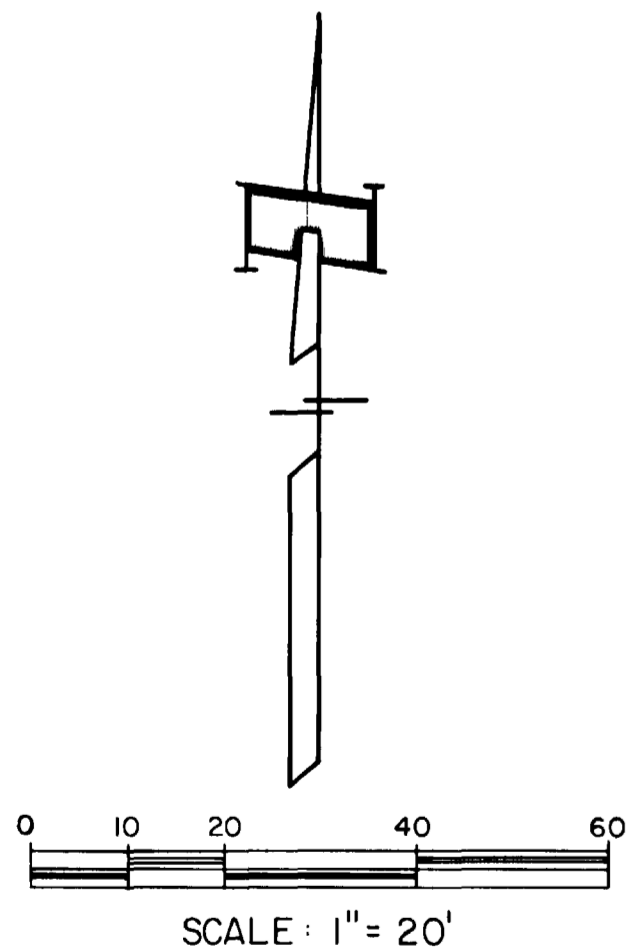
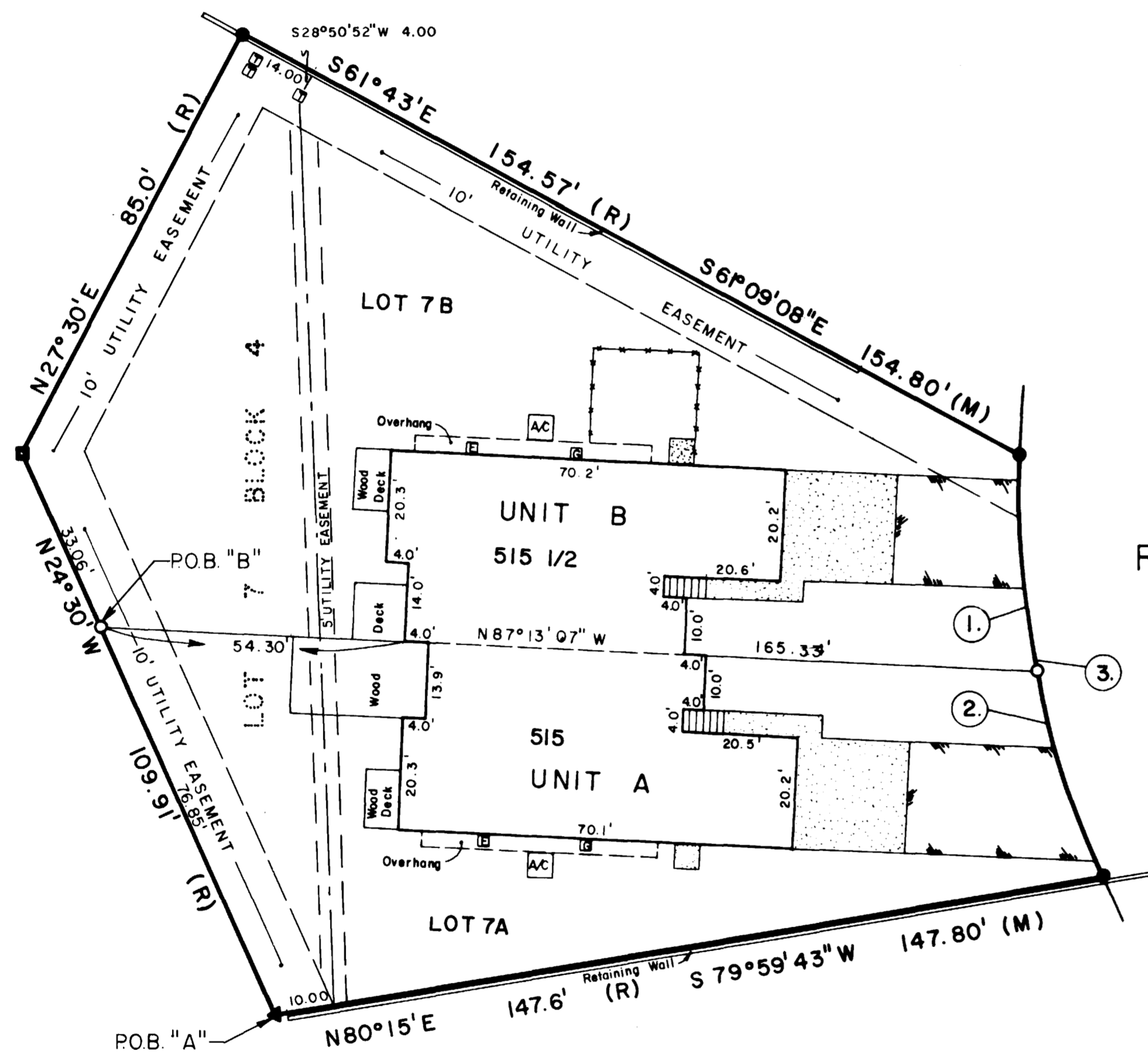


515 RADO DRIVE TOWNHOMES

LOT 7, BLOCK FOUR TIARA RADO SUBDIVISION
MESA COUNTY, COLORADO



LEGEND

- FOUND NO. 5 REBAR
- ▲ FOUND NO. 5 REBAR W/ILLEDGIBLE CAP
- FOUND NO. 5 REBAR W/CAP N.H.P.Q. L.S. 2682
- SET NO. 5 REBAR W/CAP ROLLAND ENG. L.S. 29493

- ① R=175.00'
Δ=12°48'07"
L=39.10'
S05°53'13"E
CH=39.02'
- ② R=175.00'
Δ=12°32'54"
L=38.32'
S18°44'25"E
CH=38.25'
- ③ R=175.00'
Δ=25°21'03"
L=77.43'
S12°09'41"E
CH=76.80'
- (M)
- (Calc. R)
- R=175.00'
Δ=26°00'09"
L=79.42'
S11°29'10"E
CH=78.74'

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of July A.D., 1990
County Planning Commission, County of Mesa, State of Colorado.

[Signature]
Chairperson

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 3 day of June A.D., 1990
Board of County Commissioner's, County of Mesa, State of Colorado.

[Signature]
Chairperson

UTILITIES COORDINATING COMMITTEE

DATE 7/11/90
[Signature]
Chairperson

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned; First Interstate bank of Denver, N.A., a Colorado corporation, is the owner of that real property described in Plat Book 11, Page 35 of the records in the Mesa County Clerk and Recorder's Office, and being more particularly described as follows:

UNIT B, Lot 7 in Block Four of Tiara Rado Subdivision, Mesa County, Colorado, Except beginning at the Southwest corner of said Lot 7, Block Four whose westerly line is recorded as bearing N 24° 30' W in Plat Book 11 at Page 35 in the Mesa County Clerk and Recorder's Office; thence N 24° 30' W, 76.85 feet along said west line of Lot 7 thence S 87° 13' 07" E, 165.33 feet to the westerly Right-of-Way of Rado Drive; thence along westerly Right-of-Way of Rado Drive along the arc of a curve to the left, 38.32 feet with a radius of 175.00 feet and a central angle of 12° 32' 54" and whose long chord bears S 18° 44' 25" E, 38.25 feet to the Southeast corner of said Lot 7; thence leaving said westerly Right-of-Way of Rado Drive and along the Southerly boundary of said Lot 7, S 80° 15' W, 147.6 feet, measured to be S 79° 59' 43" W, 147.80 feet to the Point of Beginning.

UNIT A, Lot 7 in Block Four of Tiara Rado Subdivision Mesa County, Colorado, Except beginning at a point on the Westerly boundary line of said Lot 7 which is recorded as bearing N 24° 30' W in Plat Book 11 at Page 35 and all bearings contained herein to be relative thereto a distance of 76.85 feet from the SW corner of Lot 7 to the Point of Beginning thence continuing N 24° 30' W, 33.06 feet; thence N 27° 30' E, 85.00 feet to the Northwest corner of said Lot 7; thence along the Northernly boundary line of said Lot 7 S 61° 43' E, 154.57 feet, measured to be S 61° 09' 08" E, 154.80 feet to the Northeast corner of said Lot 7 also being the Westerly Right-of-Way of Rado Drive; thence along said westerly Right-of-Way of Rado Drive along the arc of a curve to the left, 39.10 feet with a radius of 175.00 feet and a central angle of 12° 48' 07" and whose long chord bears S 05° 53' 13" E, 39.02 feet; thence leaving said Westerly Right-of-Way of Rado Drive N 87° 13' 07" W, 165.33 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as 515 RADO DRIVE TOWNHOMES, a subdivision of the County of Mesa, in the State of Colorado.

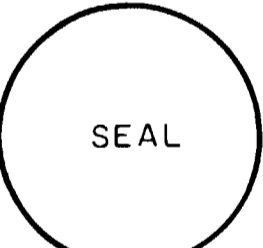
That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of the said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner, First Interstate Bank of Denver, N.A., a Colorado Corporation, Clare R. Cavanaugh, Vice President, has caused her name to be hereunto subscribed this 19 day of April A.D., 1990.

First Interstate Bank of Denver, N.A., A Colorado Corporation.

[Signature]
Clare R. Cavanaugh
Vice President



STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 19 day of April A.D., 1990, by CLARE R. CAVANAUGH As Vice President First Interstate Bank of Denver N.A., A Colorado Corporation.

My commission expires 11-1-93
Witness my hand and official seal.

[Signature]

NOTE: This plat is subject to all covenants and restrictions recorded for Tiara Rado Subdivision and all covenants and restrictions to which Tiara Rado Subdivision is subject to.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 04:01 o'clock P.M. this 13th day of July A.D., 1990 and is duly recorded as Reception Number 1546465 in Plat Book 13 at Page 474.

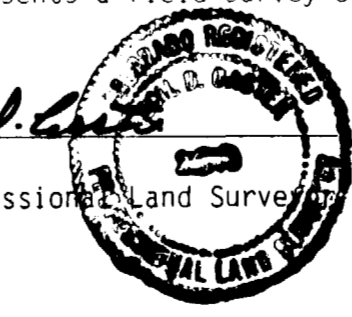
Earl Sawyer by Katherine J. Day \$10.00 Fees
Clerk and Recorder Deputy

Drawer J-65

SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of 515 RADO DRIVE TOWNHOMES, 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 the same.

[Signature] DATE 4-17-90
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. 24943



Recorder's Note: Poor Legibility On Document Provided For Recording.

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.

	1	7-11-90	Curve data.	
	NO	DATE	REVISION	BY
515 RADO DRIVE TOWNHOMES LOT 7, BLOCK FOUR TIARA RADO SUBDIVISION MESA COUNTY, COLORADO				
ROLLAND ENGINEERING 518 28 Road Suite B-103 Grand Junction, Colorado 81501 (303) 243-8300	DRAWN ADH	CHECKED CDC DATE APRIL 1990	JOB NO	SHEET OF 1