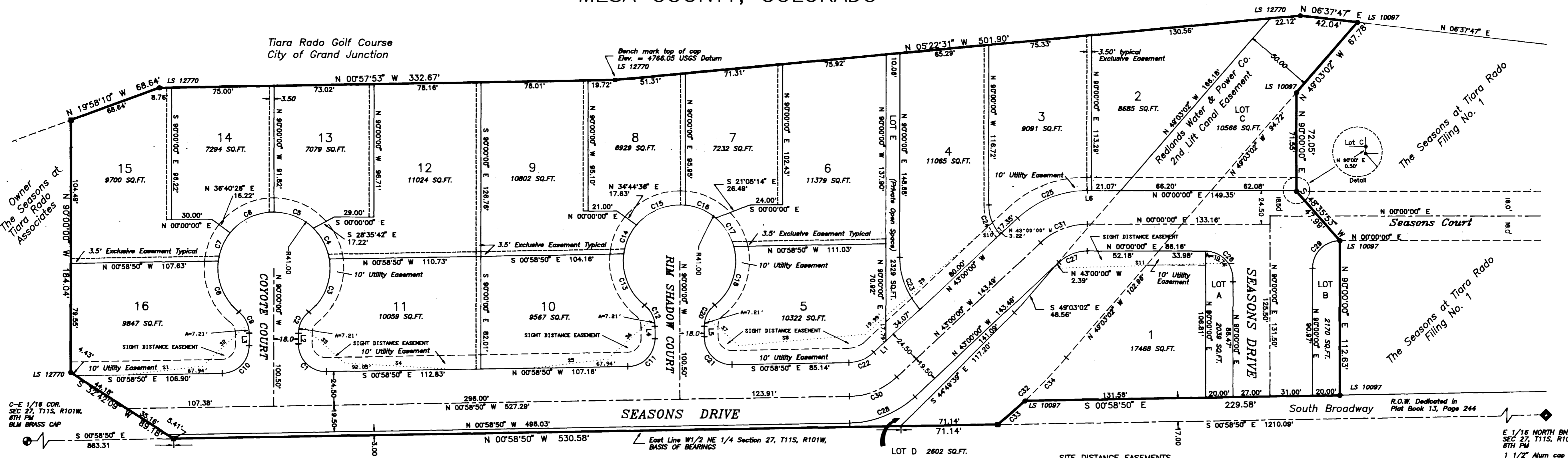


# THE SEASONS AT TIARA RADO FILING NO. 3

A REPLAT OF LOT 1, & LOTS 12 THRU 26  
OF TIARA RADO SOUTH, FILING No. 1,  
MESA COUNTY, COLORADO

Tiara Rado Golf Course  
City of Grand Junction



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: That The Seasons at Tiara Rado Associates, a Colorado General Partnership, is the owner of the following real property situated in the County of Mesa, State of Colorado, being more particularly described as follows: (Book 1773, Pages 139, & 140)

LOT 1, AND LOTS 12 THRU 26, OF TIARA RADO SOUTH FILING NO. ONE.  
That said owner has caused the said real property to be laid out and surveyed as THE SEASONS AT TIARA RADO FILING NO. 3, 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 dedicates those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the maintenance of such underground utilities as telephone and electric lines, and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described utility easements.

That all expenses for the improvements shall be financed by the seller or purchaser, and not the County of Mesa.

**WITNESS WHEREOF:** Said owners have caused their names to be hereunto subscribed this 20th day of November, 1992

The Seasons at Tiara Rado Associates, a Colorado General Partnership,  
By: Transmontane Development Corporation  
Jack Acuff President  
Transmontane Development Corp., Partner

**NOTARY**  
STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 20th day of November 1992 by Jack Acuff, President of Transmontane Development Corp., a Partner of The Seasons at Tiara Rado Associates.  
Notary Public  
My commission expires 9-26-96

**APPROVALS:**  
Board of County Commissioners *[Signature]* 12-15-92  
Planning Commission *[Signature]* 12-17-92  
Utility Coordinating Committee *[Signature]* 12-28-92

**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 2:29 o'clock P.M. This 7th day of January A.D. 1993 and is duly recorded in plat file Receipt #1625898 Bk 14 Pg 84  
Drawer Z-75 Fees Paid \$10.00  
Monika Todd Clerk and Recorder  
By: Barbara R. Browne Deputy

**EXCLUSIVE EASEMENT**  
Said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property as are identified on this plat map of THE SEASONS AT TIARA RADO FILING No. 3 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement and use of the lot which abuts the area subject to the easement, and Restrictions which are now or hereafter recorded relative to such lots. Each of the easements described above shall run with the land and shall be binding for all purposes on each owner of the lots identified on this plat map, and his or her heirs, executors and administrators.

**SIGHT DISTANCE EASEMENT AREAS**  
No vegetation or structures may obstruct the view from a point thirty (30) inches above the near edge of pavement, to ten feet (10') above the near edge of pavement.

**NOTE:** Lots designated A thru E are Private Open Space to be deeded to the Homeowners Associations.

LINE#	BEARING	DISTANCE
L1	N 43°00'00" W	12.06'
L2	N 90°00'00" W	7.63'
L3	N 90°00'00" W	8.93'
L4	N 90°00'00" W	8.93'
L5	N 90°00'00" W	7.63'
L6	S 00°58'50" E	3.09'

SITE	DISTANCE	EASEMENTS
S1	S 08°38'52" E	53.87'
S2	S 42°28'02" E	44.79'
S3	S 41°34'32" E	43.14'
S4	N 03°14'58" E	78.95'
S5	S 08°38'52" E	53.87'
S6	S 42°28'02" E	44.79'
S7	N 41°34'32" E	31.88'
S8	N 05°03'32" E	92.75'
S9	S 41°09'00" E	15.61'
S10	N 03°10'25" E	15.61'
S11	N 01°43'11" E	128.38'

**CURVE TABLE**

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	31.76'	28.53'	S 44°30'35" W	90°58'50"	20.35'
C2	20.00'	17.97'	17.37'	S 64°15'57" E	51°28'05"	9.64'
C3	41.00'	43.57'	41.55'	S 68°58'27" E	60°53'03"	24.10'
C4	41.00'	25.61'	25.19'	N 62°41'25" E	35°47'13"	13.24'
C5	41.00'	32.06'	31.25'	N 22°23'54" E	44°47'48"	16.90'
C6	41.00'	36.89'	35.48'	N 25°38'15" W	51°16'31"	19.68'
C7	41.00'	22.38'	22.10'	S 66°54'36" E	31°16'11"	11.47'
C8	41.00'	42.16'	40.33'	N 67°59'37" E	58°55'23"	23.16'
C9	20.00'	17.97'	17.37'	S 64°15'57" E	51°28'05"	9.64'
C10	20.00'	31.07'	28.04'	S 45°29'25" E	89°01'10"	19.66'
C11	20.00'	31.07'	28.04'	S 45°29'25" E	89°01'10"	19.66'
C12	20.00'	17.97'	17.37'	N 64°15'57" E	51°28'05"	9.64'
C13	41.00'	42.16'	40.33'	N 67°59'37" E	58°55'23"	23.16'
C14	41.00'	23.44'	23.12'	S 66°10'04" E	32°45'15"	12.05'
C15	41.00'	39.64'	38.11'	N 22°05'45" W	55°23'22"	21.52'
C16	41.00'	24.52'	24.16'	N 22°44'00" E	34°16'10"	12.64'
C17	41.00'	25.00'	24.61'	N 57°20'05" E	34°58'00"	12.90'
C18	41.00'	47.71'	45.06'	S 71°51'55" E	66°39'59"	26.97'
C19	41.00'	47.71'	45.06'	S 71°51'55" E	66°39'59"	26.97'
C20	20.00'	17.97'	17.37'	S 64°15'57" E	51°28'05"	9.64'
C21	20.00'	31.76'	28.53'	S 44°30'35" W	90°58'50"	20.35'
C22	27.50'	20.17'	19.72'	S 21°59'25" E	42°01'10"	10.56'
C23	55.48'	41.64'	40.67'	N 68°29'55" E	43°00'10"	21.86'
C24	31.32'	23.50'	22.96'	N 68°30'01" E	42°59'57"	12.34'
C25	74.50'	55.91'	54.61'	N 21°30'00" W	43°00'00"	29.35'
C26	20.00'	31.42'	28.28'	N 45°00'00" E	90°00'00"	20.00'
C27	30.50'	22.89'	22.82'	N 21°30'00" W	43°00'00"	12.01'
C28	71.50'	52.44'	51.27'	S 21°59'25" E	42°01'10"	27.46'
C29	20.00'	31.42'	28.28'	N 45°00'00" W	90°00'00"	20.00'
C30	52.00'	38.14'	37.29'	S 21°59'25" E	42°01'10"	19.97'
C31	50.00'	37.52'	36.65'	N 21°30'00" W	43°00'00"	19.70'
C32	424.71'	69.64'	69.57'	S 44°21'09" E	09°23'44"	34.90'
C33	424.71'	26.21'	26.21'	S 41°25'22" E	03°32'10"	13.11'
C34	424.71'	43.43'	43.41'	S 46°07'14" E	05°51'34"	21.74'

- SIDE YARD AND SETBACK REQUIREMENTS**
- 15 FEET SETBACK REQUIRED ALONG SEASONS DRIVE.
  - 15 FEET FRONT YARD SETBACK REQUIRED ALONG COYOTE COURT, AND RIM SHADOW COURT.
  - 0 FEET SIDEYARD ON ALL LOTS.
  - 10 FEET SETBACK ALONG TIARA RADO GOLF COURSE.
  - 15 FEET SETBACK REQUIRED ON LOT 1 ALONG SOUTH BROADWAY.

**AREA SUMMARY**

AREA IN LOTS 1-16	= 3.617 Acres
AREA IN LOTS A-E	= 0.452 Acres
AREA IN STREETS	= 1.383 Acres
<b>TOTAL AREA</b>	<b>= 5.452 Acres</b>

**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 CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATION**  
I, Dennis W. Johnson, do hereby certify that the accompanying plat of THE SEASONS AT TIARA RADO FILING NO. 3, located in the County of Mesa, and the State of Colorado, has been completed under my direction and supervision, and accurately represents a field survey of the same.

*[Signature]* 11-19-92  
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR, No. 16835

**LEGEND**

- MESA COUNTY OR BLM SURVEY MONUMENT
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
- FOUND REBAR AND CAP AS NOTED
- EXCLUSIVE EASEMENT
- SET #5 REBAR AND CAP AT ALL LOT CORNERS LS 16835
- SIGHT DISTANCE EASEMENT

SCALE: 1"=40'  
40 20 0 40

**THE SEASONS AT TIARA RADO FILING NO. 3**  
LOCATED IN THE W1/2 NE 1/4 OF SECTION 27, T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO

**Professional Surveying Services**  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

SUR. BY: DWJ/LD DRAWN BY: DWJ  
JOB NO. 9227 SHEET 1 OF 1