

SHADOW RUN AT THE RIDGES

A REPLAT OF LOT ONE BLOCK EIGHTEEN

THE RIDGES FILING NO. THREE

PLAT BOOK 12 PAGE 5

NE 1/4 SEC. 20, T.1S., R1W., U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Shadow Run LLLP is the owner of that real property situated in the NE 1/4, Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot One, Block Eighteen, The Ridges Filing No. Three as recorded in Plat Book 12 at Page 5 of the records of said Mesa County. Said Lot contains 5.00 acres more or less.

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 SHADOW RUN AT THE RIDGES, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All that area depicted as Cliff View Drive includes a private street and is dedicated as a perpetual easement to the City of Grand Junction as and for the inspection, operation, maintenance and repair of the street facilities and appurtenants thereto with ingress/egress access of public service providers operating and providing services, including but not limited to emergency, fire, police, trash and postal services, as approved by the City of Grand Junction. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the street facilities. In addition, the Owner hereby covenants and grants the City of Grand Junction the right to enforce all traffic rules and regulations on the street as if the street was a public right-of-way, including but not limited to no parking on the private street, in the City of Grand Junction. No parking signs shall be posted by the Owner along the street. Parking shall only be allowed in designated areas.

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 sewer, 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 Drainage Easements shown hereon are granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenants thereto.

All Irrigation Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual 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, equivalent other public utility providers and appurtenant facilities.

Tract A, shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for open space purposes, subject to the various easements dedicated and granted on this Final Plat.

All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 c.c., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes.

All Tracts/Easements include the right of ingress and egress on, over, under, through and across by the beneficiaries, their successors, assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

CITY APPROVAL

This plat of Shadow Run at The Ridges, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 29 day of SEPTEMBER, 2006.

David Varley
City Manager

[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:38 o'clock A.M. this 4th day of October A.D. 2006, and is duly recorded in Book No. 4263 at page 201-204 Reception No. 2341444 Fee \$ 40.00 + 1.00 Drawer No. SS-90

Deputy

Clerk and Recorder

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, STEWART TITLE OF GRAND JUNCTION, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to SHADOW RUN LLLP; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 9-29-2006

By: *Karin M. Farley*

LIENHOLDERS RATIFICATION OF PLAT

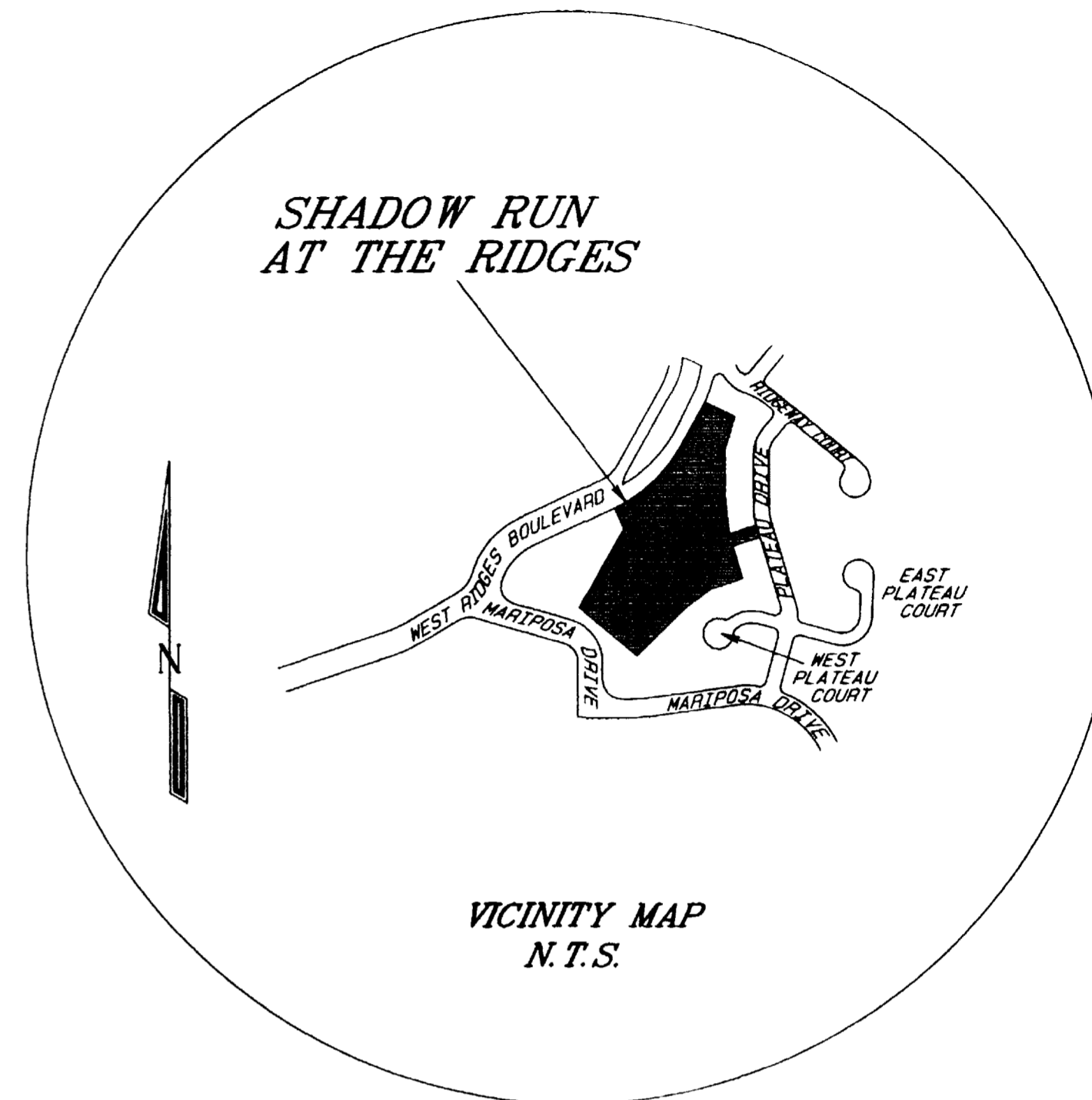
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4071 at Page 774 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *[Signature]* FOR: COLORADO CAPITAL BANK

STATE OF COLORADO)
COUNTY OF Mesa) SS
Douglas

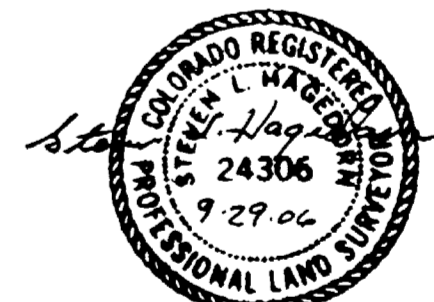
The foregoing Lienholders Ratification was acknowledged before me this 18th day of August, A.D., 2006 by

Witness my hand and official seal: *[Signature]*
Address: Castle Rock, CO 80108 Notary Public
My commission expires: 10/20/07



SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Stewart Title of Grand Junction in Title Commitment No. 2006002243.



To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Tract A conveyed to Shadow Run Town Homes Homeowners Association Inc. in Book 4263 at Pages 205

Drainage and Irrigation easements conveyed to Shadow Run Town Homes Homeowners Association Inc. in Book N/A at Pages N/A

Shadow Run Town Homes Homeowners Association Inc. Covenants, Conditions and Restrictions in Book 4263 at Pages 216

[Signature]
Shadow Run LLLP by: G.P. Scott H. Friedman

STATE OF COLORADO)
County of Douglas) SS
The foregoing instrument was acknowledged before me this 18th day of August, A.D., 2006 by Scott H. Friedman Shadow Run LLLP
Witness my hand and official seal: *[Signature]*
Address: 399 Perry St. Ste 300, Castle Rock, CO
My commission expires: 09/07/2008

CHRISTINA RUEFFERT
Notary Public
State of Colorado

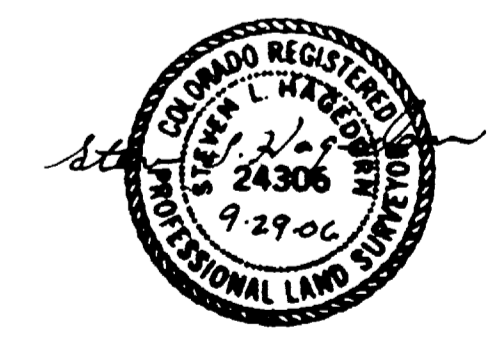
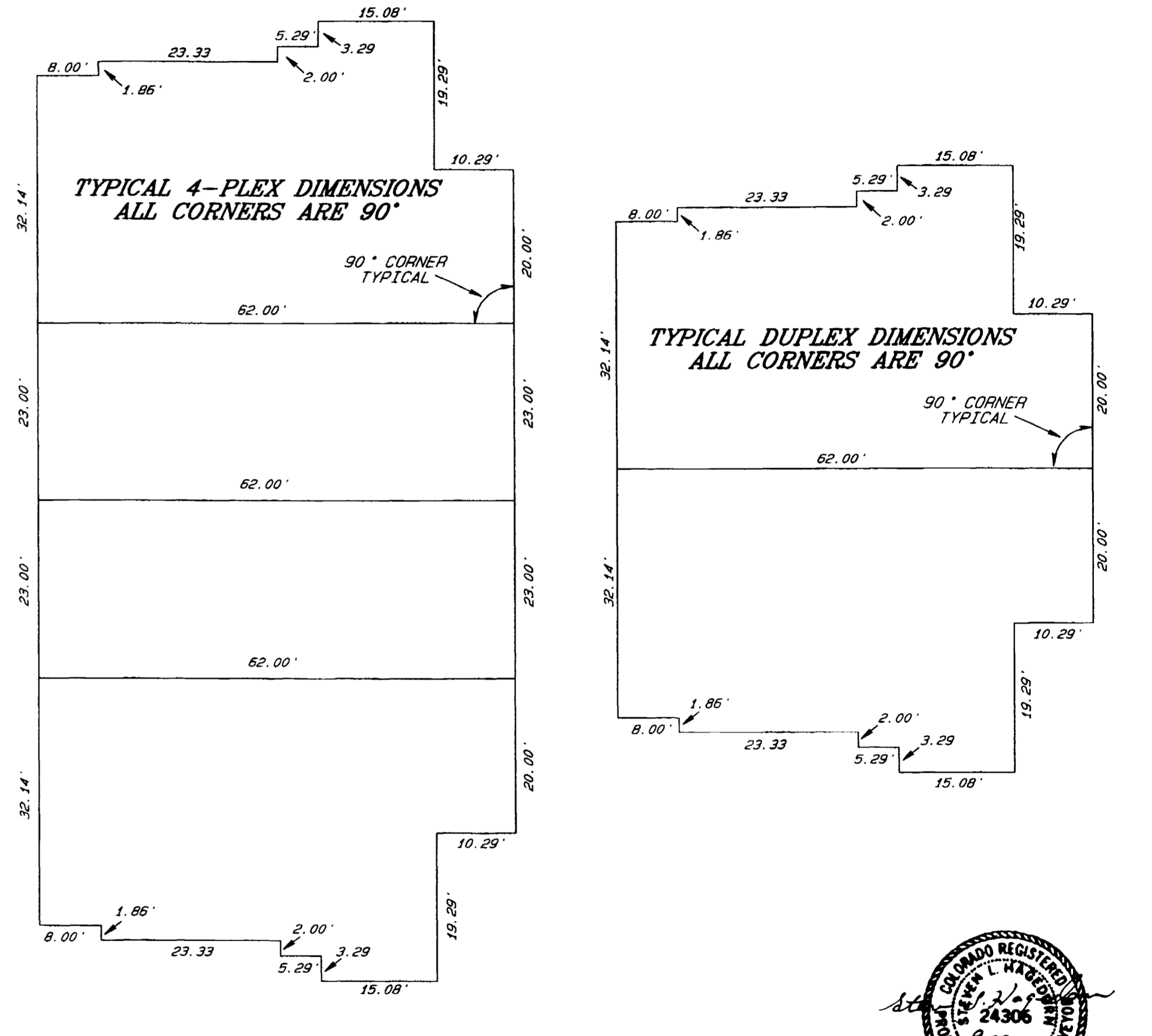
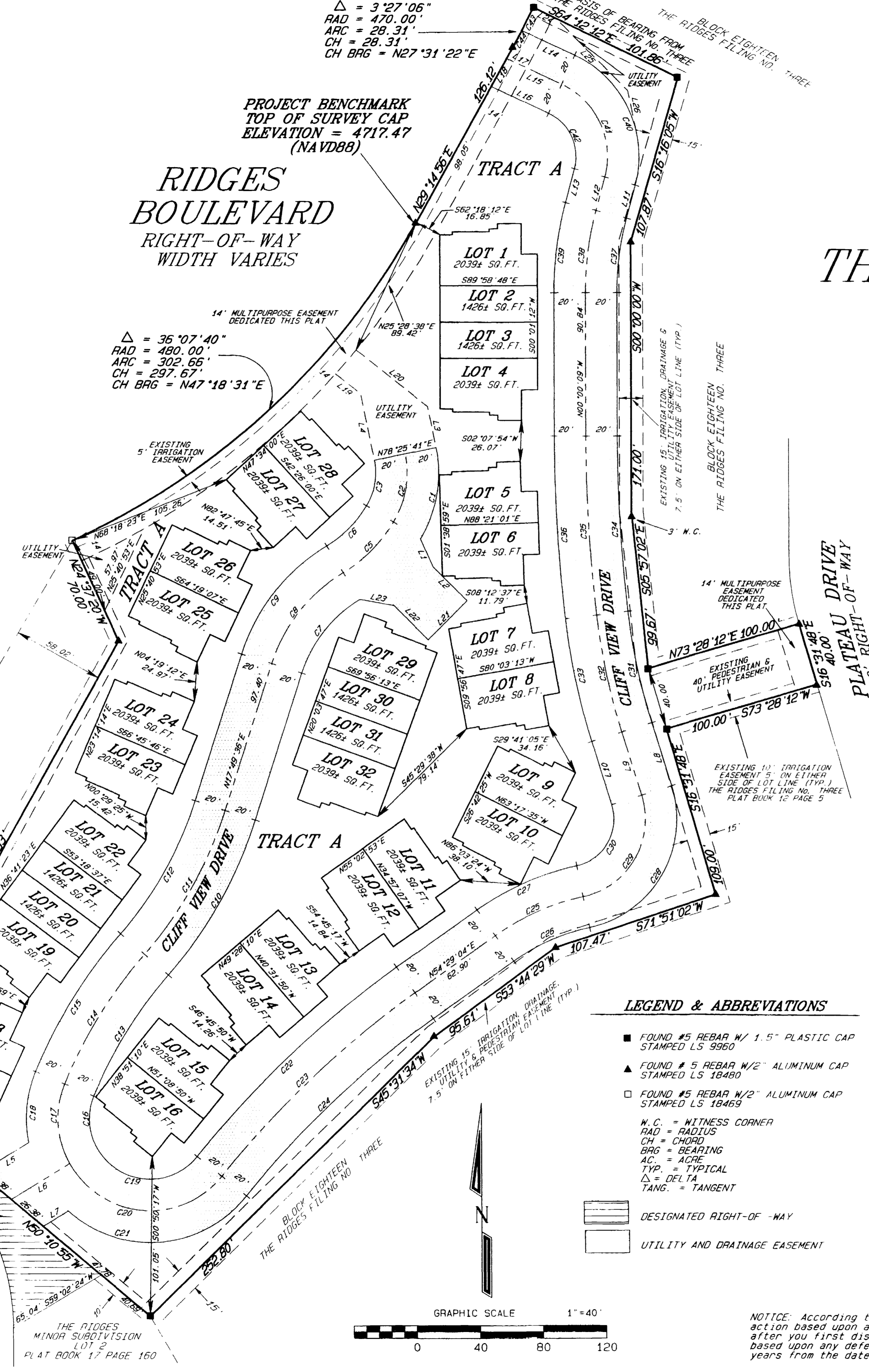
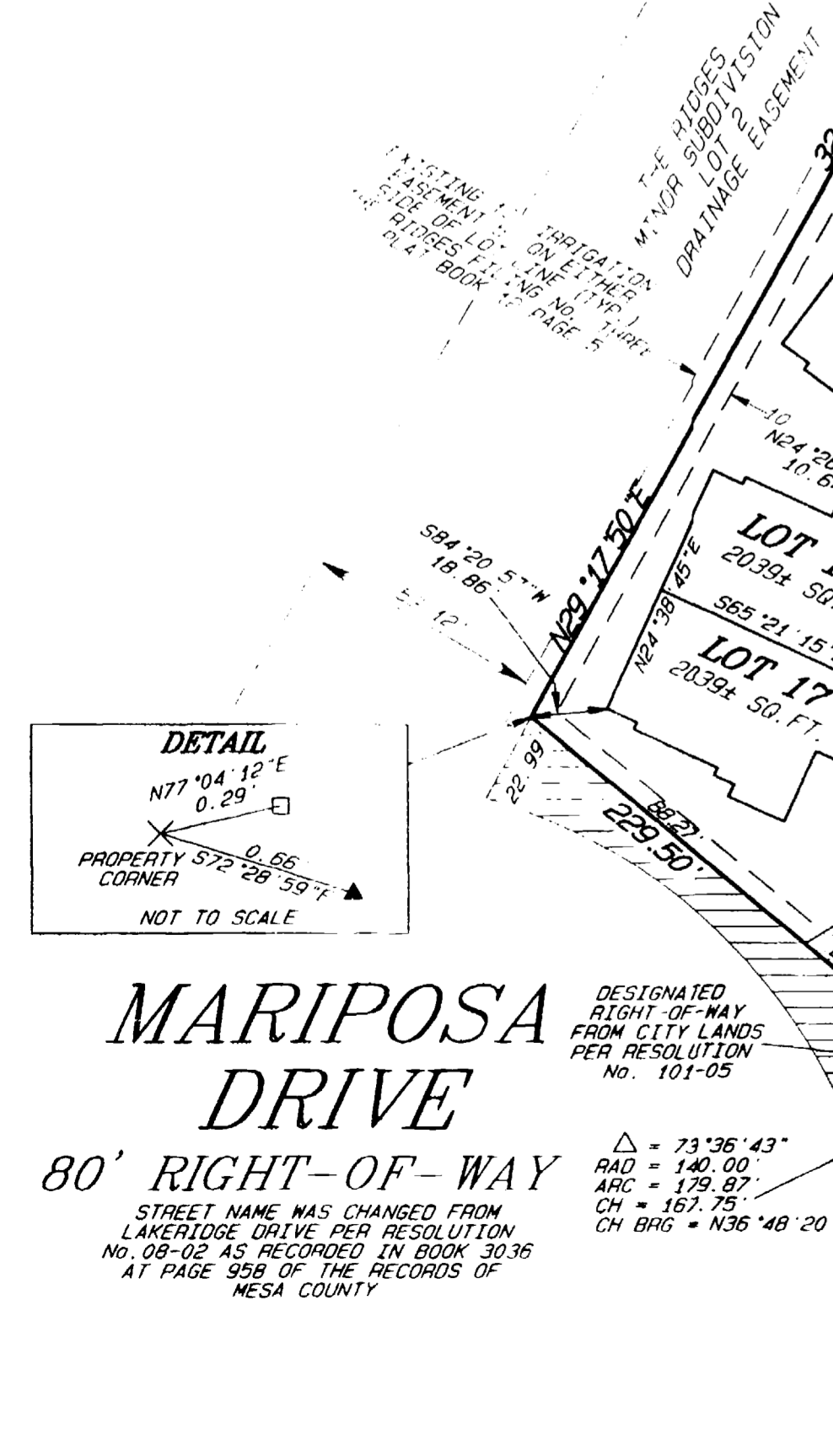
SHADOW RUN AT THE RIDGES
NE 1/4 SEC. 20, T.1S., R1W., U.M.
MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By A. V.P. Checked By M. W. D. Job No. 936-05-01
Drawn By T-Mode1 Date AUGUST, 2006 Sheet 1 OF 3

SHADOW RUN AT THE RIDGES A REPLAT OF LOT ONE BLOCK EIGHTEEN THE RIDGES FILING NO. THREE PLAT BOOK 12 PAGE 5 NE 1/4 SEC. 20, T.1S., R.1W., U.M.

CURVE/LINE	DELTA	ARC/TANG.	RADIUS	CHORD	CHORD BEARING
L1	19.47				S23°58'52"E
L2	30.50				S44°55'47"E
L3	26.59				S11°34'19"E
L4	43.13				N11°34'19"W
C1	42°58'19"	60.00	80.00	58.60	N09°54'50"E
C2	42°58'19"	45.00	60.00	43.95	N09°54'50"E
C3	42°58'19"	30.00	40.00	29.30	N09°54'50"E
C4	27°20'27"	55.24	115.77	54.72	N45°04'13"E
C5	27°20'27"	45.70	95.77	45.27	N45°04'13"E
C6	27°20'27"	36.16	75.77	35.81	N45°04'13"E
C7	40°54'50"	60.70	85.00	59.42	N38°17'01"E
C8	40°54'50"	74.98	105.00	73.40	N38°17'01"E
C9	40°54'50"	89.26	125.00	87.38	N38°17'01"E
C10	23°12'37"	113.43	280.00	112.65	N29°25'55"E
C11	23°12'37"	105.33	260.00	104.61	N29°25'55"E
C12	23°12'37"	97.22	240.00	96.56	N29°25'55"E
C13	18°32'45"	90.63	280.00	90.24	S31°45'51"W
C14	18°32'45"	82.11	300.00	86.68	S31°45'51"W
C15	18°32'45"	73.60	320.00	78.13	S31°45'51"W
C16	51°43'20"	34.59	38.32	33.43	N03°22'11"W
C17	51°43'20"	52.64	58.32	50.87	N03°22'11"W
C18	33°35'45"	45.92	78.32	45.27	S05°41'35"W
L5	37.05				N58°26'27"E
L6	43.74				N58°26'27"E
L7	18.60				S58°26'27"W
C19	112°10'21"	75.02	38.32	63.60	N85°19'02"W
C20	112°10'21"	114.17	58.32	96.79	N85°19'02"W
C21	93°02'54"	127.19	78.32	113.66	S85°07'15"W
C22	15°53'16"	175.25	632.00	174.69	S46°32'26"W
C23	15°53'16"	169.70	612.00	169.16	N46°32'26"E
C24	15°53'16"	164.16	592.00	163.63	N46°32'26"E
C25	23°30'09"	61.53	150.00	61.10	N66°14'08"E
C26	23°30'09"	53.33	130.00	52.95	N66°14'08"E
C27	23°30'09"	45.13	110.00	44.76	N66°14'08"E
C28	95°23'06"	116.53	70.00	103.54	S30°17'40"W
C29	95°23'06"	83.24	50.00	73.95	S30°17'40"W
C30	95°23'06"	49.94	30.00	44.37	S30°17'40"W
L8	41.68				N17°23'53"E
L9	41.68				S17°23'53"W
L10	41.68				S17°23'53"W
C31	10°52'00"	72.07	380.00	71.96	S11°57'53"E
C32	10°52'00"	75.86	400.00	75.75	S11°57'53"E
C33	10°52'00"	79.65	420.00	79.54	N11°57'53"W
C34	6°31'44"	111.67	980.00	111.61	N03°16'01"W
C35	6°31'44"	113.95	1000.00	113.89	N03°16'01"W
C36	6°31'44"	116.23	1020.00	116.17	N03°16'01"W
C37	15°04'47"	47.37	180.00	47.24	N07°32'15"E
C38	15°04'47"	52.64	200.00	52.49	N07°32'15"E
C39	15°04'47"	57.90	220.00	57.74	N07°32'15"E
L11	21.68				S15°04'38"W
L12	21.68				S15°04'38"W
L13	21.68				S15°04'38"W
C40	80°10'59"	97.96	70.00	90.16	S28°00'51"E
C41	80°10'59"	89.97	50.00	64.40	S28°00'51"E
C42	80°10'59"	41.98	30.00	38.64	S28°00'51"E
L14	37.18				S65°06'21"E
L15	38.55				S65°06'21"E
L16	40.07				S65°06'21"E
C43	1°59'06"	16.28	470.00	16.28	S26°47'22"W
C44	1°28'00"	12.03	470.00	12.03	S28°30'55"W
L17	8.02				N29°14'56"E
L18	20.06				N29°14'56"E
L19	20.26				N51°35'03"E
L20	57.81				N51°35'03"E
L21	35.00				S45°04'13"E
L22	30.50				N44°55'47"W
L23	22.21				N79°59'55"W
L24	16.07				S64°12'12"E
L25	64.16				S44°59'39"W
L26	27.84				S11°45'02"E

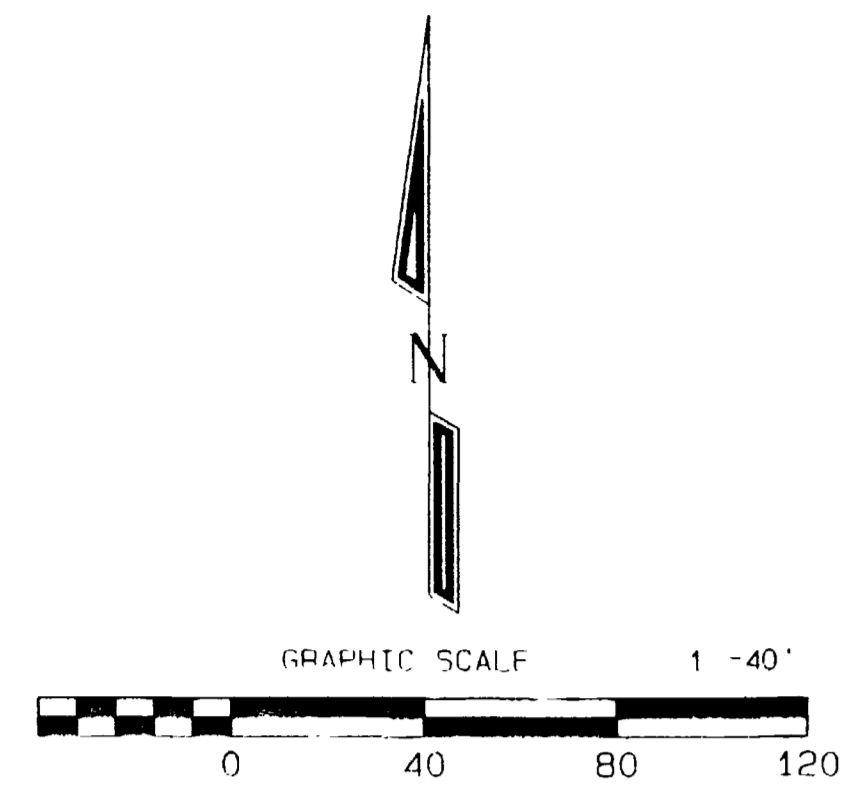


**SHADOW RUN
AT THE RIDGES**
NE 1/4 SEC. 20, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

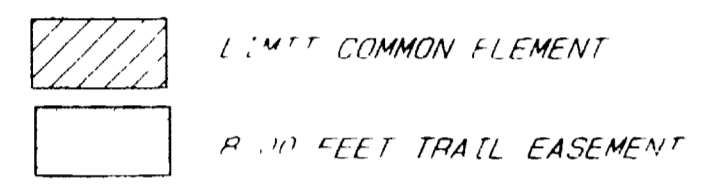
D H SURVEYS INC.
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Designed By A. V.P.	Checked By M. W. D.	Job No. 936-05-01
Drawn By T-Moel	Date AUGUST, 2006	Sheet 2 OF 3

SHADOW RUN AT THE RIDGES A REPLAT OF LOT ONE BLOCK EIGHTEEN THE RIDGES FILING NO. THREE PLAT BOOK 12 PAGE 5 NE 1/4 SEC. 20, T.1S., R1W., U.M.



LEGEND



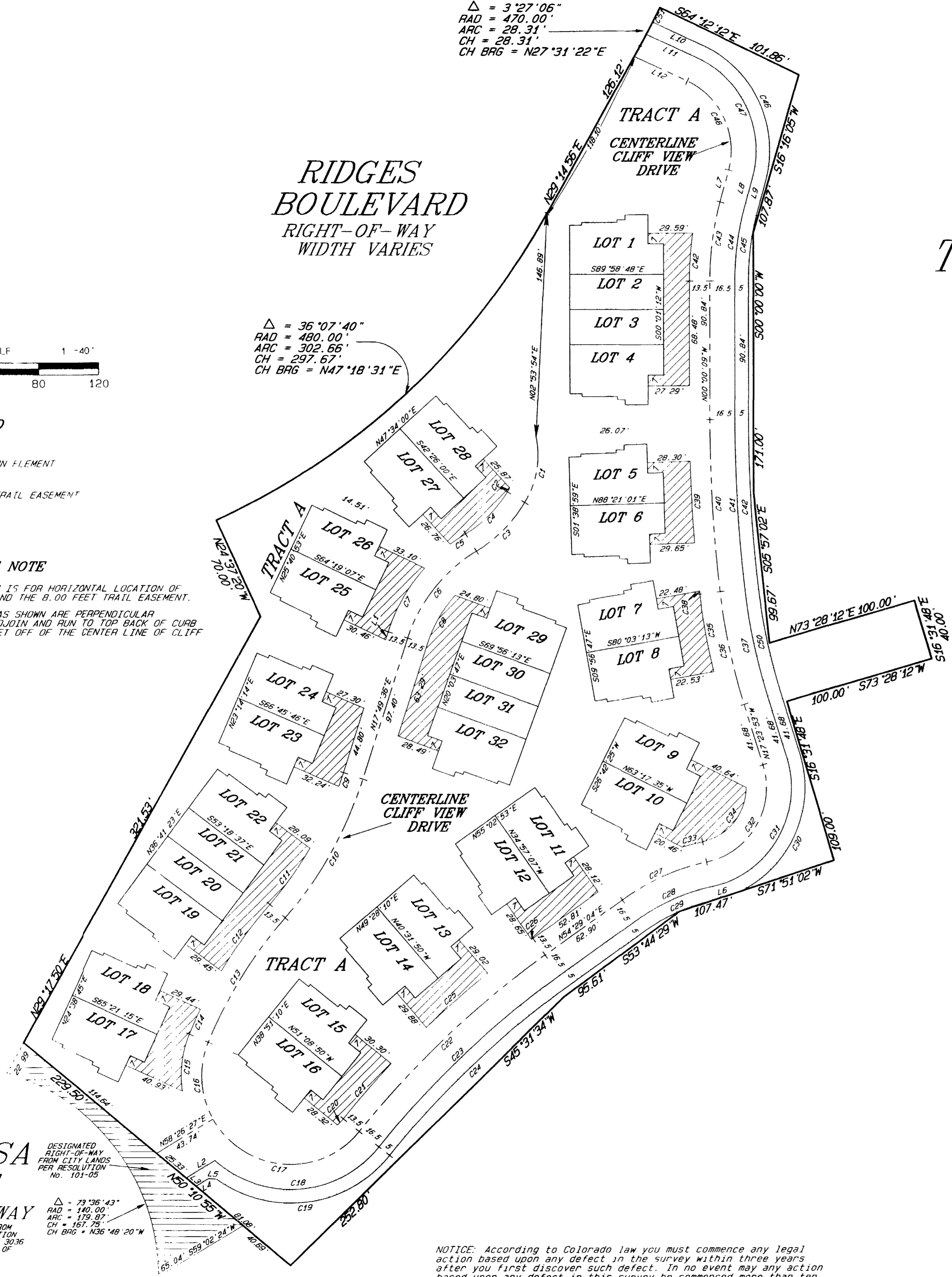
PLAT NOTE

SHEET 3 OF 3 AS SHOWN HEREON IS FOR HORIZONTAL LOCATION OF THE LIMIT COMMON ELEMENTS, AND THE 8.00 FEET TRAIL EASEMENT. THE LIMITED COMMON ELEMENTS AS SHOWN ARE PERPENDICULAR TO THE LOT LINES THAT THEY ADJOIN AND RUN TO TOP BACK OF CURB WHICH IS A CONSTANT 13.50 FEET OFF OF THE CENTER LINE OF CLIFF VIEW DRIVE.

Δ = 3°27'06"
RAD = 470.00'
ARC = 28.31'
CH = 28.31'
CH BRG = N27°31'22"E

Δ = 36°07'40"
RAD = 480.00'
ARC = 302.66'
CH = 297.67'
CH BRG = N47°18'31"E

**RIDGES
BOULEVARD**
RIGHT-OF-WAY
WIDTH VARIES



CURVE AND LINE TABLE FOR SHEET 3 ONLY

CURVE/LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	42°58'19"	45.00'	60.00'	43.95'	S09°54'50"W
C2	3°47'31"	3.08'	46.50'	3.08'	N29°30'14"E
C3	27°20'27"	45.70'	95.77'	45.27'	S45°04'13"W
C4	27°20'27"	39.26'	82.27'	38.89'	S45°04'13"W
C5	5°58'24"	12.35'	118.50'	12.35'	S55°45'14"W
C6	40°54'50"	74.98'	105.50'	73.40'	S38°12'01"W
C7	23°42'02"	49.02'	118.50'	48.67'	S29°40'37"W
L1		5.50'			S17°49'36"W
C8	23°30'06"	37.53'	91.50'	37.27'	S29°34'39"W
C9	2°11'24"	9.42'	246.50'	9.42'	S18°55'18"W
C10	23°12'37"	105.33'	260.00'	104.61'	S29°25'55"W
C11	10°33'51"	45.45'	246.50'	45.36'	N35°45'18"E
C12	9°59'44"	54.69'	313.50'	54.62'	N36°02'22"E
C13	18°32'45"	97.11'	300.00'	96.68'	N31°45'51"E
C14	3°16'21"	17.91'	313.50'	17.90'	S24°07'39"W
C15	30°32'26"	38.28'	71.82'	37.83'	S07°13'16"W
C16	51°43'20"	52.64'	58.32'	50.87'	N03°22'11"W
L2		22.30'			N58°26'27"E
L3		8.44'			S50°10'55"E
L4		9.75'			N58°18'23"E
L5		5.23'			S56°18'13"E
C17	112°10'21"	114.17'	58.32'	96.79'	N58°19'02"W
C18	93°02'10"	121.49'	74.82'	108.57'	S55°06'53"W
C19	86°55'01"	127.15'	83.82'	115.30'	S52°03'18"W
C20	7°05'55"	5.55'	44.82'	5.55'	S42°08'45"W
C21	4°26'32"	48.50'	625.50'	48.49'	N40°49'04"E
C22	15°53'16"	169.70'	612.00'	169.16'	S46°32'26"W
C23	15°53'16"	165.13'	595.50'	164.60'	S46°32'26"W
C24	15°53'16"	162.63'	586.50'	162.11'	S46°32'26"W
C25	4°56'54"	54.02'	625.50'	54.00'	N48°33'01"E
C26	0°06'33"	1.19'	625.50'	1.19'	N54°25'47"E
C27	23°30'09"	61.53'	150.00'	61.10'	S66°14'08"W
C28	23°30'09"	54.76'	133.50'	54.38'	S66°14'08"W
C29	22°48'08"	49.55'	124.50'	49.22'	S65°53'08"W
C30	82°06'19"	108.19'	75.50'	99.17'	S23°59'17"W
L6		18.97'			N71°51'02"E
C31	95°23'06"	110.71'	66.50'	98.36'	S30°17'40"W
C32	95°23'06"	83.24'	50.00'	73.95'	S30°17'40"W
C33	4°50'50"	13.83'	163.50'	13.83'	N75°33'48"E
C34	78°00'57"	49.70'	36.50'	45.95'	N38°58'45"E
C35	7°12'59"	52.08'	413.50'	52.05'	S10°08'22"E
C36	10°52'00"	75.86'	400.00'	75.75'	N11°57'53"W
C37	10°52'00"	72.73'	383.50'	72.63'	N11°57'53"W
C38	0°06'38"	1.95'	1013.50'	1.95'	S06°28'34"E
C39	3°03'14"	54.02'	1013.50'	54.01'	S03°04'54"E
C40	6°31'44"	113.95'	1000.00'	113.89'	N03°16'01"W
C41	6°31'44"	112.07'	983.50'	112.01'	N03°16'01"W
C42	8°29'16"	31.63'	213.50'	31.60'	S04°14'29"W
C43	15°04'47"	65.64'	200.00'	62.45'	N07°32'15"E
C44	15°04'47"	48.30'	183.50'	48.16'	N07°32'15"E
C45	15°04'47"	45.93'	174.50'	45.79'	S07°32'15"W
L7		21.68'			N15°04'38"E
L8		21.68'			N15°04'38"E
L9		21.68'			N15°04'38"E
C46	80°10'59"	105.66'	75.50'	97.25'	S25°00'51"E
C47	80°10'59"	93.06'	66.50'	85.65'	S25°00'51"E
C48	80°10'59"	69.97'	50.00'	64.40'	S25°00'51"E
L10		36.93'			S65°06'21"E
L11		37.37'			S65°06'21"E
L12		38.55'			S65°06'21"E
C49	6°31'44"	111.04'	974.50'	110.98'	N03°16'01"W
C50	10°52'00"	71.03'	374.50'	70.92'	S11°57'53"E
C51	1°18'50"	10.78'	470.00'	10.76'	S26°27'14"W

**MARIPOSA
DRIVE**
80' RIGHT-OF-WAY
STREET NAME WAS CHANGED FROM
LAKEVIEW DRIVE PER RESOLUTION
NO. 08-02 AS RECORDED IN BOOK 3036
AT PAGE 959 OF THE RECORDS OF
MESA COUNTY

DESIGNATED
RIGHT-OF-WAY
FROM CITY LANDS
PER RESOLUTION
NO. 101-05
Δ = 73°36'43"
RAD = 140.00'
ARC = 119.97'
CH = 167.75'
CH BRG = N36°48'20"W

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 this certification/statement shown hereon.



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Drawn By T-Node1 Date AUGUST, 2006 Sheet 3 OF 3

