

# TIARA RADO SOUTH FILING NO. ONE

### CURVE DATA

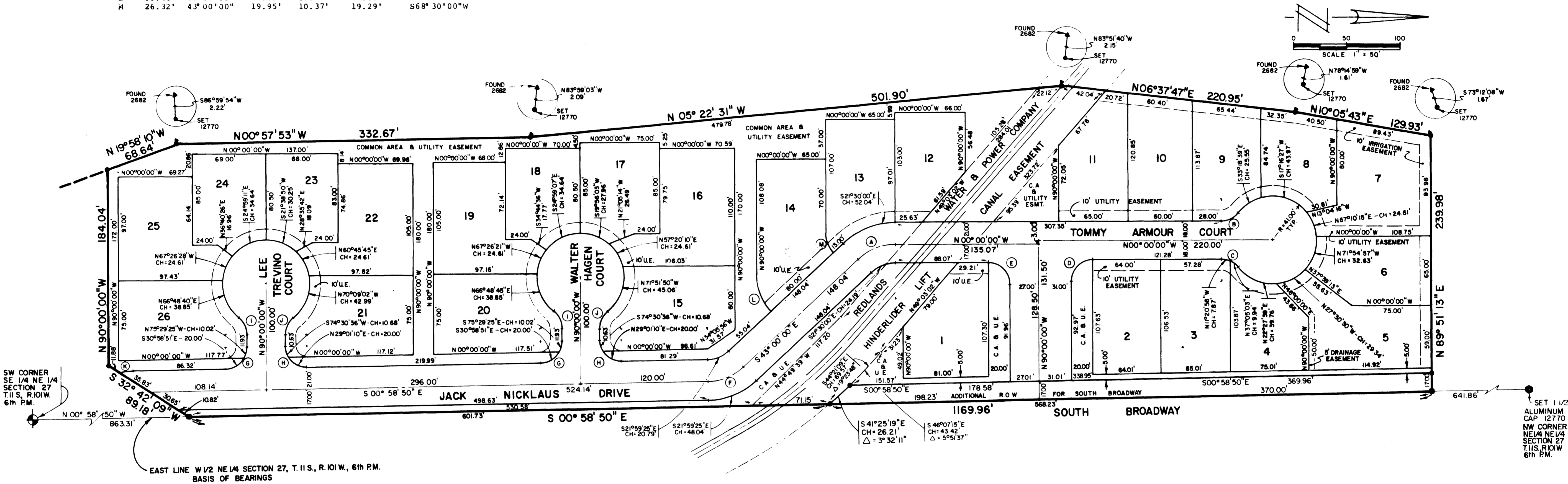
Curve	Radius	Delta	Length	Tangent	Chord	Bearing
A	50.00'	43°00'00"	37.52'	19.70'	36.65'	S21°30'00"E
B	20.00'	51°28'05"	17.97'	9.64'	17.37'	S25°44'03"E
C	20.00'	51°28'05"	17.97'	9.64'	17.37'	N25°44'03"E
D	20.00'	90°00'00"	31.42'	20.00'	28.28'	N45°00'00"W
E	20.00'	90°00'00"	31.42'	20.00'	28.28'	N45°00'00"W
F	50.00'	42°01'10"	36.67'	19.20'	35.85'	S21°59'25"E
G	20.00'	89°01'10"	31.07'	19.66'	28.04'	S45°29'25"E
H	20.00'	90°58'50"	31.76'	20.35'	28.53'	S44°30'35"W
I	20.00'	51°28'05"	17.97'	9.64'	17.37'	N6°15'57"E
J	20.00'	51°28'05"	17.97'	9.64'	17.37'	N6°15'57"E
K	75.00'	10°59'28"	14.39'	7.22'	14.37'	S05°29'44"E
L	50.48'	43°00'00"	37.63'	19.89'	37.00'	S68°30'00"W
M	26.32'	43°00'00"	19.95'	10.37'	19.29'	S68°30'00"W

### AREA QUANTITIES

TOTAL AREA	7.579 Ac.	100.00%
DITCH ROW	0.401 Ac.	5.29%
ROAD ROW	1.731 Ac.	22.84%
LOTS	4.362 Ac.	57.55%
OPEN SPACE	1.085 Ac.	14.32%

### LEGEND

- ◆ MESA COUNTY SURVEY MONUMENT
- FOUND SURVEY MONUMENT MARKED 11441
- ▲ FOUND SURVEY MONUMENT MARKED 2682
- SET 5/8" REBAR WITH PLASTIC CAP MARKED L.S. 12770
- C.A. COMMON AREA
- U.E. UTILITY EASEMENT



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Foister D. Miracle, Richard D. Kimball, and E. D. Buescher, managing partner of Buescher Family Limited Partnership, partners of BKM, A Partnership, the owner of the real property situated in the County of Mesa, State of Colorado, and being located in the West one-half of the Northeast quarter of Section 27, Township 11 South, Range 101 West, of the Sixth Principal Meridian, being more particularly described as follows:

Beginning at a point on the East line of said West one-half of the Northeast quarter which is N 00° 58' 50" W 863.31 feet from the Brass cap monumenting the Southwest corner Southeast quarter Northeast quarter of said Section 27 with all bearings in this description being relative to this bearing along said East line of Section 27; thence S 32° 42' 09" W 89.18 feet; thence N 90° 00' 00" W 184.04 feet to the boundary of the Tiara Rado Golf Course; thence along said golf course boundary the following courses N 19° 58' 10" W 68.64 feet; Thence N 00° 57' 53" W 332.67 feet; Thence N 05° 22' 31" W 501.90 feet; Thence N 06° 37' 47" E 220.95 feet; Thence N 10° 05' 43" E 129.93 feet; thence leaving said golf course boundary N 89° 51' 13" E 239.98 feet to the East line of said West one-half of the Northeast quarter; Thence along said East line S 00° 58' 50" E 1169.96 feet to the point of beginning and containing 7.579 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Tiara Rado South, Filing No. One, 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 does 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 installation and maintenance of such lines. Such easements and right shall be utilized in a reasonable and prudent manner.

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

WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

BKM, A PARTNERSHIP  
 Foister D. Miracle Partner  
 Richard D. Kimball Partner  
 E. D. Buescher Managing Partner of Buescher Family Limited Partnership

(Power of attorney for E.D. Buescher is recorded in Book 1380 page 474 of the records of Mesa County.)

### NOTARY

STATE OF COLORADO )  
 ) ss

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1983, by Foister D. Miracle, Richard D. Kimball, and E. D. Buescher, managing partner of Buescher Family Limited Partnership, partners of BKM, A Partnership.

My Commission Expires 12-6-84

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of October, 1983.  
 County Planning Commission of the County of Mesa, State of Colorado.

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of October, 1983.  
 Board of County Commissioners of the County of Mesa, State of Colorado.

### UTILITIES COORDINATING COMMITTEE

Approved this 12th day of October, 1983.  
 Utilities Coordinating Committee of the County of Mesa, State of Colorado.

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 ) ss

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 9:34 o'clock A.., this 28 day of February, 1984, and is duly recorded in Plat Book No. 13, page 248-249

Reception No. 1354411 20.00 X 63

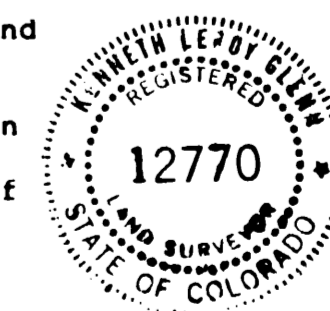
### SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Tiara Rado South, Filing No. One as monumented, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me and correctly shows the location and dimensions of the parcels, easements and dedicated right-of-way of said subdivision in compliance with Colorado State regulations governing the subdivision of land.

By: Kenneth L. Glenn 10-4-83  
 Kenneth L. Glenn, L.S. 12770 Date

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within six 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 Subdivision Protective Covenants are recorded in Plat Book 1480, Page 756-766.



### TIARA RADO SOUTH FILING NO. ONE

BECK, SHRUM and ASSOCIATES, INC.  
 PUFFERBELLY EAST, 215 PITKIN, SUITE 203  
 GRAND JUNCTION, COLORADO 81501  
 (303) 243-1227  
 engineers planners