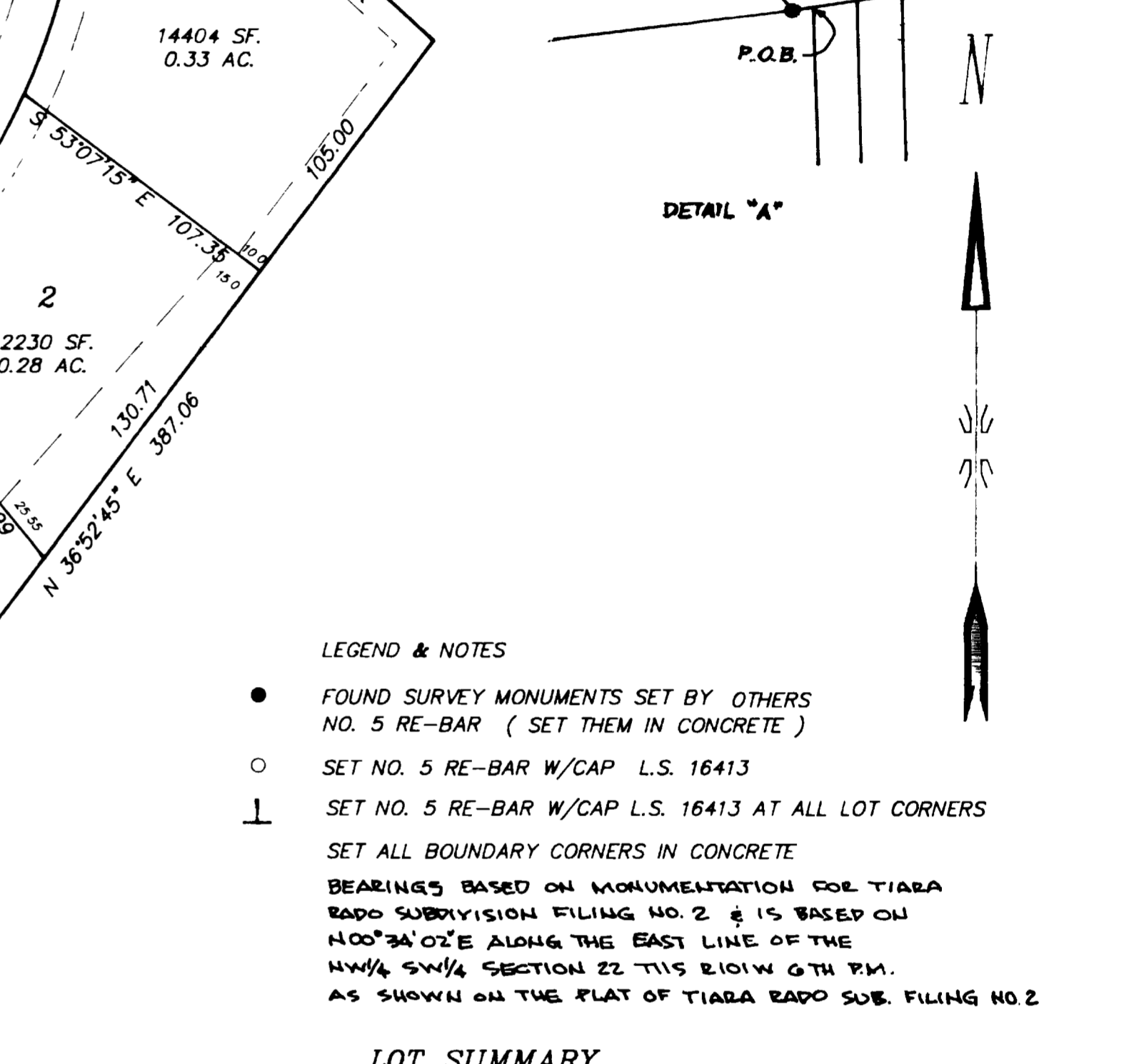
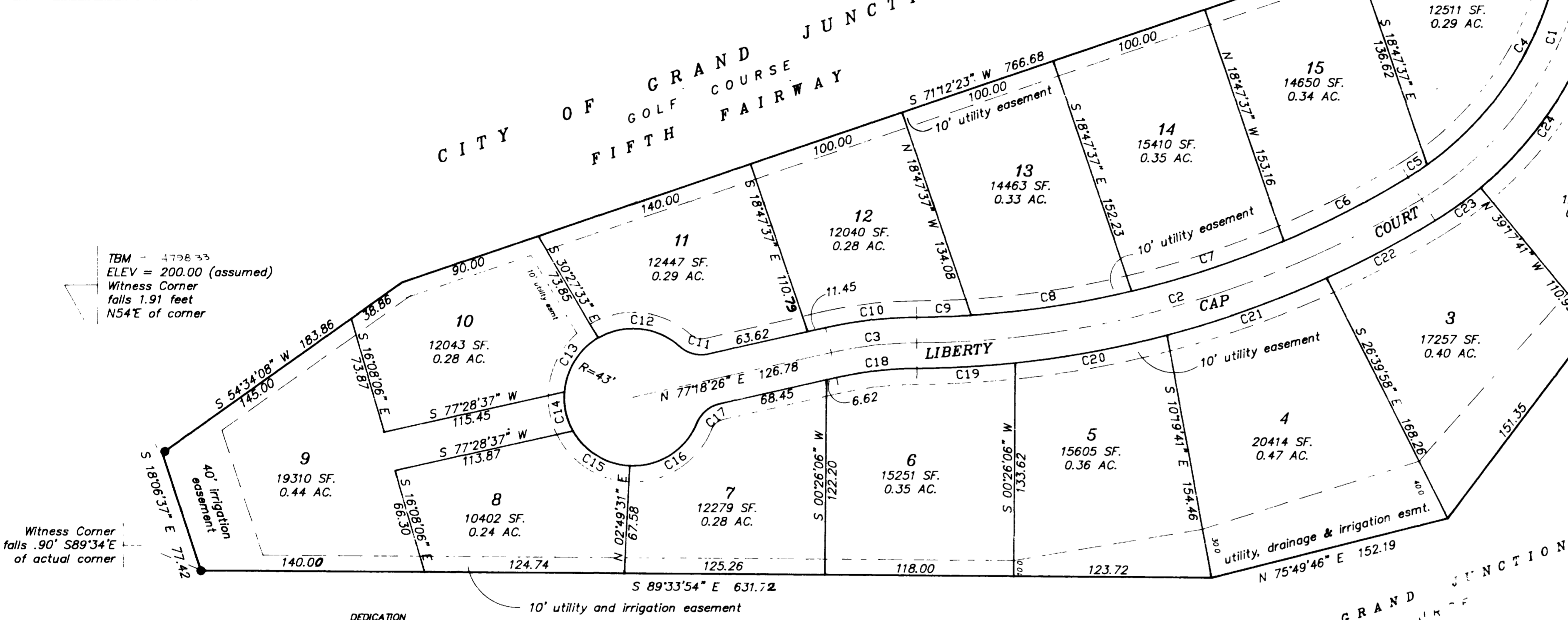


THE MASTERS AT TIARA RADO

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	220.00	232.34	221.70	S 28°12'08" W	60°30'38"	128.33
C2	608.93	331.99	327.89	N 74°04'34" E	31°14'15"	170.23
C3	250.00	54.05	53.95	N 83°30'04" E	12°23'15"	27.13
C4	204.00	201.32	193.25	S 26°13'09" W	56°36'40"	109.71
C5	204.00	14.12	14.12	N 56°28'27" E	03°57'58"	7.06
C6	592.93	87.39	87.31	N 62°40'47" E	08°26'40"	43.77
C7	592.93	100.12	100.00	N 71°44'22" E	09°40'30"	50.18
C8	592.93	101.76	101.63	N 81°29'37" E	09°49'59"	51.00
C9	592.93	33.99	33.99	N 88°03'09" E	03°17'06"	17.00
C10	266.00	57.51	57.40	N 83°30'04" E	12°23'15"	28.87
C11	20.00	19.25	18.52	S 75°07'03" E	55°09'00"	10.44
C12	43.00	54.72	51.10	S 84°00'03" E	72°55'00"	31.77
C13	43.00	41.40	39.82	N 31°57'31" E	55°09'51"	22.46
C14	43.00	25.37	25.00	N 12°31'23" E	33°47'58"	13.06
C15	43.00	43.34	41.53	S 58°17'56" W	57°45'07"	23.71
C16	43.00	53.04	49.74	N 57°29'28" E	70°40'05"	30.48
C17	20.00	19.25	18.52	N 49°43'56" E	55°09'00"	10.44
C18	234.00	50.59	50.49	N 83°30'04" E	12°23'15"	25.39
C19	624.93	61.57	61.54	N 86°52'21" E	05°38'41"	30.81
C20	624.93	96.68	96.59	N 79°37'04" E	08°51'51"	48.44
C21	624.93	106.05	105.92	N 70°19'27" E	09°43'23"	53.15
C22	624.93	76.41	76.36	N 61°57'36" E	07°00'19"	38.25
C23	236.00	35.39	35.35	S 54°09'43" W	08°35'28"	17.73
C24	236.00	104.05	104.18	S 37°06'52" W	25°30'14"	53.41
C25	236.00	108.81	107.84	S 11°09'17" W	26°24'56"	55.39



TBM - 4798.33
ELEV = 200.00 (assumed)
Witness Corner
falls 1.91 feet
N54°E of corner

Witness Corner
falls .90' S89°34'E
of actual corner

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR (SET THEM IN CONCRETE)
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS

SET ALL BOUNDARY CORNERS IN CONCRETE

BEARINGS BASED ON MONUMENTATION FOR TIARA RADO SUBDIVISION FILING NO. 2 & IS BASED ON N00°34'02"E ALONG THE EAST LINE OF THE NW1/4 SW1/4 SECTION 22 T11S R101W 6TH PM. AS SHOWN ON THE PLAT OF TIARA RADO SUB. FILING NO. 2

LOT SUMMARY

LOTS = 5.29 ACRES = 88%
ROAD = 0.69 ACRES = 12%
TOTAL = 5.99 ACRES = 100%

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, THE MASTERS AT TIARA RADO, a joint venture are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1891 at Page 376-377 of the Mesa County Clerk and Recorders Office, and Bk. 1895 Pg. 805, being situated in the SW1/4 Section 22, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A tract of land located in a part of the SW1/4 of Section 22, Township 11 South, Range 101 West, of the 6th P.M., Mesa County, Colorado, being more particularly described as follows: Commencing at the Southeast Corner of Lot 8, Block 7 of Tiara Rado Subdivision Filing No. Two as filed and recorded in the office of the Mesa County Clerk and Recorder and considering the East line NW1/4 SW1/4 of said Section 22 to bear S00°34'02"W with all other bearings contained herein relative thereto; thence 7.20 feet N80°43'20"E to the POINT OF BEGINNING; thence S02°03'11"E 57.25 feet; thence along the boundary of Tiara Rado Golf Course (as filed and recorded in Book 1031, Page 22 of the Mesa County Records the following (6) six courses and distances:

- 57°12'23"W 766.68 feet
- S54°34'08"W 183.86 feet
- S18°06'37"E 77.42 feet
- S89°33'54"E 631.72 feet
- N75°49'46"E 152.19 feet
- N36°52'45"E 337.08 feet; thence N36°52'45"E 50.00 feet; thence N47°05'27"W 128.89 feet; thence S87°25'15"W 33.65 feet; thence N02°03'11"W 61.30 feet to the Southerly boundary of Tiara Rado Filing No. Two; thence S80°43'20"W 32.26 feet to the point of beginning. Containing 5.99 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as THE MASTERS AT TIARA RADO, a subdivision of a part of Mesa County, State of Colorado.

That said owners do 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 dedicates 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of April, 1992 A.D., 1992

THE MASTERS AT TIARA RADO, a joint venture
KEN NESBITT partner

THOMAS M. BURKE partner

STATE OF COLORADO } S.S.
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 9th day of April, 1992 A.D., 1992 by THE MASTERS AT TIARA RADO, a joint venture, Ken Nesbitt, partner and Thomas M. Burke, partner.

April 4 1995
My commission expires:

Gennivive M. Blake
Notary Public
Address 2169 B Road, Grand Junction, CO 81505

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 1:10 o'clock P.M. this 14th day of April, 1992, and is duly recorded in Plat Book No. 14, Page 4.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 28th day of April, 1992 A.D., 1992 County Planning Commission of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 28th day of April, 1992 A.D., 1992 Board of County Commissioner's of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THE MASTERS AT TIARA RADO, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

4/21/92 Date

UTILITIES COORDINATING COMMITTEE

Approved this 5th day of APRIL A.D. 1992
Utilities Coordinating Committee of the County of Mesa, Colorado

John L. Bellappa
Chairman

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.

THE MASTERS AT TIARA RADO

FINAL PLAT

SITUATED IN THE SW1/4 SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.

FOR: BURKE	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 3/30/92	FILE: 90241	ACAD ID: TMFN
		SHEET NO.

revised 4/8/92