

THE SEASONS AT TIARA RADO

FILING No. 4

PLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Seasons at Tiara Rado Associates, a Colorado General Partnership, is the owner of that real property situated in the SE1/4 of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, all located in the County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 1773, Pages 139 & 140)

Beginning at the Southeast corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) of Section 27 whence the Southwest corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) bears North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W) for a basis of bearings with all bearings contained herein relative thereto, THENCE North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 396.87 feet along the south line of the SW1/4 NE1/4 of Section 27; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 504.16 feet to the Southerly boundary of Tiara Rado Golf Course; thence the following five (5) courses along the boundary of Tiara Rado Golf Course; (1) South 87 degrees 42 minutes 25 seconds East (S 87°42'25" E), a distance of 25.50 feet; (2) North 78 degrees 17 minutes 21 seconds East (N 78°17'21" E), a distance of 84.19 feet; (3) North 64 degrees 00 minutes 53 seconds East (N 64°00'53" E), a distance of 91.54 feet; (4) North 03 degrees 12 minutes 18 seconds East (N 03°12'18" E), a distance of 95.80 feet; (5) North 19 degrees 58 minutes 10 seconds West (N 19°58'10" W), a distance of 133.93 feet the Southerly boundary of The Seasons at Tiara Rado Filing No. 3; thence following said boundary South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 184.04 feet; thence North 32 degrees 42 minutes 09 seconds East (N 32°42'09" E), a distance of 89.18 feet; thence North 89 degrees 53 minutes 22 seconds East (N 89°53'22" E), a distance of 272.74 feet; thence South 43 degrees 21 minutes 45 seconds East (S 43°21'45" E), a distance of 120.13 feet; thence South 20 degrees 18 minutes 34 seconds East (S 20°18'34" E), a distance of 90.47 feet; thence South 06 degrees 15 minutes 26 seconds West (S 06°15'26" W), a distance of 360.75 feet; thence South 12 degrees 30 minutes 26 seconds West (S 12°30'26" W), a distance of 329.70 feet; thence South 35 degrees 56 minutes 26 seconds West (S 35°56'26" W), a distance of 18.54 feet; thence North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 250.28 feet to the true point of beginning. Said parcel containing 12.594 acres as described.

That said owner has caused the said real property to be laid out and surveyed as THE SEASONS AT TIARA RADO FILING NO. 4 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 multipurpose 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 easements, drainage easements, irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described easements.

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

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 1994.

The Seasons at Tiara Rado Associates
A Colorado General Partnership
By: Transmontane Development Corporation

Jack Acuff President
Transmontane Development Corp., Partner



STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jack Acuff, President of Transmontane Development Corp., a Partner of The Seasons at Tiara Rado Associates, this _____ day of _____, A.D., 1994. Witness my hand and official seal:

My Commission Expires _____

Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of May, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.
Dee J. Bradford
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27th day of May, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.
John Crank
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:23 o'clock P.M., May 27, A.D., 1994, and was duly recorded in Plat Book No. 44 Page No. 3217033
Drawer AA94
Fee \$20.00
Monika Todd Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF THE SEASONS AT TIARA RADO FILING 4, A SUBDIVISION LOCATED IN MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUBDIVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE MESA COUNTY ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

Dennis W. Johnson
DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835
DATE April 25, 1994

THE SEASONS AT TIARA RADO
FILING 4
LOCATED IN THE SE1/4
SECTION 27, T11S, R101W,
6TH P.M., MESA COUNTY, CO
Professional Surveying Services
P.O. BOX 4506
Grand Junction, CO 81502
955-241-3841

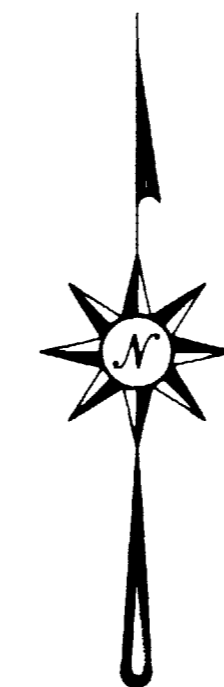
THE SEASONS AT TIARA RADO FILING NO. 4

MESA COUNTY, COLORADO

LINE#	BEARING	DISTANCE
L1	S 32°42'09" W	5.40'
L2	S 03°25'47" W	13.64'
L3	N 83°29'50" E	24.66'
L4	N 23°47'35" E	15.07'
L5	N 64°15'50" E	35.72'
L6	N 78°40'28" E	25.03'
L7	N 95°51'07" E	9.74'
L8	N 87°41'01" W	17.76'
L9	N 40°24'00" W	5.94'
L10	N 40°24'00" W	6.97'
L11	N 87°42'25" W	18.03'
L12	N 87°42'25" W	16.27'
L13	N 87°42'25" W	27.90'
L14	N 87°42'25" W	20.00'
L15	N 07°40'11" W	15.49'
L16	N 78°17'21" W	4.15'
L17	N 30°09'02" W	9.55'
L18	N 49°27'40" W	20.17'
L19	N 85°06'31" W	25.37'
L20	N 13°33'05" W	22.15'
L21	N 13°33'05" W	28.42'
L22	N 00°58'50" W	40.27'
L23	N 20°33'46" W	28.34'
L24	N 34°39'54" W	23.68'
L25	N 81°17'31" W	35.68'
L26	N 53°17'32" W	24.86'
L27	N 05°12'36" W	42.19'
L28	N 11°24'06" W	42.19'
L29	N 17°46'08" W	24.28'
L30	N 20°51'07" W	29.74'
L31	N 78°11'51" W	25.01'
L32	N 78°11'51" W	15.44'
L33	N 78°11'51" W	9.61'
L35	N 44°15'32" E	28.70'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	422.50'	56.29'	56.25'	S 02°50'10" W	07°38'00"	28.19'
C2	422.50'	41.65'	41.64'	S 09°28'38" W	05°38'56"	20.84'
C3	294.44'	216.93'	212.06'	S 33°24'31" W	42°12'51"	113.66'
C4	269.50'	98.19'	97.65'	N 44°04'40" E	20°52'32"	49.65'
C5	269.50'	56.26'	56.16'	N 27°39'35" E	11°57'39"	28.23'
C6	105.08'	53.21'	52.64'	S 36°11'06" W	29°00'40"	27.19'
C7	105.08'	76.30'	74.63'	N 71°29'30" E	41°36'09"	39.92'
C8	98.00'	54.30'	53.61'	S 71°48'33" E	31°44'56"	27.87'
C9	100.00'	170.66'	150.69'	S 41°13'14" E	97°46'48"	114.59'
C10	100.00'	150.03'	137.81'	S 48°12'59" W	81°05'37"	90.68'
C11	100.00'	88.73'	85.84'	S 65°49'06" E	50°50'12"	47.52'
C12	398.00'	56.02'	55.97'	S 03°03'06" W	08°03'52"	28.06'
C13	398.00'	36.25'	36.23'	S 09°41'34" W	05°13'04"	18.14'
C15	20.00'	27.68'	25.53'	N 50°14'11" E	79°18'21"	16.58'
C16	118.00'	44.98'	44.70'	S 79°11'29" E	21°50'19"	22.76'
C17	118.00'	65.96'	65.10'	S 52°15'35" E	32°01'32"	33.86'
C18	86.00'	43.22'	42.77'	S 75°42'47" E	28°47'41"	22.08'
C19	86.00'	103.55'	97.40'	S 26°49'23" W	68°59'07"	59.09'
C20	118.00'	66.14'	65.28'	S 20°11'18" E	32°06'58"	33.97'
C21	118.00'	24.30'	24.26'	S 01°46'11" W	11°18'00"	12.19'
C22	112.41'	29.37'	29.28'	N 35°59'03" W	14°58'05"	14.77'
C23	124.00'	21.42'	21.40'	S 12°37'10" W	09°53'58"	10.74'
C24	92.00'	26.02'	25.94'	S 15°46'22" W	16°12'22"	13.10'
C25	92.00'	104.19'	98.71'	N 56°19'10" E	64°53'15"	58.48'
C26	124.00'	56.42'	55.93'	S 30°36'14" W	26°04'10"	28.71'
C27	124.00'	26.60'	26.55'	S 49°47'02" W	12°17'26"	13.35'
C28	124.00'	71.06'	70.09'	N 72°20'46" E	32°50'03"	36.54'
C29	313.94'	11.91'	11.91'	S 13°23'19" W	02°10'25"	5.96'
C30	269.94'	96.45'	95.94'	S 22°32'15" W	20°28'18"	48.74'
C31	313.94'	58.97'	58.88'	S 19°51'23" W	10°45'42"	29.57'
C32	313.94'	49.47'	49.41'	S 09°45'04" W	09°01'40"	24.78'
C33	313.94'	15.43'	15.43'	S 35°40'22" W	02°48'56"	7.72'
C34	313.94'	88.33'	88.04'	S 45°08'29" W	16°07'17"	44.46'
C35	269.94'	6.03'	6.03'	S 33°24'46" W	01°16'51"	3.02'
C36	269.94'	83.63'	83.29'	S 42°55'42" W	17°45'01"	42.15'
C37	269.94'	12.78'	12.78'	S 53°09'33" W	02°42'47"	6.39'
C38	294.00'	71.90'	71.72'	N 47°30'35" E	14°00'43"	36.13'
C39	250.00'	71.98'	71.73'	N 46°16'03" E	16°29'48"	36.24'
C40	250.00'	20.26'	20.26'	N 35°41'48" E	04°38'42"	10.14'
C43	116.00'	51.78'	51.35'	S 74°53'46" E	25°34'30"	26.33'
C44	84.00'	19.39'	19.39'	S 75°30'56" E	13°15'30"	9.76'
C46	313.94'	7.20'	7.20'	S 53°51'32" W	01°18'49"	3.60'
C47	250.00'	51.03'	50.94'	N 29°51'23" W	11°45'42"	25.60'
C48	124.58'	31.14'	31.05'	S 28°50'21" W	14°19'10"	15.65'
C49	20.00'	26.67'	24.74'	N 02°12'02" W	76°23'56"	15.74'
C50	86.00'	76.31'	73.83'	S 65°49'06" E	50°50'12"	40.87'
C51	118.00'	86.82'	84.87'	S 70°09'32" E	42°09'21"	45.48'
C53	124.58'	59.70'	59.13'	N 78°33'56" E	27°27'19"	30.43'
C54	80.58'	84.22'	80.44'	S 51°37'20" W	59°53'08"	46.42'
C55	80.58'	15.09'	15.07'	N 86°55'44" E	10°43'41"	7.57'
C56	294.00'	28.24'	28.23'	N 24°25'52" E	05°30'12"	14.13'
C57	84.00'	8.12'	8.12'	S 84°54'51" E	05°32'21"	4.06'
C58	118.00'	17.88'	17.86'	N 44°44'25" W	08°40'51"	8.96'
C59	244.50'	140.49'	138.56'	S 13°41'23" E	32°55'18"	72.24'
C60	239.50'	113.65'	112.59'	S 16°33'22" E	27°11'19"	57.92'
C61	239.50'	23.96'	23.95'	S 00°05'43" E	05°43'58"	11.99'
C62	1526.63'	42.98'	42.98'	S 03°34'40" W	01°36'47"	21.49'
C63	1526.63'	85.35'	85.34'	S 05°59'10" W	03°12'11"	42.68'
C64	1531.63'	319.44'	318.86'	S 08°44'46" W	11°56'58"	160.30'
C65	269.50'	154.85'	152.73'	S 13°41'23" E	32°55'18"	79.63'
C66	1506.63'	28.09'	28.09'	S 08°06'50" W	01°04'06"	14.05'
C67	1526.63'	65.97'	65.96'	S 13°28'58" W	02°28'33"	32.99'
C68	1526.63'	96.09'	96.08'	S 10°26'30" W	03°36'23"	48.06'
C69	442.00'	19.85'	19.85'	S 00°18'22" E	02°34'23"	9.93'
C70	48.67'	24.02'	23.77'	N 00°35'05" E	28°16'20"	12.26'
C71	43.67'	21.55'	21.33'	N 00°35'05" E	28°16'20"	11.00'
C72	442.00'	13.25'	13.25'	S 11°26'33" W	01°43'05"	6.63'



SCALE: 1" = 50'

LINE#	BEARING	DISTANCE
D1	S 88°42'39" W	49.22'
D2	S 76°10'42" W	65.66'
D3	S 72°07'31" W	50.29'
D4	S 88°50'44" W	51.93'
D5	S 80°27'57" W	101.68'
D6	N 76°46'09" E	88.89'
D7	N 86°18'01" E	33.84'
D8	N 60°23'53" E	114.00'
D9	N 73°21'03" E	52.16'
D10	N 88°40'04" E	42.48'
D11	N 81°20'41" E	33.44'
D12	N 32°14'11" E	113.21'
D13	S 89°59'59" W	100.01'
D14	S 84°27'06" W	100.64'
D15	N 75°52'59" W	34.58'
D16	S 58°37'31" W	59.14'
D17	S 00°00'00" W	36.72'
D18	S 00°00'00" W	8.05'

- LEGEND
- MESA COUNTY OR BLM SURVEY MONUMENT
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE
 - FOUND REBAR AND CAP AS NOTED
 - 3.5' EXCLUSIVE EASEMENT (SEE BELOW)
 - └ SET #5 REBAR AND CAP AT ALL LOT CORNERS

EXCLUSIVE EASEMENTS

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. 4 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement, as reflected on this plat map, subject to all Covenants, Conditions, 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.

NOTE: Lots designated A thru F are designated as Private Open Space.

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of THE SEASONS AT TIARA RADO FILING NO. 4, 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.

Dennis W. Johnson 4-25-94
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR, No. 16835

AREA SUMMARY

AREA IN LOTS 1-18	= 3.118 Acres
AREA IN LOTS 19-40	= 6.370 Acres
AREA IN LOTS A-F	= 1.281 Acres
LOT G - LIMITED EASEMENT	= 0.085 Acres
AREA IN R.O.W.	= 1.740 Acres
TOTAL AREA	= 12.594 Acres

THE SEASONS AT TIARA RADO FILING NO. 4

LOCATED IN THE W1/2 NE 1/4 OF SECTION 27, T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO

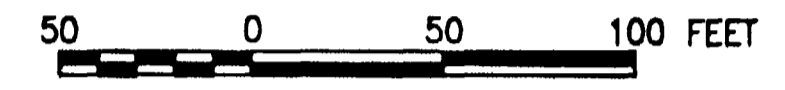
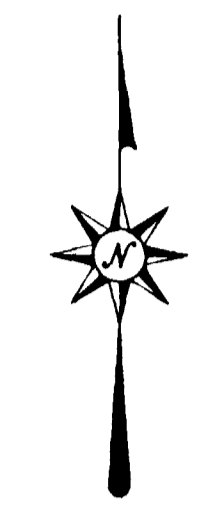
Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841

SUR. BY: JCF/LD DRAWN BY: DMJ
JOB NO. 9390 SHEET 2 OF 2

rev. 4/25/94 per client
rev. 4/20/94 per County Surveyor
2/8/94

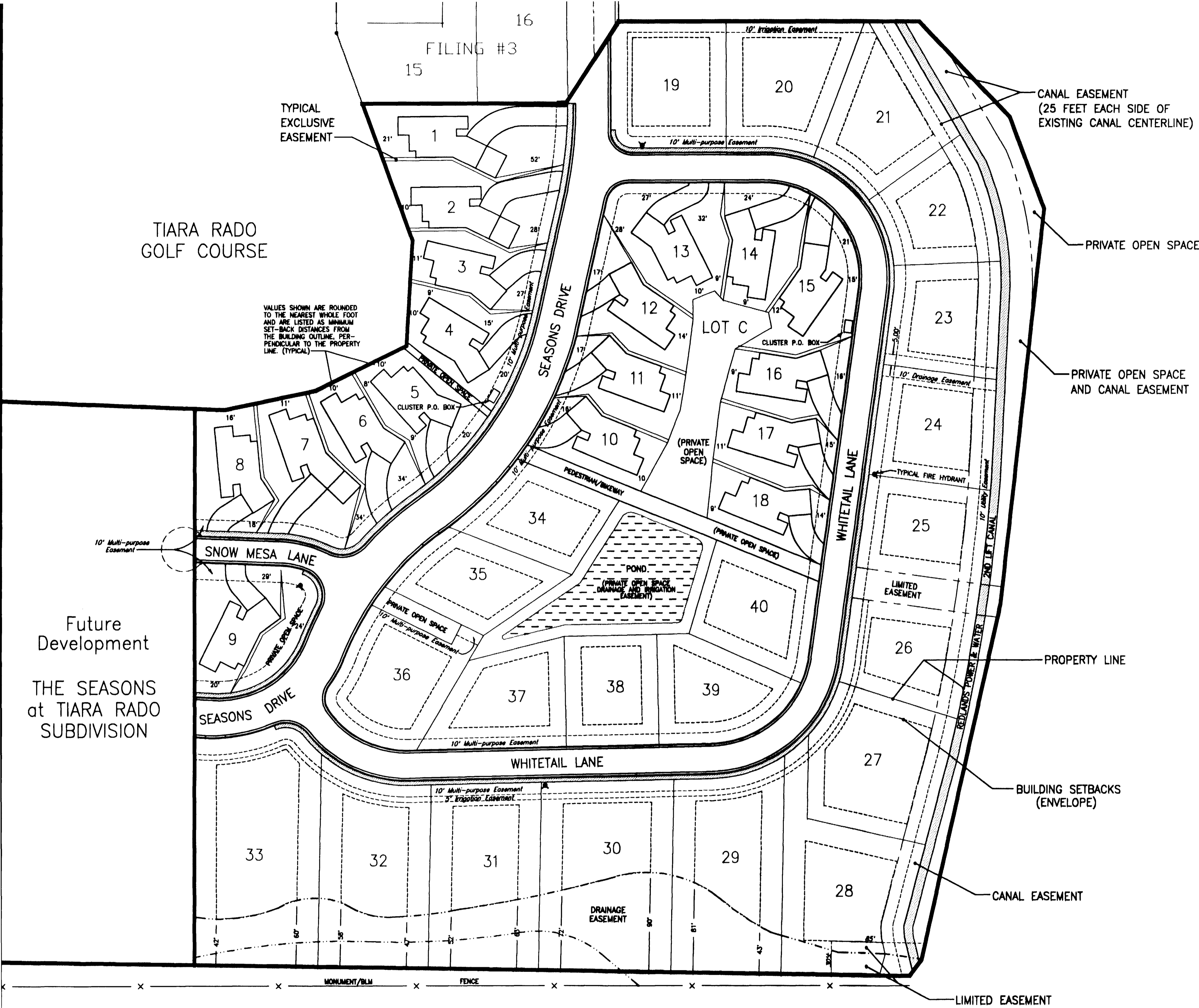
THE SEASONS AT TIARA RADO SUBDIVISION

Filing No. 4
Site Plan



NOTES TO SITE PLAN

- This Site Plan for Filing No. 4, The Seasons at Tiara Rado Subdivision, is subject to:
 - The Mesa County Building Code
 - The City of Grand Junction Development Code
 - The Declaration of Covenants, Conditions and Restrictions of the Master Subdivision of the Seasons at Tiara Rado, together with all Amendments and Supplements.
 - The Declaration of Covenants, Conditions and Restrictions of the Seasons at Tiara Rado Filing No. 4, together with any Amendments and Supplements.
 - The Architectural Standards of The Seasons at Tiara Rado together with any Amendments and Supplements.
 - The recorded Plat for The Seasons at Tiara Rado, Filing No. 4.
- Courtyard homes on Lots 1 through 18 must be built in strict accordance with the Exterior House Plans, Grading and Drainage Plan, and walls and fences must be built in strict accordance with the Filing No. 4 Wall and Fence Plan, all as adopted by the Homeowners Association for Filing No. 4. Courtyard homes on Lots 4, 5, and 13 shall be located on the lot in accordance with the side distances from the property line. All other Courtyard Homes shall be located along the easement line as shown on this plan.
- The Drainage Easement along the south end of Filing No. 4 shall be kept in its natural condition. No building, wall or fence shall be permitted to be placed any closer than 10 feet from the natural banks of this Drainage Easement.
- Courtyard Walls, Hedges and Fences for Lots 19 through 40 shall not be closer than 15 feet from any front property line nor closer than 10 feet from any side or rear property line. For Lots 28 through 33, nothing shall be built in the drainage easement. No fence, wall or hedge shall, at any time, be closer than 10 feet to the edge of the banks or berm of the Pond located behind Lots 34 through 40.
- Each lot shall provide at least 4 off-street vehicle parking spaces.
- Site Distance Easements required by the City of Grand Junction shall be maintained.
- Lots 1 through 12 and Lots 34 and 35 shall use a "cluster" mail box as shown on Seasons Drive; and Lots 13 through 25 shall use a "cluster" mail box as shown on Whitetail Lane. Lots 26 through 40, excluding Lots 34 and 35, shall be permitted to have individual mail boxes to be located on the street side without the sidewalk.
- Refer to the recorded Plat for The Seasons at Tiara Rado, Filing No. 4 for all bearings and distances. Where differences exist between this Site Plan and the Plat, the Plat controls.
- Building Heights: Maximum building height limitation shall be 18 feet for Lots 1 through 18 and Lots 34 through 40; and shall be 26 feet for Lots 19 through 33. Building heights are measured from the grade of the highest building corner to the top of the highest ridge line or top of the highest parapet. Wording in the Covenants in Note 1 shall control.



COLORADO NATIONAL MONUMENT
(Government Land)

Lots 1 thru 18 -- Courtyard Homes
Lots 19 thru 40 -- Custom Home Lots

EXCLUSIVE EASEMENTS

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 site plan of THE SEASONS AT TIARA RADO FILING No. 4 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement, as reflected on this plan map, subject to all Covenants, Conditions, 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 plan, and his or her heirs, executors and administrators.

Lot No.	MINIMUM SETBACK REQUIREMENTS PRINCIPAL BUILDING		
	Front	Side	Rear
1-18	in accordance with plan		
19-20	20	15	15
21-27	20	15	20
28-33	20	20	20
34-40	20	15	10

© North line drainage easement.
Also, See Note 3.

This Site Plan is submitted by the owner of the land known as Filing No. 4, The Seasons at Tiara Rado Subdivision this 20th day of August, 1994.

The Seasons at Tiara Rado Associates
A Colorado General Partnership
By: Transmontane Development Corporation

Jack Acuff
Jack Acuff President
Transmontane Development Corporation, Partner

The Seasons at
Tiara Rado Associates
Grand Junction, Colorado
(303) 242-9482