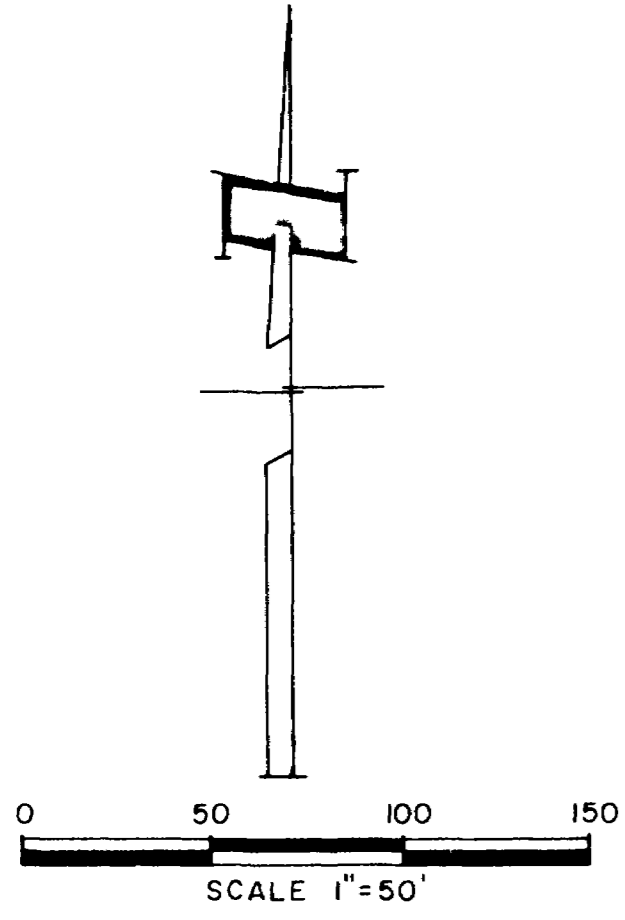
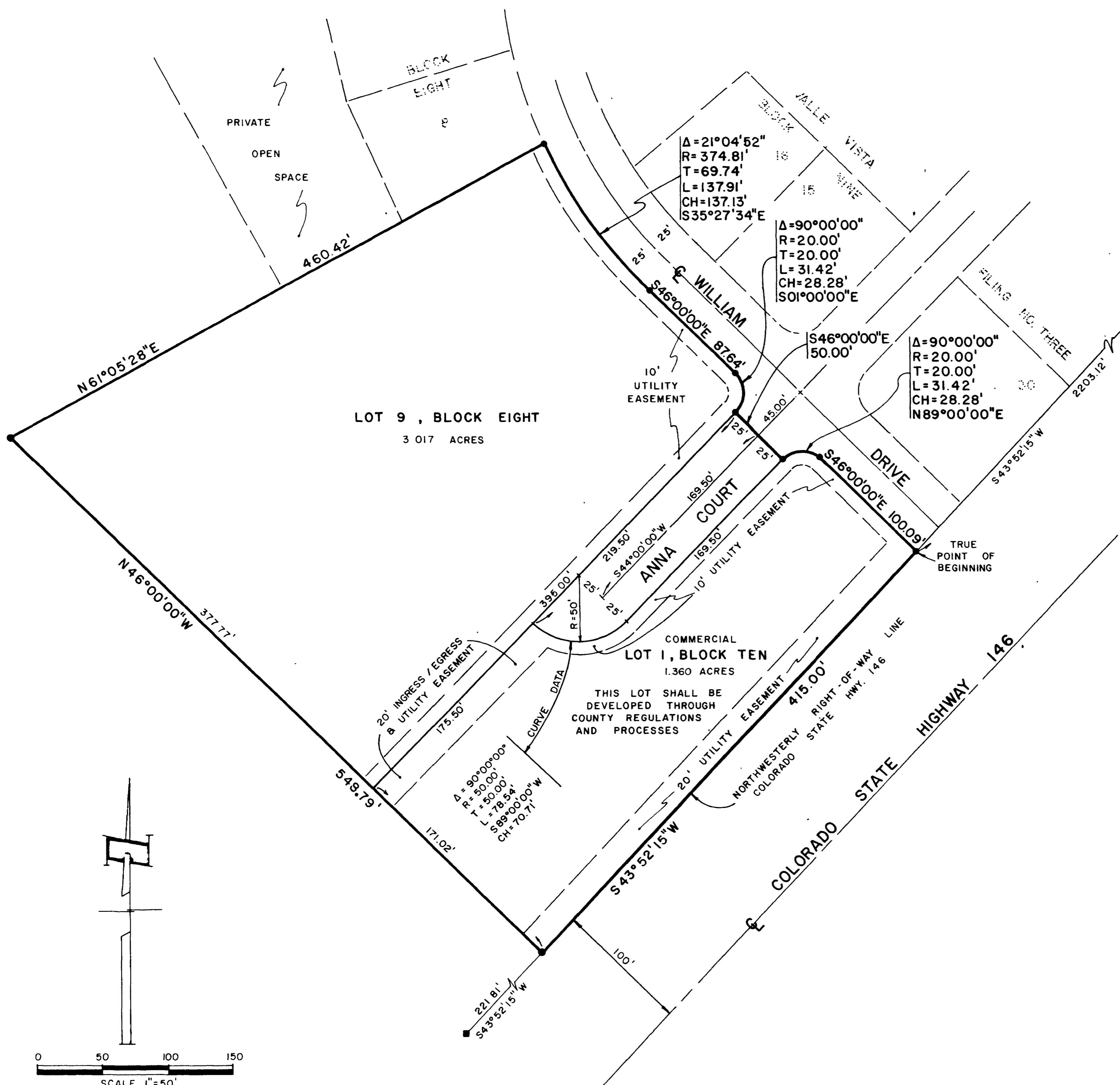
Paul
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Southridge Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 12-23-82
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Utilities Coordinating Committee
Thomas Leal 28. Dec. 1982
Chairman Date



LEGEND

- INDICATES MESA COUNTY SURVEY MARKER (BRASS CAP)
- INDICATES 5/8" REBAR AND MONUMENT CAP (LS# 9960) SET IN CONCRETE
- INDICATES HIGHWAY RIGHT-OF-WAY MARKER
- INDICATES 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS

AREA QUANTITIES

AREA IN LOTS	4 377 ACRES	Or	94.80%
AREA IN ROAD	0.240 ACRES	Or	5.20%
TOTAL AREA	4 617 ACRES	Or	100.00%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.

SOUTHRIDGE SUBDIVISION

THOMAS LEAL ENGINEERING, INC.

SUGGESTED PLANT LIST FOR DRY LANDSCAPING

Shade Trees

Allanthus altissima	Tree of Heaven
Celtis occidentalis	Mackberry
Elaeagnus angustifolia	Russian Olive
Fragaria pennsylvanica	Green Ash
Gleditsia triacanthos var. inermis "Shademaster"	Shademaster Honeylocust

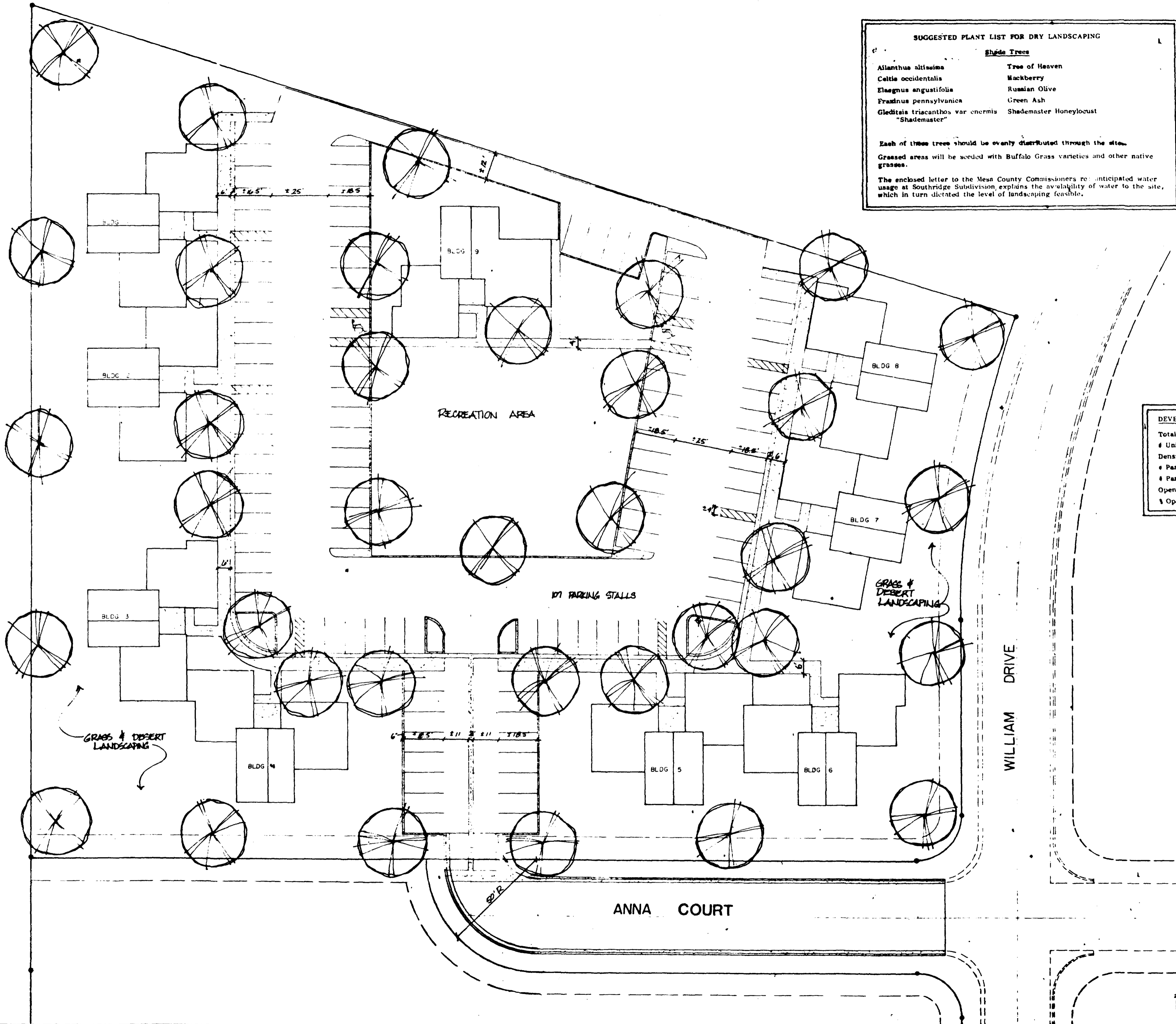
Each of these trees should be evenly distributed through the site.

Grassed areas will be seeded with Buffalo Grass varieties and other native grasses.

The enclosed letter to the Mesa County Commissioners re: anticipated water usage at Southridge Subdivision explains the availability of water to the site, which in turn dictated the level of landscaping feasible.

DEVELOPMENT SCHEDULE

Total Area	3.017 Acres
# Units	32
Density	17.24 DU/Ac.
# Parking Spaces	107
# Parking Spaces per Unit	2.06
Open Space	1.66 Acres
% Open Space	55%



SOUTHRIDGE CONDOMINIUMS
 MESA COUNTY, COLORADO
 FINAL DEVELOPMENT PLAN

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