

TIARA RADO SUBDIVISION FILING NO. FOUR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned CEM Development, Inc., a Colorado Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado, and being a part of the SE 1/4 SE 1/4 of Section 21, part of the SW 1/4 SW 1/4 of Section 22 and a part of the NW 1/4 of Section 27, all in Township 11 South, Range 101 West of the Sixth Principal Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Southwest Corner (SW Cor.) of said Section 22; Thence N 33° 47' 08" W along the easterly boundary of the Colorado National Monument a distance of 168.02 feet to a point on the boundary of Tiara Rado Subdivision Filing No. Three, as recorded in the office of the Mesa County Clerk and Recorder; Thence along the southerly boundary of said Tiara Rado Subdivision by the following six (6) courses and distances: (1) N 68° 00' 00" E 308.85 feet; (2) N 61° 00' 00" E 277.83 feet; (3) N 36° 45' 00" E 250.03 feet; (4) S 53° 15' 00" E 60.00 feet; (5) Thence along the arc of a curve to the right whose radius is 990.14 feet and whose long chord bears N 43° 49' 27" E 145.36 feet; (6) N 50° 53' 54" E 55.94 feet to the Northwest Corner of Lot 1, Block 7 Tiara Rado Subdivision Filing No. Two, as recorded in the office of the Mesa County Clerk and Recorder; Thence S 18° 05' 38" E along the westerly line of said Lot 1, Block 7 a distance of 132.97 feet to the Southwest corner of said Lot 1, Block 7, said corner also being on the boundary of the City of Grand Junction Golf Course; Thence along said boundary of the City of Grand Junction Golf Course by the following six (6) courses and distances: (1) S 51° 55' 28" W 115.37 feet; (2) S 40° 19' 25" W 90.22 feet; (3) S 11° 16' 40" E 80.12 feet; (4) S 27° 24' 52" E 856.89 feet; (5) S 64° 13' 48" E 1050.50 feet; (6) N 87° 27' 24" E 70.18 feet; Thence S 46° 19' 33" W 128.49 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 02° 15' 23" W 82.00 feet; Thence along the arc of a curve to the right whose radius is 111.89 feet and whose long chord bears S 40° 50' 13" E 46.48 feet; Thence S 28° 50' 55" E 37.07 feet; Thence S 33° 45' 21" W 293.24 feet; Thence S 00° 16' 52" W 206.52 feet; Thence S 05° 17' 06" W 244.97 feet; Thence S 55° 50' 35" E 77.45 feet; Thence S 14° 34' 44" W 58.28 feet; Thence S 52° 35' 40" W 43.76 feet to a point on the easterly boundary of the Colorado National Monument; Thence along said easterly boundary by the following two (2) courses and distances: (1) N 44° 34' 25" W 759.86 feet to the Southwest Corner (SW Cor.) NE 1/4 NW 1/4 of Section 27; (2) N 44° 10' 12" W 1928.17 feet to the point of beginning, containing 38.316 acres.

That said owner has caused the said real property to be laid out and surveyed as Tiara rado Subdivision Filing No. Four, a subdivision of a part of Mesa County, Colorado

That said owner does hereby dedicate and set apart all of the streets, roads and public open space 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 the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That the area designated as private open space is hereby dedicated for the use of Tiara Rado Subdivision Filing No. Four Home Owners Association, Inc., a Colorado Corporation.

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 these names to be hereunto subscribed this 1st day of DECEMBER, A.D., 1978.

Richard D. Coleman
Richard D. Coleman, President
CEM Development, Inc.

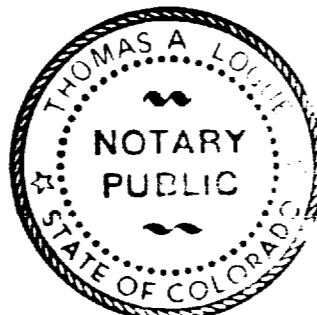
H. Kenneth Henry
H. Kenneth Henry, Secretary
CEM Development, Inc.

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of DECEMBER A.D., 1978 by Richard D. Coleman, President and H. Kenneth Henry, Secretary of CEM Development, Inc., a Colorado Corporation.

My commission expires: Aug. 9th 1981

Witness my hand and official seal.



Thomas A. Lovell
Notary Public

Valley Federal Savings & Loan Association

Edward F. Frost
Edward F. Frost, President

J.W. Graves
J.W. Graves, Secretary

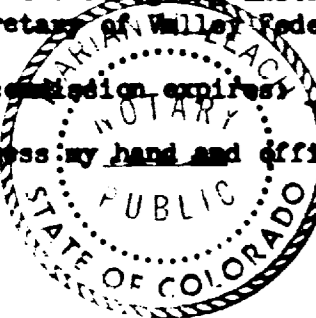
STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of December A.D., 1978 by Edward F. Frost, President and J.W. Graves, Secretary of Valley Federal Savings & Loan Association.

My commission expires: June 24, 1981

Witness my hand and official seal.

Marwan H. Leach
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1186155

I hereby certify that this instrument was filed in my office at 4:25 o'clock P.M., this 14th day of March, A.D., 1979, and is duly recorded in Plat Book No. 12, Page 1314132

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of August A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Bass
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13 day of March A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Rob Gator
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Tiara Rado Subdivision Filing No. Four, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

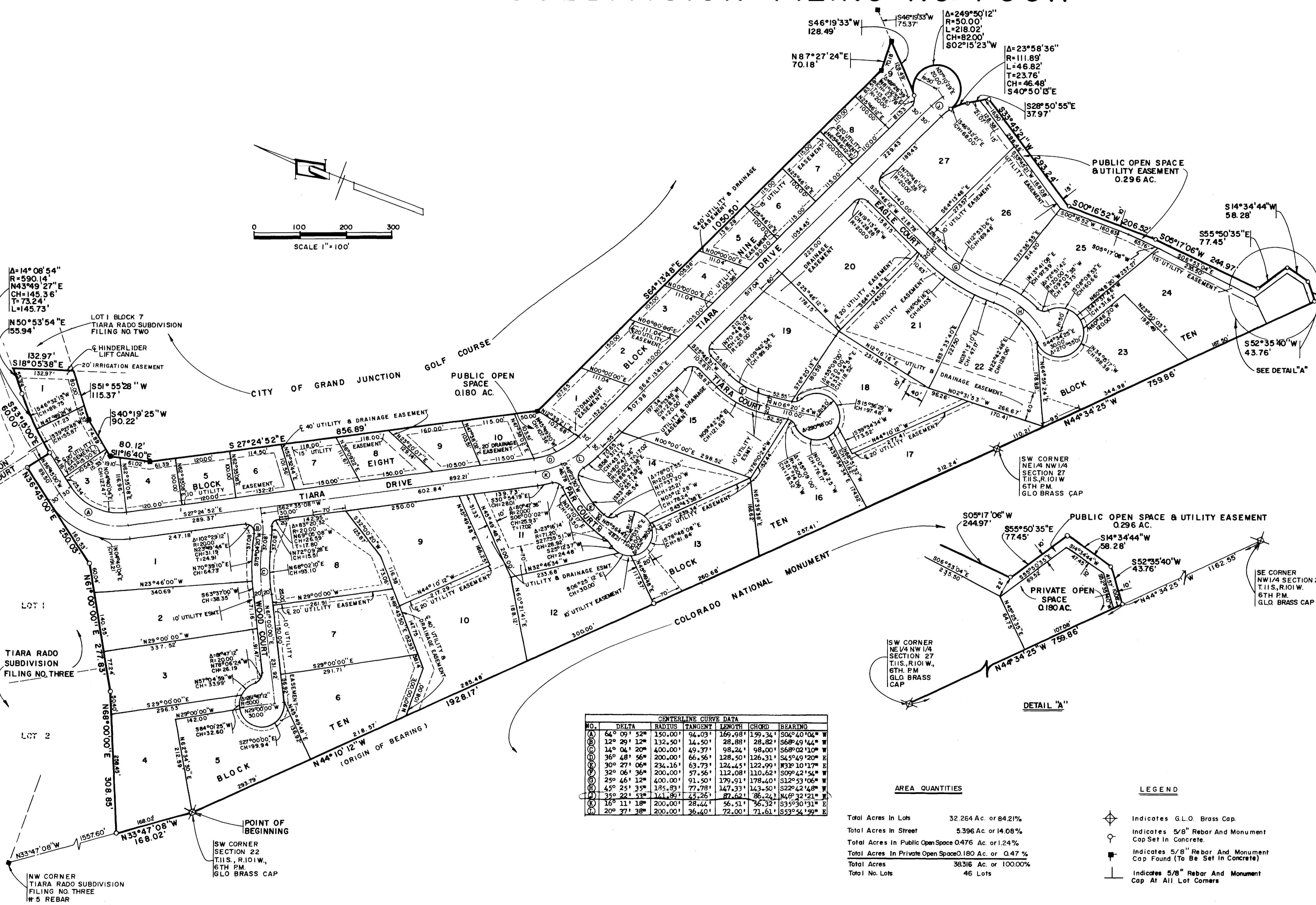
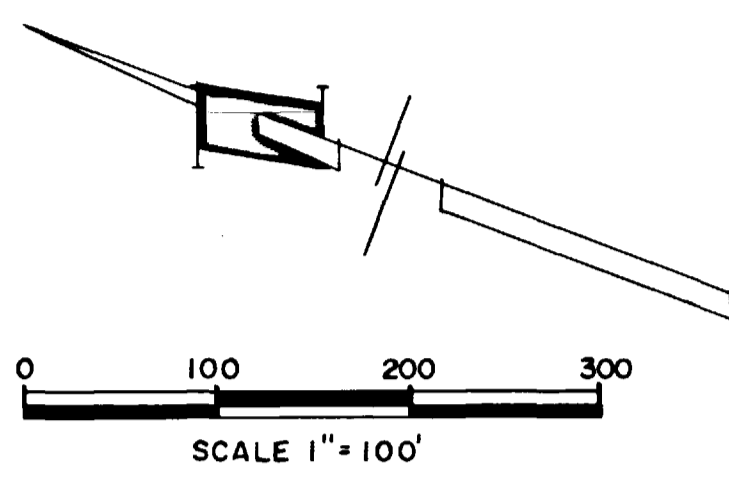
James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



By: Bill Bomsom
Mesa County Road Department

Date 3-8-79

TIARA RADO SUBDIVISION FILING NO. FOUR



CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
(A)	64° 09' 52"	150.00'	94.03'	169.98'	159.34'	S04°40'04"W
(B)	12° 29' 12"	132.50'	14.50'	28.88'	28.82'	S68°49'44"W
(C)	14° 04' 20"	400.00'	49.37'	98.24'	98.00'	S68°02'10"W
(D)	36° 48' 56"	200.00'	66.56'	128.50'	126.31'	S45°49'20"E
(E)	30° 27' 06"	234.16'	63.73'	124.45'	122.99'	N30°10'17"E
(F)	32° 06' 36"	200.00'	57.56'	112.08'	110.62'	S09°42'54"W
(G)	25° 46' 12"	400.00'	91.50'	179.91'	178.40'	S12°53'06"W
(H)	45° 25' 35"	185.83'	77.78'	147.33'	143.50'	S22°42'48"W
(I)	35° 22' 53"	171.89'	75.26'	87.62'	86.24'	N46°32'12"E
(J)	16° 11' 18"	200.00'	28.44'	56.51'	56.32'	S35°30'31"E
(K)	20° 37' 38"	200.00'	36.40'	72.00'	71.61'	S53°54'15"E

AREA QUANTITIES

Total Acres In Lots	32.264 Ac. or 84.21%
Total Acres In Street	5.396 Ac. or 14.08%
Total Acres In Public Open Space	0.476 Ac. or 1.24%
Total Acres In Private Open Space	0.180 Ac. or 0.47%
Total Acres	38.316 Ac. or 100.00%
Total No. Lots	46 Lots

LEGEND

- Indicates G.L.O. Brass Cap.
- Indicates 5/8" Rebar And Monument Cap Set In Concrete.
- Indicates 5/8" Rebar And Monument Cap Set In Concrete.
- Indicates 5/8" Rebar And Monument Cap At All Lot Corners.

