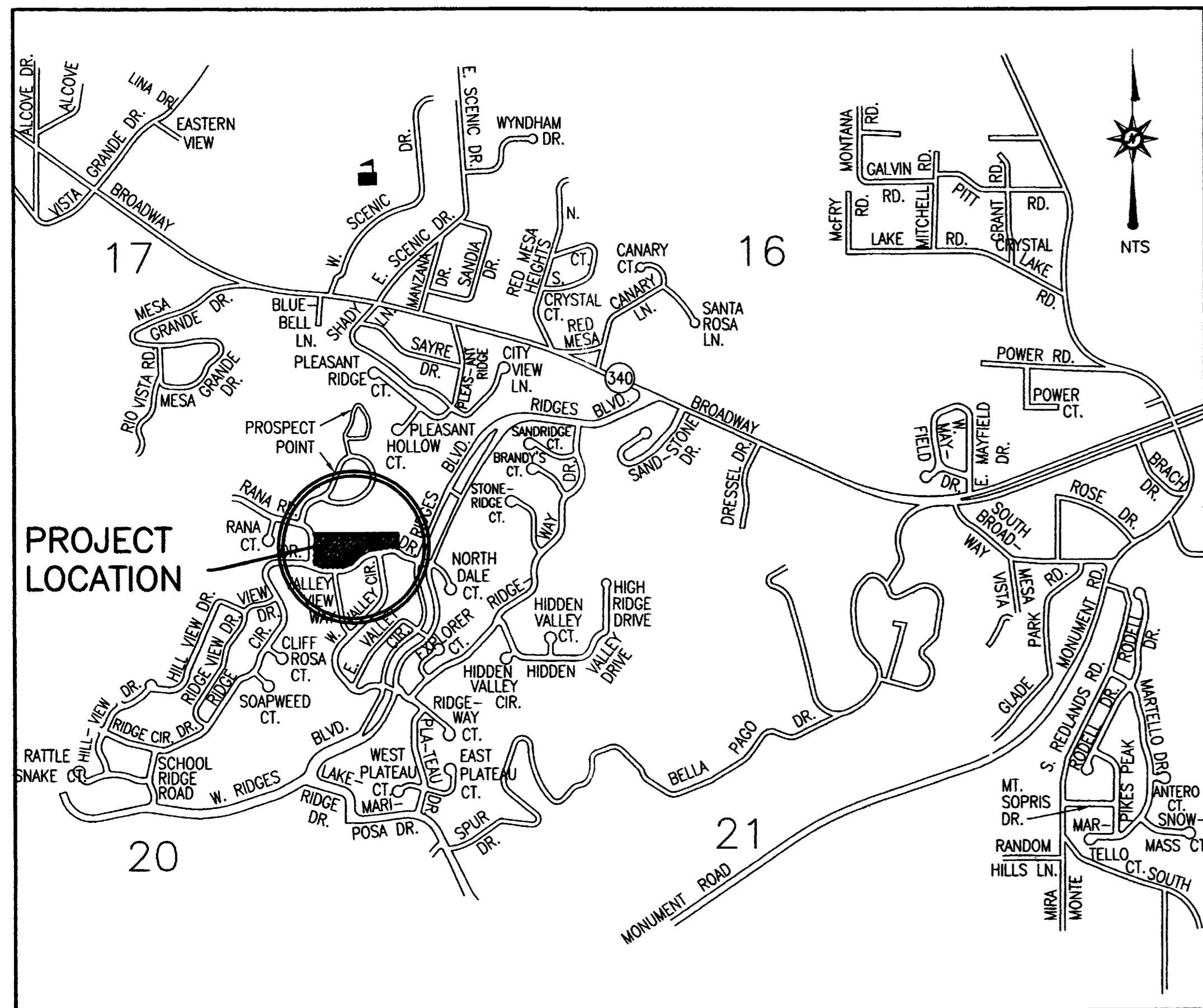


RIDGE PARK NO. 2

A REPLAT OF LOTS 1-7 OF RIDGE PARK NO. 1 AND THAT PART OF THE OPEN SPACE OF RIDGE PARK NO. 1 AFFECTED.



VICINITY MAP

LIENHOLDERS

FOR LOTS 1-7
Developer states that there are no lienholders of record.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Entrada Townhouses, LTD. is the owner of those certain tracts of land in the SE1/4 of Section 17 Township One South, Range One West of the Ute Meridian, described in Plat Book 16 at Page 92 of Mesa County real property records, more particularly described as follows:

All of Ridge Park No. 1 Excepting therefrom Lots 8 through 22, both inclusive, and excepting therefrom all areas designated as private roads, and excepting therefrom all common open area lying westerly of the easterly corner of said Lots 8 and 9.

That said owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as Ridge Park No. 2, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

That said owner does hereby dedicate and/or set apart that 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 shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees 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 of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 5th day of December A.D., 2022.

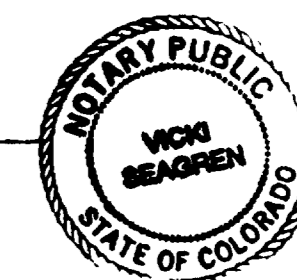
Ronald J. Plater
Entrada Townhouses, LTD.

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 5th day of December A.D., 2022.

My commission expires: 2-9-05

WITNESS MY HAND AND OFFICIAL SEAL.

Vin Sagum
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 3:24 o'clock P.M., this 12th day of December A.D., 2022, and is duly recorded as Reception Number 2092826 in Plat Book 19, Page 193 through 194 inclusive.

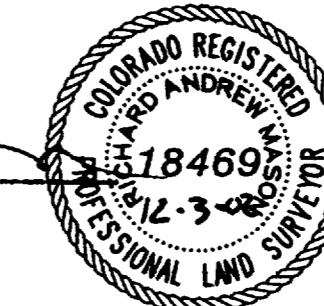
Clerk and Recorder Drew NN-22 Deputy Fees \$20.00 \$1.00
DRAWER NN - 22 \$20.00 \$1.00

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 12th day of DECEMBER A.D. 2022
Cynthia Marie Mayor [Signature] City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK NO. 2, 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
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



Date 12-3-02

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. (See also Entrada Townhomes, Entrada Townhomes II, and Ridge Park No. 1 plats.)
- 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 Open Space is the responsibility of the Homeowners Association.
- Private roads are for the ingress/egress of the general public to allow access to the pedestrian/bikepath system.
- No monuments have been set at lot corners.
- This plat creates only five lots from the original seven, eliminating two lots.
- The patio portion of Lot 4 encroaches into the North property line three foot setback. The City of Grand Junction will not allow any type of patio roof or covering to be constructed within the three foot setback area.
- All dimensions shown hereon to locate the lot corners are calculated either along exterior boundary lines or perpendicular to the exterior lines.
- Title information is from First American Heritage Title Company, Order number 00147317, effective date 9/17/02.
- The Ridge Park Homeowners Association has reviewed the plat for Ridge Park No. 2 and has approved of the new boundaries and the minor reconfiguration of the open space and common areas owned and maintained by the Ridge Park Homeowners Association, as recorded by separate instrument, Mesa County real property records.

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

- Endorsement of resubdivision by Ridge Park Homeowners Association Book 3227, Page 233

AREA SUMMARY

	ACRES	% TOTAL
LOTS 1-5	0.28	7.8%
LOTS 8-22	0.79	22.0%
PRIVATE ROADS	0.63	17.6%
COMMON OPEN SPACE	1.89	52.6%
TOTAL:	3.59	100.0%

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:\2034\2034plot.DWG

RIDGE PARK NO. 2

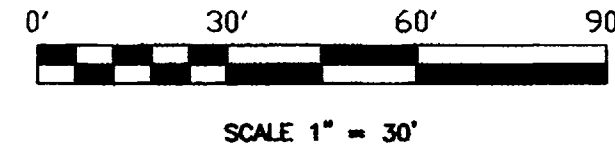
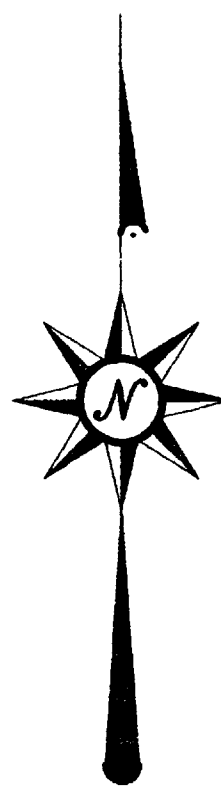
in the SE1/4 SEC. 17 & NE1/4 SEC.20
T1S R1W UM, GRAND JUNCTION, CO

Designed	RAM	Checked	RAM	Sheet	1
Drawn	TAB	Date	6-28-02	Rev.	10-17-02
				Of	2

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

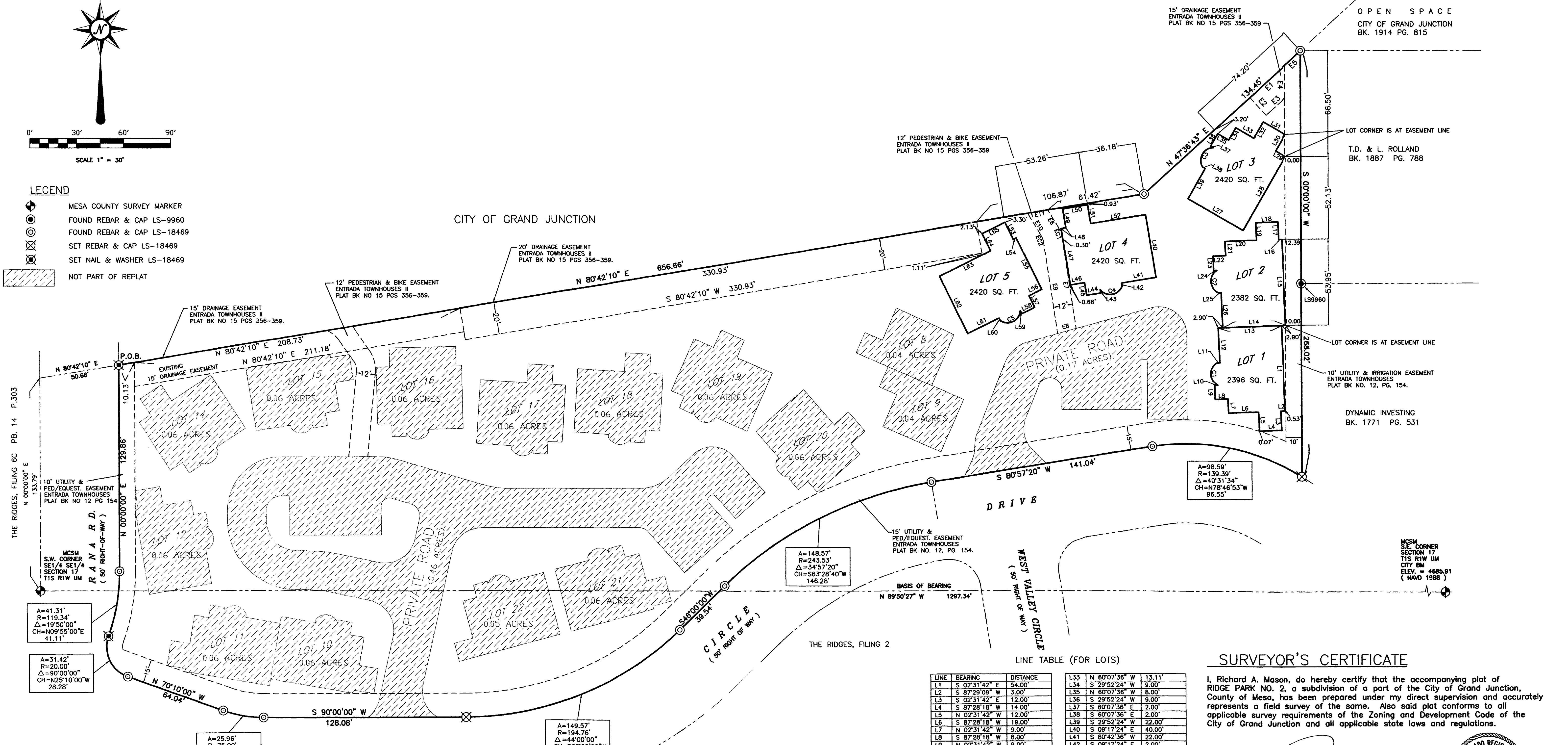
RIDGE PARK NO. 2

A REPLAT OF LOTS 1-7 OF RIDGE PARK NO. 1 AND THAT PART OF THE OPEN SPACE OF RIDGE PARK NO. 1 AFFECTED.



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND REBAR & CAP LS-9960
- FOUND REBAR & CAP LS-18469
- SET REBAR & CAP LS-18469
- SET NAIL & WASHER LS-18469
- NOT PART OF REPLAT



A=41.31'
R=119.34'
Δ=19°50'00"
CH=N09°55'00"E
41.11'

A=31.42'
R=20.00'
Δ=90°00'00"
CH=N25°10'00"W
28.28'

A=25.06'
R=75.00'
Δ=19°50'00"
CH=N80°05'00"W
25.83'

A=149.57'
R=194.76'
Δ=44°00'00"
CH=S68°00'00"W
145.92'

A=148.57'
R=243.53'
Δ=34°57'20"
CH=S63°28'40"W
146.28'

A=98.59'
R=139.39'
Δ=40°31'34"
CH=N78°46'53"W
96.55'

CURVE TABLE (FOR EASEMENTS)

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	22.00'	8.52'	8.46'	S 19°40'55" E	22°10'53"	4.31'
EC2	10.00'	3.87'	3.85'	N 19°40'55" W	22°10'53"	1.96'

LINE TABLE (FOR EASEMENTS)

LINE	BEARING	DISTANCE
E1	S 47°36'43" W	30.00'
E2	N 42°23'17" W	15.00'
E3	S 47°36'43" W	16.61'
E4	S 00°00'00" E	20.31'
E5	N 47°36'43" E	13.54'
E6	S 30°46'21" E	12.07'
E7	S 08°35'28" E	56.69'
E8	S 74°45'04" W	12.08'
E9	N 08°35'28" W	58.09'
E10	N 30°46'21" W	16.79'
E11	N 80°42'10" E	12.90'

AREA SUMMARY

LOTS	ACRES	% TOTAL
LOTS 1-5	0.28	7.8%
LOTS 8-22	0.79	22.0%
PRIVATE ROADS	0.63	17.6%
COMMON OPEN SPACE	1.89	52.6%
TOTAL:	3.59	100.0%

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. (See also Entrada Townhomes, Entrada Townhomes II, and Ridge Park No. 1 plats.)
2. Elevations are based upon a City Benchmark established at the S.E. Corner of Section 17 with an elevation of 4685.91. (NAVD 1988).
3. All easements are Multi-Purpose easements unless otherwise noted.
4. 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.
5. Maintenance and operation of Common Open Space is the responsibility of the Homeowners Association.
6. Private roads are 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.
8. This plat creates only five lots from the original seven, eliminating two lots.
9. The patio portion of Lot 4 encroaches into the North property line three foot setback. The City of Grand Junction will not allow any type of patio roof or covering to be constructed within the three foot setback area.
10. All dimensions shown hereon to locate the lot corners are calculated either along exterior boundary lines or perpendicular to the exterior lines.
11. Title information is from First American Heritage Title Company, Order number 00147317, dated 9/17/02.
12. The Ridge Park Homeowners Association has reviewed the plat for Ridge Park No. 2 and has approved of the new boundaries and the minor reconfiguration of the open space and common areas owned and maintained by the Ridge Park Homeowners Association, as recorded by separate instrument, Mesa County real property records.

LINE TABLE (FOR LOTS)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°31'42" E	54.00'	L33	N 60°07'36" W	13.11'
L2	S 87°29'09" W	3.00'	L34	S 29°52'24" W	9.00'
L3	S 02°31'42" E	12.00'	L35	N 60°07'36" W	8.00'
L4	S 87°28'18" W	14.00'	L36	S 29°52'24" W	9.00'
L5	N 02°31'42" E	12.00'	L37	S 60°07'36" E	2.00'
L6	S 87°28'18" W	18.00'	L38	S 60°07'36" E	2.00'
L7	N 02°31'42" W	9.00'	L39	S 29°52'24" W	22.00'
L8	S 87°28'18" W	8.00'	L40	S 09°17'24" E	40.00'
L9	N 02°31'42" W	9.00'	L41	S 80°42'36" W	22.00'
L10	N 87°28'18" E	2.00'	L42	S 09°17'24" E	2.00'
L11	N 87°28'18" E	2.00'	L43	S 09°17'24" E	2.00'
L12	N 02°31'42" W	22.00'	L44	S 80°42'36" W	9.00'
L13	N 87°28'18" E	40.00'	L45	N 09°17'24" W	8.00'
L14	N 87°28'18" E	40.00'	L46	S 80°42'36" W	9.00'
L15	N 02°31'42" W	54.00'	L47	N 09°17'24" W	36.00'
L16	S 87°28'18" W	2.00'	L48	N 80°42'36" E	3.00'
L17	N 02°31'42" W	11.00'	L49	N 09°17'24" W	12.00'
L18	S 87°28'18" W	14.00'	L50	N 80°42'36" E	16.00'
L19	S 02°31'42" E	11.00'	L51	S 09°17'24" E	12.00'
L20	S 87°28'18" W	20.00'	L52	N 80°42'36" E	35.00'
L21	S 02°31'42" E	9.00'	L53	S 26°15'18" E	12.00'
L22	S 87°28'18" W	8.00'	L54	N 63°44'42" E	2.00'
L23	S 02°31'42" E	9.00'	L55	S 26°15'18" E	36.00'
L24	N 87°28'18" E	2.00'	L56	S 63°44'42" W	9.00'
L25	N 87°28'18" E	2.00'	L57	S 26°15'18" E	8.00'
L26	S 02°31'42" E	22.00'	L58	S 63°44'42" W	9.00'
L27	S 60°07'36" E	40.00'	L59	N 26°15'18" W	2.00'
L28	N 29°52'24" E	54.00'	L60	N 26°15'18" W	2.00'
L29	N 60°07'36" W	6.89'	L61	S 63°44'42" W	22.00'
L30	N 29°52'24" E	12.00'	L62	N 26°15'18" W	40.00'
L31	N 60°07'36" W	16.00'	L63	N 63°44'42" E	36.00'
L32	N 29°52'24" E	12.00'	L64	N 26°15'18" W	12.00'
			L65	N 63°44'42" E	16.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	8.10'	16.90'	14.00'	N 02°31'42" W	119°28'30"	13.89'
C2	8.10'	16.90'	14.00'	S 02°31'42" E	119°28'30"	13.89'
C3	8.10'	16.90'	14.00'	S 29°52'24" W	119°28'30"	13.89'
C4	8.10'	16.90'	14.00'	S 80°42'36" W	119°28'30"	13.89'
C5	8.10'	16.90'	14.00'	S 63°44'42" W	119°28'30"	13.89'

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK NO. 2, 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
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date: 12-3-02



D:\2034\2034PLAT.DWG

RIDGE PARK NO. 2

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

Designed	RAM	Checked	RAM	Proj#	2034	Sheet	2
Drawn	TAB	Date	6-18-02	Rv	10-17-02	Of	2

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