

# RIDGEWOOD HEIGHTS

## A REPLAT OF LOT 1, LAUREL SUBDIVISION

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**STATEMENT OF OWNERSHIP AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Ridgewood Heights Development LLC, a Colorado limited liability company, is the owner of that real property situated in the NW1/4 of Section 7, Township 1 South, Range 1 East of the 10th Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 4342 at Page 255 of the Mesa County records; said property being more particularly described as follows:

Lot 1 of Laurel Subdivision, according to the plat recorded at Reception No. 2282802 of the Mesa County records.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as RIDGEWOOD HEIGHTS, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

All multi-purpose easements including those over the entirety of Tracts D, E, F, G and H are dedicated to the City of Grand Junction for the use of City approved utilities and public providers 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, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

Public utility easements are dedicated to the City of Grand Junction, for the use of City approved public utilities and public providers 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 and telephone lines.

All drainage easements, including easements over all of Tracts A and B, are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

25' Public Ingress/Egress Easement to adjoining parcels north of Grand Valley Canal is dedicated to the City of Grand Junction for public access including but not limited to motorized vehicles.

Tracts A through H are conveyed by separate instrument by reference to this plat to the Ridgewood Heights Homeowners' Association as common open space, for uses as may be specified in said conveyance, subject to conditions and restrictions specified in said conveyance, subject to public easements across said Tracts and subject to the Covenants, Conditions and Restrictions for Ridgewood Heights.

Tract 1 is conveyed by separate instrument by reference to this plat to the Ridgewood Heights Homeowners' Association.

Drainage easements are granted by separate instrument by reference to this plat to the Ridgewood Heights Homeowners' Association as perpetual easements for the installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto.

Wall maintenance easements are granted by separate instrument by reference to this plat to the Ridgewood Heights Homeowners' Association as perpetual easements for the installation, operation, maintenance and repair of retaining walls.

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 or 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 prevent reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 30<sup>th</sup> day of JULY, 2007.

Ridgewood Heights Development LLC, a Colorado limited liability company

By: [Signature]  
 Manager

By: [Signature]  
 Manager

By: [Signature]  
 Manager

State of CO )  
 County of Mesa )ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by LINDA DALY, LOAN JEFFREY DAVIS, WILLIAM VITOLD as Managers of Ridgewood Heights Development LLC, this 30 day of July, 2007.

Marie Barley  
 Notary Public  
 My commission expires: 6-16-09

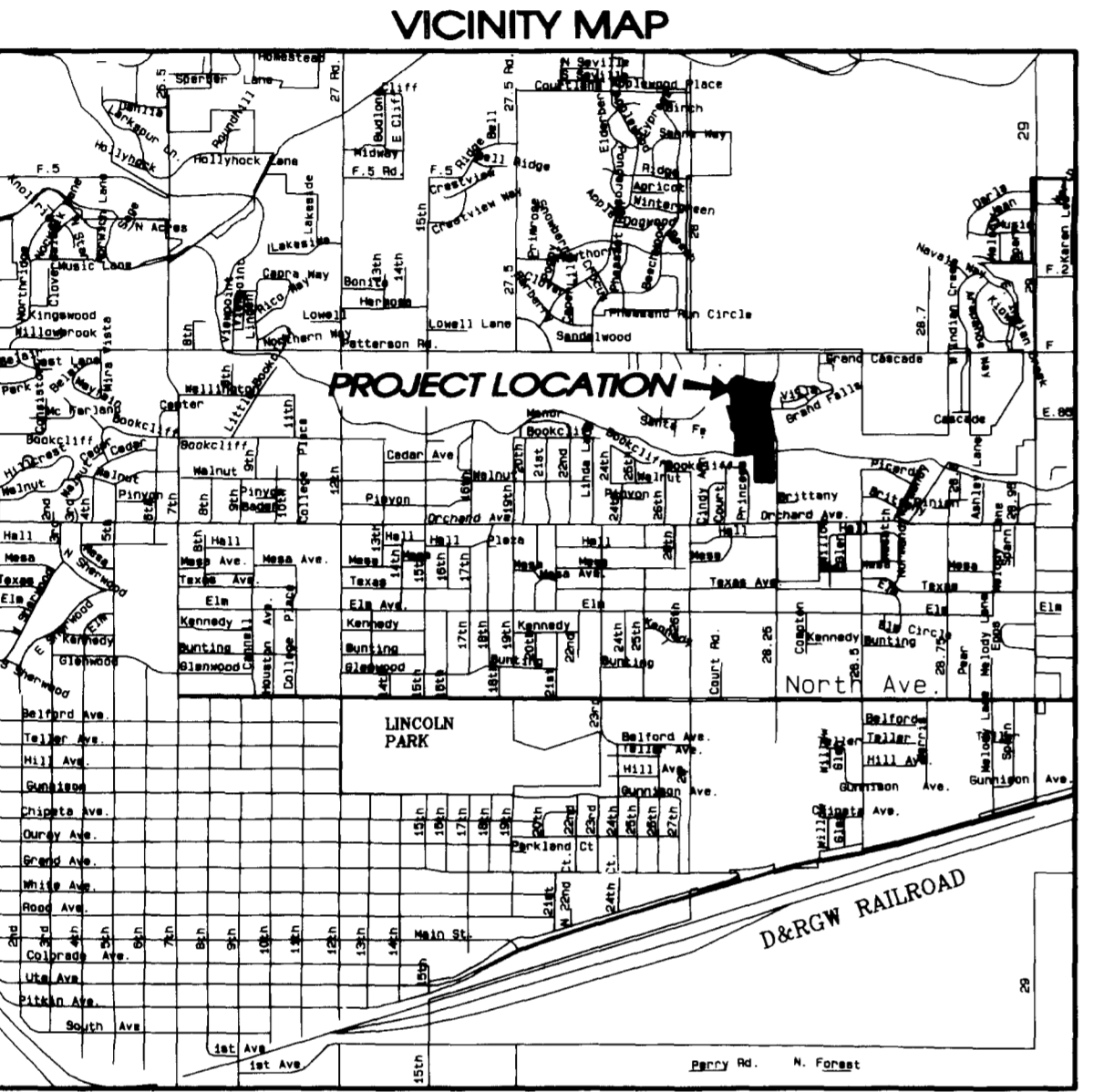


**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned, Lucten LLC, a Colorado limited liability company, 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 4068 at Page 126 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its MANAGER, with the authority of its Board of Directors, this 30 day of July, 2007.

By: [Signature] For: Lucten LLC, a Colorado limited liability company  
 (Title) MANAGER

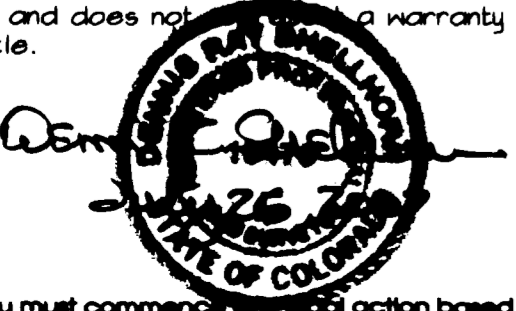


LAND USE SUMMARY		
LOTS	7.781 ACRES	50.2%
TRACTS & OUTLOTS	5.642 ACRES	36.7%
STREETS	2.187 ACRES	14.1%
<b>TOTAL</b>	<b>15.610 ACRES</b>	<b>100%</b>

- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT
- N: NORTH
  - E: EAST
  - S: SOUTH
  - W: WEST
  - SEC.: SECTION
  - A: ARC LENGTH OF CURVE
  - R: RADIUS OF CURVE
  - DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
  - ChBrg: BEARING OF LONG CHORD OF CURVE
  - Lc: LENGTH OF LONG CHORD OF CURVE
  - T: TOWNSHIP
  - R: RANGE
  - R.O.W.: RIGHT-OF-WAY
  - PLS: PROFESSIONAL LAND SURVEYOR
  - SF: SQUARE FEET
  - REC.: COUNTY CLERK AND RECORDER'S DOCUMENT RECEPTION NUMBER
  - B.L.M.: BUREAU OF LAND MANAGEMENT
  - GPS: GLOBAL POSITIONING SYSTEM

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Insurance Company, No. 911-H0147558-900-GTO, dated January 24, 2007.

I, Dennis R. Shelhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of RIDGEWOOD HEIGHTS, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not constitute a warranty or opinion as to ownership, lienholders, or quality of title.

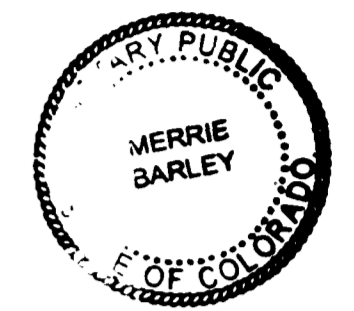


Dennis R. Shelhorn,  
 Colorado PLS 1847B

NOTICE: According to Colorado law you must commence an 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.

State of CO )  
 County of Mesa )ss  
 The foregoing Lienholders' Ratification of plat was acknowledged before me by Linda Daly of Lucten, LLC, as its Manager this 30 day of July, 2007.

Marie Barley  
 Notary Public  
 My commission expires: 6-16-09



**LIENHOLDERS RATIFICATION OF PLAT**

The undersigned, Wells Fargo Bank, N.A., 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 4340 at Page 268, Book 4340 at Page 282 and 4340 at Page 305 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

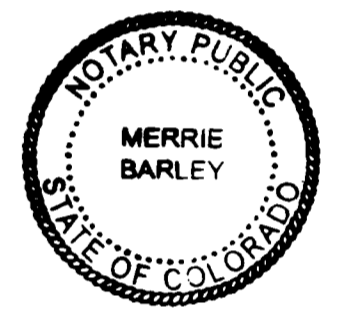
In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its Board of Directors, this 30 day of July, 2007.

By: Ronna Capra For: Wells Fargo Bank, N.A.  
 (Title) Vice President

State of CO )  
 County of Mesa )ss

The foregoing Lienholders' Ratification of plat was acknowledged before me by Ronna Capra of Wells Fargo Bank, N.A., as its Vice President this 30 day of July, 2007.

Marie Barley  
 Notary Public  
 My commission expires: 6-16-09



**TITLE CERTIFICATION**

State of Colorado  
 County of Mesa

We, First American Heritage Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Ridgewood Heights Development LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights of way of record are shown hereon.

Date: 7-30-2007 By: Jonathan V. Berrie, Examiner  
 Name and title  
 First American Title Insurance Company

**CITY APPROVAL**

This plat of RIDGEWOOD HEIGHTS, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 31<sup>st</sup> day of July, 2007.

[Signature]  
 City Manager

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
 County of Mesa )ss

This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:29 o'clock A.M., on this 21<sup>st</sup> day of August, 2007.

A.D., and was recorded at Reception No. 2397240, Book 4497, Page 26-26 Drawer No. 77-136, Fees 20 + 1

By: Janice Rich Sharon Berglund  
 Clerk and Recorder Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)		RIDGEWOOD HEIGHTS	
TRACTS A-H (HOA)	BOOK 4497 PAGE 25	RIDGEWOOD HEIGHTS DEVELOPMENT	
DRAINAGE & WALL MAINTENANCE EASEMENTS (HOA)	BOOK 4497 PAGE 193	SECTION: NW1/4	S.7 TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE
25' INGRESS/EGRESS EASEMENT	BOOK _____ PAGE _____	<b>River City CONSULTANTS, INC.</b> Integrated Design Solutions	
DECLARATION OF COVENANTS	BOOK 4497 PAGE 44	744 Horizon Court, Suite 110 Grand Junction, CO 81508 Phone: 970-241-4722 Email: info@rcovest.com	
IRRIGATION SIPHON EASEMENT	BOOK _____ PAGE _____	Date of Survey:	Field Surveyor: DGF
		Drawn: DRB	Checked: KST
		Approved: DRB	Job No. 0649-001
			Sheet 1 of 2

