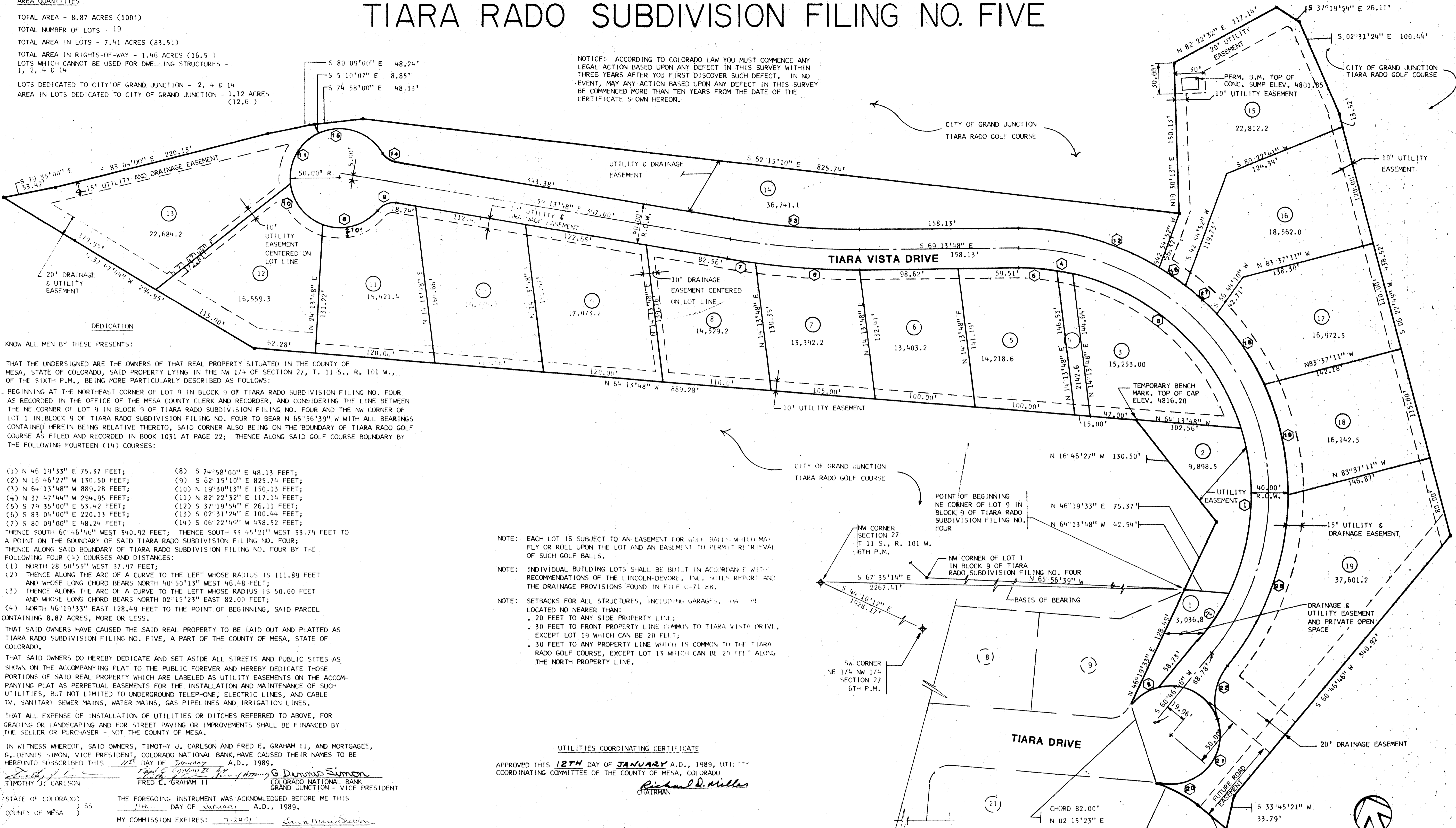


AREA QUANTITIES

TOTAL AREA - 8.87 ACRES (100%)  
 TOTAL NUMBER OF LOTS - 19  
 TOTAL AREA IN LOTS - 7.41 ACRES (83.5%)  
 TOTAL AREA IN RIGHTS-OF-WAY - 1.46 ACRES (16.5%)  
 LOTS WHICH CANNOT BE USED FOR DWELLING STRUCTURES - 1, 2, 4 & 14  
 LOTS DEDICATED TO CITY OF GRAND JUNCTION - 2, 4 & 14  
 AREA IN LOTS DEDICATED TO CITY OF GRAND JUNCTION - 1.12 ACRES (12.6%)

# TIARA RADO SUBDIVISION FILING NO. FIVE

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 CERTIFICATE SHOWN HEREON.



KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, SAID PROPERTY LYING IN THE NW 1/4 OF SECTION 27, T. 11 S., R. 101 W., OF THE SIXTH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 9 IN BLOCK 9 OF TIARA RADO SUBDIVISION FILING NO. FOUR AS RECORDED IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, AND CONSIDERING THE LINE BETWEEN THE NE CORNER OF LOT 9 IN BLOCK 9 OF TIARA RADO SUBDIVISION FILING NO. FOUR AND THE NW CORNER OF LOT 1 IN BLOCK 9 OF TIARA RADO SUBDIVISION FILING NO. FOUR TO BEAR N 65° 56' 39" W WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO, SAID CORNER ALSO BEING ON THE BOUNDARY OF TIARA RADO GOLF COURSE AS FILED AND RECORDED IN BOOK 1031 AT PAGE 22; THENCE ALONG SAID GOLF COURSE BOUNDARY BY THE FOLLOWING FOURTEEN (14) COURSES:

- (1) N 46° 19' 33" E 75.37 FEET;
  - (2) N 16° 46' 27" W 130.50 FEET;
  - (3) N 64° 13' 48" W 889.28 FEET;
  - (4) N 37° 47' 44" W 294.95 FEET;
  - (5) S 79° 35' 00" E 53.42 FEET;
  - (6) S 83° 04' 00" E 220.13 FEET;
  - (7) S 80° 09' 00" E 48.24 FEET;
  - (8) S 74° 58' 00" E 48.13 FEET;
  - (9) S 62° 15' 10" E 825.74 FEET;
  - (10) N 19° 30' 13" E 150.13 FEET;
  - (11) N 82° 22' 32" E 117.14 FEET;
  - (12) S 37° 19' 54" E 26.11 FEET;
  - (13) S 02° 31' 24" E 100.44 FEET;
  - (14) S 06° 22' 49" W 438.52 FEET;
- THENCE SOUTH 60° 46' 46" WEST 340.92 FEET; THENCE SOUTH 33° 45' 21" WEST 33.79 FEET TO A POINT ON THE BOUNDARY OF SAID TIARA RADO SUBDIVISION FILING NO. FOUR; THENCE ALONG SAID BOUNDARY OF TIARA RADO SUBDIVISION FILING NO. FOUR BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:  
 (1) NORTH 28° 50' 55" WEST 37.97 FEET;  
 (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 111.89 FEET AND WHOSE LONG CHORD BEARS NORTH 40° 50' 13" WEST 46.48 FEET;  
 (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET AND WHOSE LONG CHORD BEARS NORTH 02° 15' 23" EAST 82.00 FEET;  
 (4) NORTH 46° 19' 33" EAST 128.49 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 8.87 ACRES, MORE OR LESS.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND PLATTED AS TIARA RADO SUBDIVISION FILING NO. FIVE, A PART OF THE COUNTY OF MESA, STATE OF COLORADO.  
 THAT SAID OWNERS DO HEREBY DEDICATE AND SET ASIDE ALL STREETS AND PUBLIC SITES AS SHOWN ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AND HEREBY DEDICATE 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 SUCH UTILITIES, BUT NOT LIMITED TO UNDERGROUND TELEPHONE, ELECTRIC LINES, AND CABLE TV, SANITARY SEWER MAINS, WATER MAINS, GAS PIPELINES AND IRRIGATION LINES.  
 THAT ALL EXPENSE OF INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING AND FOR STREET PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER - NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID OWNERS, TIMOTHY J. CARLSON AND FRED E. GRAHAM II, AND MORTGAGEE, G. DENNIS SIMON, VICE PRESIDENT, COLORADO NATIONAL BANK, HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 11th DAY OF January A.D., 1989.

STATE OF COLORADO )  
 COUNTY OF MESA )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January A.D., 1989.  
 MY COMMISSION EXPIRES: 7-24-91  
 WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF MESA )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:44 O'CLOCK P.M., FEBRUARY 17th A.D., 1989, AND IS DULY RECORDED IN PLAT BOOK 13, PAGE 432, RECEPTION NO. 1508887  
 Carl Sawyer  
 CLERK AND RECORDER DEPUTY  
 DRAWER: J-27

COUNTY PLANNING COMMISSION CERTIFICATE  
 APPROVED THIS 9th DAY OF February A.D., 1989, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.  
 Mary K. Fuller  
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
 APPROVED THIS 14th DAY OF FEB A.D., 1989, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.  
 Nelson C. Ford  
 CHAIRMAN

SURVEYOR'S CERTIFICATE  
 I, UDELL S. WILLIAMS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF TIARA RADO SUBDIVISION FILING NO. FIVE, A SUBDIVISION OF A PART OF MESA COUNTY, HAS BEEN PREPARED BY MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.  
 DATED THIS 11th DAY OF Jan. A.D., 1989  
 UDELL S. WILLIAMS, REGISTERED LAND SURVEYOR  
 COLORADO REG. NO. 4307

- NOTE: EACH LOT IS SUBJECT TO AN EASEMENT FOR GOLF BALLS WHICH MAY FLY OR ROLL UPON THE LOT AND AN EASEMENT TO PERMIT RETRIEVAL OF SUCH GOLF BALLS.
- NOTE: INDIVIDUAL BUILDING LOTS SHALL BE BUILT IN ACCORDANCE WITH RECOMMENDATIONS OF THE LINCOLN-DEVORE, INC. SETBACK REPORT AND THE DRAINAGE PROVISIONS FOUND IN FILE C-71 88.
- NOTE: SETBACKS FOR ALL STRUCTURES, INCLUDING GARAGES, SHALL BE LOCATED NO NEARER THAN:  
 • 20 FEET TO ANY SIDE PROPERTY LINE;  
 • 30 FEET TO FRONT PROPERTY LINE (COMMON TO TIARA VISTA DRIVE, EXCEPT LOT 19 WHICH CAN BE 20 FEET);  
 • 30 FEET TO ANY PROPERTY LINE WHICH IS COMMON TO THE TIARA RADO GOLF COURSE, EXCEPT LOT 13 WHICH CAN BE 20 FEET ALONG THE NORTH PROPERTY LINE.

UTILITIES COORDINATING CERTIFICATE  
 APPROVED THIS 12th DAY OF JANUARY A.D., 1989, UTILITY COORDINATING COMMITTEE OF THE COUNTY OF MESA, COLORADO  
 Richard D. Miller  
 CHAIRMAN

CURVE	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
1	42°29'56"	230.00'	89.44'	166.72'	S 25°10'04" W	170.60'
2	40°23'13"	50.00'	18.39'	34.51'	S 77°33'02" W	35.24'
3	59°24'07"	230.00'	131.19'	227.92'	S 25°46'53" E	238.45'
4	03°51'29"	230.00'	7.75'	15.48'	S 57°22'01" E	15.49'
5	09°53'13"	230.00'	19.89'	39.64'	S 64°17'27" E	39.69'
6	07°47'24"	770.00'	52.43'	104.61'	S 65°20'06" E	104.69'
7	02°12'36.4"	770.00'	14.85'	29.70'	S 60°20'06" E	29.70'
8	70°49'00"	50.00'	35.54'	57.94'	S 83°48'46.2" E	61.80'
9	60°00'00"	20.00'	11.55'	20.00'	S 89°13'32.3" E	20.94'
10	62°18'09"	50.00'	30.22'	51.73'	S 17°15'13.1" E	54.37'
11	70°55'45"	50.00'	35.62'	58.02'	S 49°22'08.9" W	61.90'
12	31°18'55"	270.00'	75.68'	145.74'	N 53°34'18" W	147.57'
13	10°00'01"	730.00'	63.87'	127.25'	N 64°13'48" W	127.41'
14	49°59'06"	20.00'	9.32'	16.90'	N 34°13'57.4" W	17.45'
15	85°55'19"	50.00'	46.56'	68.15'	N 52°12'24.3" W	74.98'
16	06°31'21"	270.00'	15.38'	30.72'	N 34°38'40" W	30.80'
17	09°06'55"	270.00'	21.52'	42.91'	N 26°50'03" W	42.95'
18	18°41'28"	270.00'	44.43'	87.69'	N 12°55'52" W	88.08'
19	24°36'42"	270.00'	58.90'	115.09'	N 08°43'08" E	115.98'
20	23°57'55"	111.89'	23.75'	46.48'	N 40°50'13" W	46.80'
21	125°08'19"	50.00'	96.33'	88.75'	N 64°36'26" E	109.20'
22	58°44'36"	53.85'	30.31'	52.83'	N 31°24'23" E	55.21'
23	39°45'13"	270.00'	97.62'	183.60'	N 40°54'09" E	187.33'
24	14°21'41"	230.00'	28.97'	57.49'	S 64°35'11" W	57.64'

- LEGEND
- LOT NUMBER WITH AREA, SQUARE FEET
  - LOT RETURN CURVE
  - ⊥ PIN AND CAP SET AT ALL PROPERTY CORNERS
  - FOUND SURVEY MONUMENT-SET IN CONCRETE
  - SURVEY MONUMENT - NO. 5 REBAR & CAP SET IN CONCRETE
  - ◆ GLO BRASS CAP

MESA COUNTY, COLORADO  
**TIARA RADO SUBDIVISION FILING NO. FIVE**  
 FILING PLAT  
 ARIX | A Professional Corporation  
 Engineers Architects Planners

