

REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE DEDICATION

That the undersigned Ridges Development Corp., William E Foster, President, Warren E Gardner, Secretary / Treasurer, is the owner of that real property described as Lots 22A through 30A, Block No Twenty Five, The Ridges Filing No Five, situated in the County of Mesa, State of Colorado and being a part of the SE 1/4, NW 1/4 of Section 20 T1S, R1W U M of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the NW Corner of Lot 31A, Block Twenty Five of the Ridges Filing No Five from whence the N1/4 Corner of said Section 20 bears N6° 54' 52" E 1962.74 feet, thence along the arc of curve to the left whose radius is 395.00 feet and whose long chord bears S86° 10' 00" W 352.67 feet, thence along the arc of a curve to the right whose radius is 70.00 feet and whose long chord bears N 72° 56' 59" W 103.05 feet, thence S 74° 41' 22" W 113.75 feet, thence along the arc of curve to the right whose radius is 340.00 feet and whose long chord bears S 0° 06' 05" W 42.83 feet, thence along the arc of a curve to the left whose radius is 210.00 feet, and whose long chord bears S 34° 02' 00" E 257.11 feet, thence N 0° 00' 00" E 131.97 feet, thence S 73° 52' 00" E 64.33 feet, thence N 66° 55' 15" E 155.86 feet, thence S 84° 03' 49" E 99.78 feet, thence N 77° 44' 18" E 73.45 feet, thence N 22° 40' 50" E 100.00 feet to the point of beginning, containing 1.885 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Replat of Lots 22A through 30A, Block Twenty Five, The Ridges Filing No Five, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 on 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, maintenance and replacement of such lines. Said 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 owner has caused its name to be hereunto subscribed this 22nd day of December A.D., 1980.

William E Foster
William E Foster, President
Ridges Development Corp.

Warren E Gardner
Warren E Gardner, Secretary / Treasurer
Ridges Development Corp.

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 22nd day of December A.D., 1980 by William E Foster, President and Warren E Gardner, Secretary / Treasurer of the Ridges Development Corporation.

My commission expires: June 21, 1982 Witness my hand and official seal *Shirley R. Berry* Notary Public

CLERK AND RECORDERS CERTIFICATE

STAT OF COLORADO)
COUNTY OF MESA) ss 1246291

I hereby certify that this instrument was filed in my office at 9:45 o'clock A.M. this 21st day of January A.D. 1981 and is duly recorded in Plat Book No. 12, Page 148.

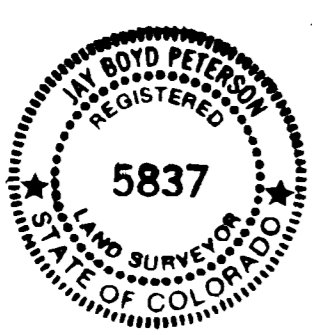
Paul Sawyer Clerk and Recorder *By: Hazel M. Hunsberg* Deputy Fees 12.00

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 this survey be commenced more than ten years from the date of the certification shown hereon.

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 17th day of January A.D., 1981 County Planning Commission of the County of Mesa, Colorado.
Lloyd D. Somerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 16th day of January Board of County Commissioners of the County of Mesa, Colorado.
William A. ...
Chairman

SURVEYORS CERTIFICATE
I, J. Boyd Peterson do hereby certify that the accompanying plat of Replat of Lots 22A Through 30A, Block Twenty Five, The Ridges Filing No. Five, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.



J. Boyd Peterson
J. Boyd Peterson
Registered Land Surveyor
Colorado Registration No. 5837

UTILITIES COORDINATING COMMITTEE
By *Thomas Kobalweit* Chairman Date 17. Dec 1980

WESTERN ENGINEERS, INC
REPLAT OF LOTS 22A THROUGH 30A,
BLOCK TWENTY FIVE
THE RIDGES FILING NO FIVE
MESA COUNTY, COLORADO

SURVEYED J.S. DRAWN R.L.H. CHECKED J.B.P.
GRAND JUNCTION COLO. DWG. 363-907-7 11/11/80