

THE SEASONS AT TIARA RADO FILING NO. 5

A portion of the SW 1/4 NE 1/4 Section 27,
Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado

OWNER'S STATEMENT AND 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 SW 1/4 NE 1/4 Section 27, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado as recorded in the Mesa County Clerk and Recorder's records in Book 1773, Pages 139 and 140, being more particularly described as follows:

Commencing at the C-E 1/16 corner Section 27, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado, whence the C 1/4 corner of said Section 27 bears N89°05'34"W, thence, N89°05'34"W, 396.87 feet to the southwest corner of Lot 33 of The Seasons at Tiara Rado Filing No. 4 and the TRUE POINT OF BEGINNING; thence, N89°05'34"W, 544.19 feet; thence, N18°29'31"W, 226.12 feet; thence, N01°37'54"W, 50.00 feet; thence, N88°22'06"E, 34.36 feet; thence, along a curve to the right with a radius of 675.00 feet for 29.71 feet, whose chord bears N89°37'46"E, 29.71 feet; thence, N46°00'50"E, 20.19 feet; thence, N01°04'14"E, 129.96 feet; thence, N78°33'26"E, 50.48 feet; thence, N00°45'48"E, 87.61 feet; thence, N38°01'16"E, 47.04 feet; thence, S42°53'38"E, 43.10 feet; thence, S67°42'25"E, 427.65 feet to the northwest corner of LOT 8 of The Seasons at Tiara Rado Filing No. 4; thence, S00°00'00"W along the west boundary of The Seasons at Tiara Rado Filing No. 4, 504.16 feet to the TRUE POINT OF BEGINNING; containing 6.50 acres.

That said owner has caused the said property to be laid out and platted as THE SEASONS AT TIARA RADO FILING NO. 5.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

Tract A to the Master Home Owners' Association as hereby platted for the purposes of a landscape buffer and privacy fence as more specifically described in a conveyance to be recorded in the Clerk and Recorder's records of Mesa County, Colorado.

The 5' PSCO Utility Easement located in portions of Tract A as a non-exclusive easement to Public Service Company of Colorado, its successors and assigns, for the installation, operation, maintenance and repair of a three phase electric circuit;

All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures; and also to the Master Home Owners' Association for the installation, operation, maintenance and repair of irrigation lines and appurtenances thereto.

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines; The area for the Utility Easement shown on the plat in the area of "Future Filings" is to be abandoned at the time of the future filing and said area included in the dedicated Rights-of-Way and Multi-Purpose Easements thereof;

All Drainage Easements to the respective owners of the respective lots and tracts on which the Drainage Easements are hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Sight Easements to the City of Grand Junction for ensuring adequate sight zones are maintained such that no sight obscuring sign, wall, fence, berming, or other object higher than 30 inches, or in the case of trees, no foliage lower than 8 feet is located within the area of such Sight Easements. Objects that do not meet the height criteria that may be located in the sight zones are items such as hydrants, utility poles, and traffic control devices provided they are also within their designated multi-purpose easement or utility easement. These shall be located to minimize visual obstruction.

All dedicated easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, for the purposes therein stated together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

NOTICE:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

Exclusive Easements:

Said owner does further create, grant and convey perpetual Exclusive Easements on and over such portion of said real property as are identified on this plat map of THE SEASONS AT TIARA RADO FILING NO. 5 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.

Owners of lots on which Exclusive Easements are located shall have right of entry and access to the Exclusive Easement area to maintain facilities associated with each Owner's home (i.e., building, walls, fences, etc.). Owners of lots on which Exclusive Easements are located will take all precautions within a normal standard of care to protect all landscaping while accessing and working in the Exclusive Easement area.

Stipulations regarding the Exclusive Easements apply to Lots 8 and 9 of The Seasons at Tiara Rado Filing 4 and Lots 1 through 13 of this said Filing 5.

Covenants that pertain to Filing No. 5 include:

Declaration of Covenants, Conditions and Restrictions of The Master Subdivision of Tiara Rado South (name later changed to The Seasons at Tiara Rado) recorded May 4, 1990, Book 1786, Page 241, Mesa County, Colorado, together with all supplements and Amendments thereto; and,

Fourth Supplement To The Declaration of Covenants, Conditions and Restrictions of The Master Subdivision of The Seasons at Tiara Rado, to be recorded in the Clerk and Recorder's records of Mesa County, Colorado.

That all lien holders on the described property are represented hereon.

In witness whereof said owner has caused his name to be hereunto subscribed this 23rd day of December, A.D. 1999.

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

Jack Acuff
Jack Acuff, President
Transmontane Development Corp., Partner

STATE OF COLORADO }
COUNTY OF MESA } SS

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 23rd day of December, A.D. 1999.

Witness my hand and official seal:

Maura J. Martinez
Maura J. Martinez, Notary Public
My commission expires June 13, 2003

LIEN HOLDER'S CERTIFICATE:

The Bank of Colorado does hereby consent to THE SEASONS AT TIARA RADO FILING NO. 5/subdivision.

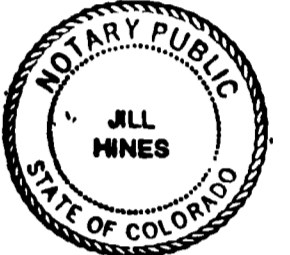
Stephen C. Love
Stephen C. Love, Vice President
Bank of Colorado
Grand Junction, Colorado

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 23rd day of Dec, A.D. 1999.

Witness my hand and official seal: *Jill Hines*
Jill Hines, Notary Public

My commission expires _____



CITY OF GRAND JUNCTION'S CERTIFICATE

Approved this 24th day of December, A.D. 1999 by the City of Grand Junction, County of Mesa, State of Colorado.

Gene Ramsey Mayor, City of Grand Junction
Mark Cleburn City Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office

at 1:59 o'clock P.M. this 30th day of December, A.D., 1999, and is duly recorded in Plat Book No. 17, Page 241, 242, 243

Reception No. 1933916 Drawer No. II 34

Clerk and Recorder _____ Deputy _____ Fees 30.00

SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of THE SEASONS AT TIARA RADO FILING NO. 5 was prepared from a survey performed by me or under my direct supervision to the best of my knowledge and information.

Robert A. Larson
Robert A. Larson, Registered Professional Land Surveyor
31160

12-22-99
Date

Merritt IS, L.L.C.

2004 N. 12th St., #4, Grand Junction, CO. 81501
PHONE (970) 255-7386 FAX (970) 243-8515

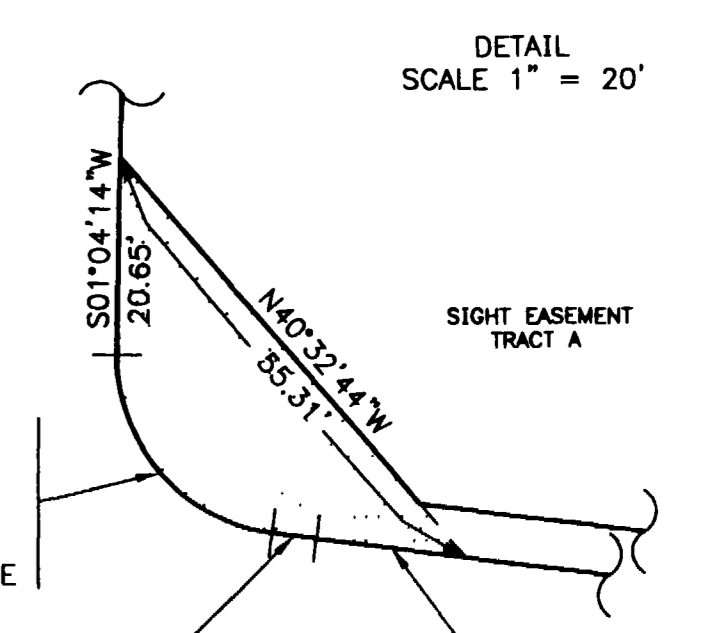
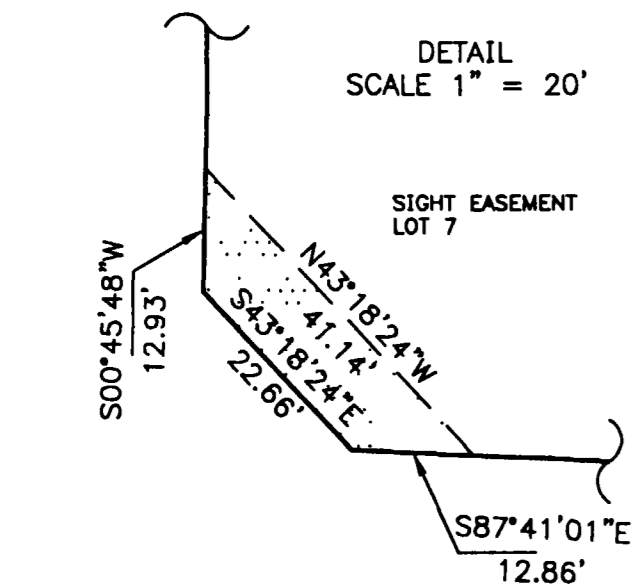
THE SEASONS AT TIARA RADO FILING NO. 5

SW 1/4 NE 1/4 Section 27
Township 11 South, Range 101 West
6th Principal Meridian
Mesa County, Colorado

DATE: 12/21/99	SCALE: 1" = 50'
DRAWN: TWS	CHK: RAL
PROJECT NO: 9918	SHEET 1 OF 2

THE SEASONS AT TIARA RADO FILING NO. 5

A portion of the SW 1/4 NE 1/4 Section 27,
Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado



Δ = 91°14'45"
R = 18.50'
T = 18.91'
L = 29.46'
CB = S46°41'36"W
CL = 26.45'

Δ = 83°41'35"
R = 18.50'
T = 16.57'
L = 27.02'
CB = S40°46'34"E
CL = 24.68'

LINE TABLE
CENTER LINE OF PAVEMENT

LINE	DIRECTION	DISTANCE
CLL1	N88°22'06"E	34.36'
CLL2	N01°04'14"E	22.39'

LINE TABLE
FILING NO. 5 BOUNDARY LINES

LINE	DIRECTION	DISTANCE
BL1	N88°22'06"E	34.36'
BL2	N46°00'50"E	20.19'

LINE TABLE
LOT LINES

LINE	DIRECTION	DISTANCE
LL7	N43°18'24"W	22.66'
LL18	N88°22'06"E	34.36'

LINE TABLE
DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
DL1	N18°29'31"W	78.14'
DL2	S79°05'07"E	113.00'
DL3	S57°52'35"E	96.39'
DL4	N83°03'50"E	32.39'
DL5	N83°13'35"E	20.24'
DL6	N67°32'46"E	71.42'
DL7	S77°19'02"E	33.93'
DL8	S59°27'04"E	43.91'
DL9	S81°19'43"E	80.77'
DL10	S89°05'34"E	80.47'
DL11	N73°48'37"E	27.95'
DL12	N00°00'00"E	36.72'
DL13	S77°33'22"W	53.86'
DL14	S81°47'48"W	55.57'
DL15	N84°15'20"W	76.37'
DL16	N56°20'28"W	48.81'
DL17	N72°54'42"W	18.32'
DL18	S82°42'34"W	27.35'
DL19	S67°23'54"W	80.17'
DL20	N86°09'03"W	39.67'
DL21	N58°01'22"W	86.43'
DL22	N74°00'48"W	39.65'
DL23	N80°08'34"W	33.65'
DL24	N68°48'46"W	57.22'
DL25	S18°29'31"E	36.14'

CURVE TABLE
CENTER LINE OF PAVEMENT

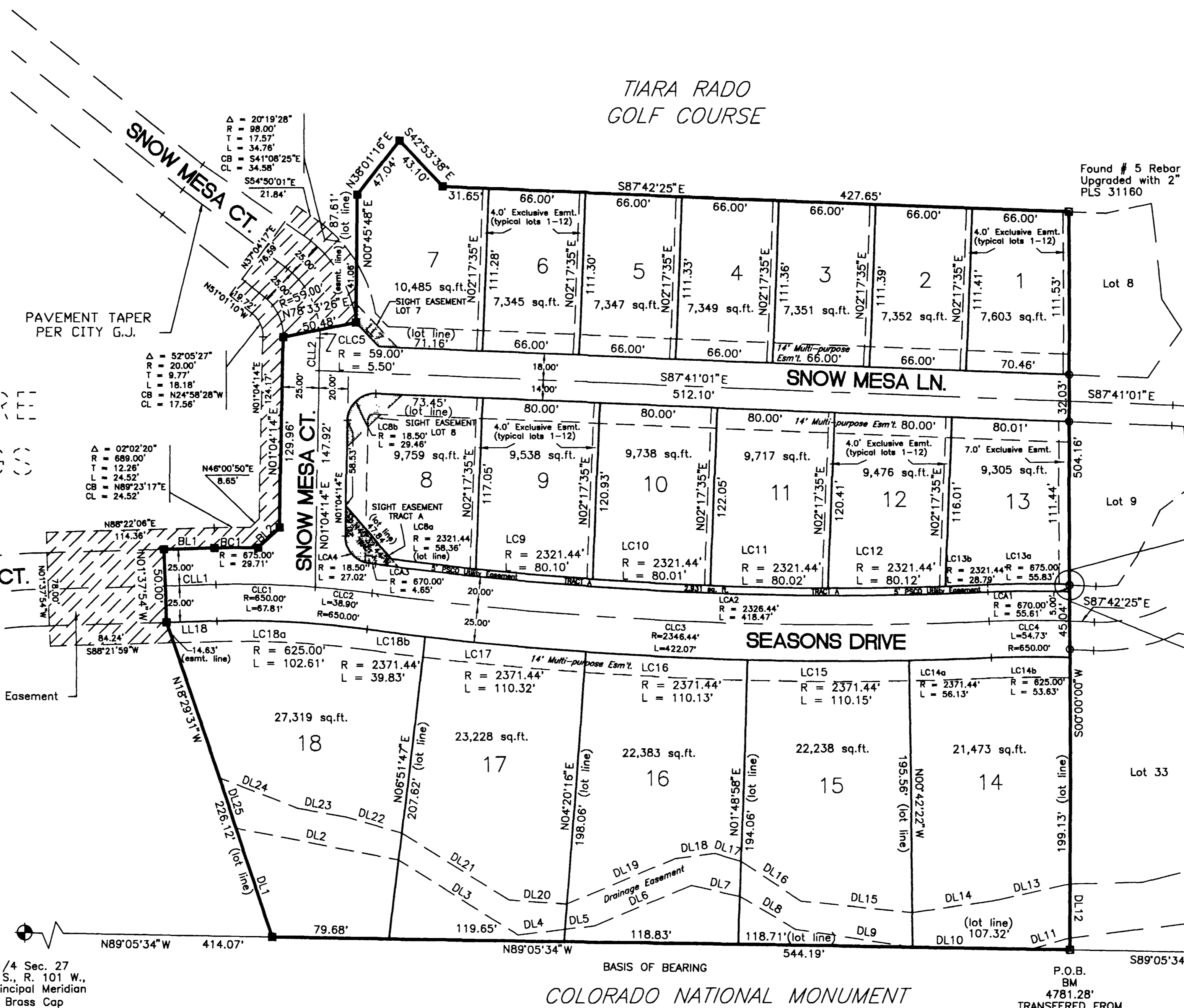
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CLC1	650.00'	67.81'	33.94'	67.78'	S88°38'34"E	05°58'38"
CLC2	650.00'	38.90'	19.46'	38.90'	S83°56'23"E	03°25'45"
CLC3	2346.44'	422.07'	211.60'	421.50'	S87°22'41"E	10°18'22"
CLC4	650.00'	54.73'	27.38'	54.71'	N89°52'51"E	04°49'27"
CLC5	59.00'	5.50'	2.75'	5.50'	N01°35'59"W	05°20'27"

CURVE TABLE
FILING NO. 5 BOUNDARY LINE

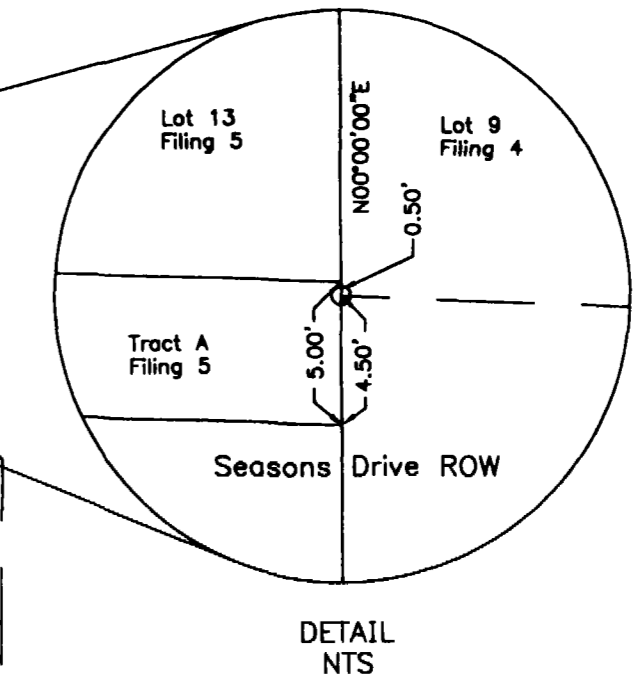
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BC1	675.00'	29.71'	14.86'	29.71'	N89°37'46"E	02°31'18"

BASIS OF BEARING
The bearing between the C-E 1/16 corner and C 1/4 corner of Section 27, Township 11 South, Range 101 West, 6th Principal Meridian, both BLM brass caps, bears N89°05'34"W as indicated on the plat of The Seasons at Tiara Rado Filing No. 4.

NOTICE:
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 SEASONS
EXISTING
FILING 4



- LEGEND**
- Found BLM brass cap survey monument
 - Found 2" alum. cap on #5 rebar PLS 10097 or as noted
 - Set 2" alum. cap on #5 rebar PLS 31160
 - Formed or found concrete around monument
 - Lot corners to be set within one year of sale

LAND USE SUMMARY

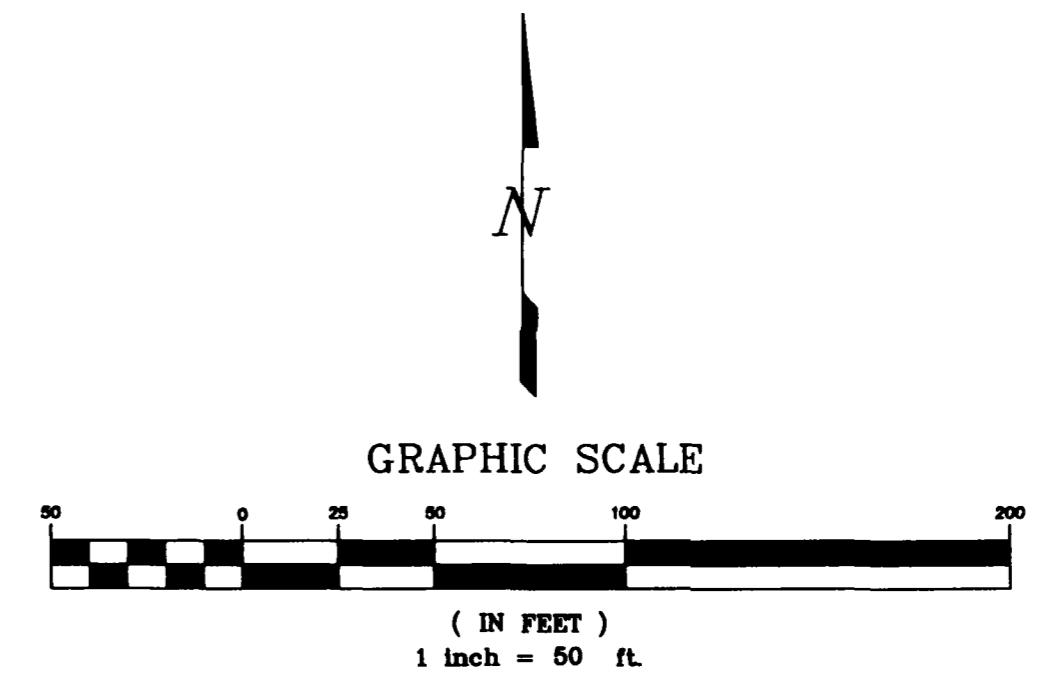
LOTS	ACRES	PERCENT
TRACT A	0.07	1%
ROW	1.18	18%
TOTAL	6.50	100%

BUILDING SETBACK REQUIREMENTS
Building setback requirements are shown on the Site Plan on file with the City of Grand Junction Community Development Department.

COLORADO NATIONAL MONUMENT

P.O.B. BM 4781 28' TRANSFERRED FROM THE SEASONS AT TIARA RADO FILING NO. 4

C-E 1/16 Sec. 27 T. 11 S., R. 101 W., 6th Principal Meridian BLM Brass Cap



CURVE TABLE
LOT LINES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LC8a	2321.44'	58.36'	29.18'	58.36'	N83°11'47"W	01°26'25"
LC8b	18.50'	29.46'	18.91'	26.45'	N46°41'36"E	91°14'45"
LC9	2321.44'	80.10'	40.05'	80.10'	N84°54'18"W	01°58'37"
LC10	2321.44'	80.01'	40.01'	80.01'	N86°52'51"W	01°58'29"
LC11	2321.44'	80.02'	40.01'	80.02'	N88°51'20"W	01°58'30"
LC12	2321.44'	80.12'	40.07'	80.12'	S89°10'05"W	01°58'39"
LC13a	675.00'	55.83'	27.93'	55.82'	S89°50'18"W	04°44'21"
LC13b	2321.44'	28.79'	14.39'	28.79'	S87°49'27"W	00°42'38"
LC14a	2371.44'	56.13'	28.07'	56.13'	N88°08'49"E	01°21'22"
LC14b	625.00'	53.63'	26.83'	53.61'	N89°55'37"E	04°54'58"
LC15	2371.44'	110.15'	55.08'	110.14'	S89°50'40"E	02°39'40"
LC16	2371.44'	110.13'	55.08'	110.12'	S87°11'00"E	02°39'39"
LC17	2371.44'	110.32'	55.17'	110.31'	S84°31'13"E	02°39'55"
LC18a	625.00'	102.61'	51.42'	102.49'	S86°55'42"E	09°24'23"
LC18b	2371.44'	39.83'	19.92'	39.83'	S82°42'23"E	00°57'45"
LCA1	670.00'	55.61'	27.82'	55.60'	S89°50'48"W	04°45'21"
LCA2	2326.44'	418.47'	209.80'	417.91'	N87°22'41"W	10°18'22"
LCA3	670.00'	4.65'	2.32'	4.65'	N82°25'26"W	00°23'51"
LCA4	18.50'	27.02'	16.57'	24.68'	N40°46'34"W	83°41'35"

SURVEYOR'S STATEMENT:
I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of THE SEASONS AT TIARA RADO FILING NO. 5 was prepared from a survey performed by me or under my direct supervision and to the best of my knowledge and information.

Robert A. Larson, 31160 Date

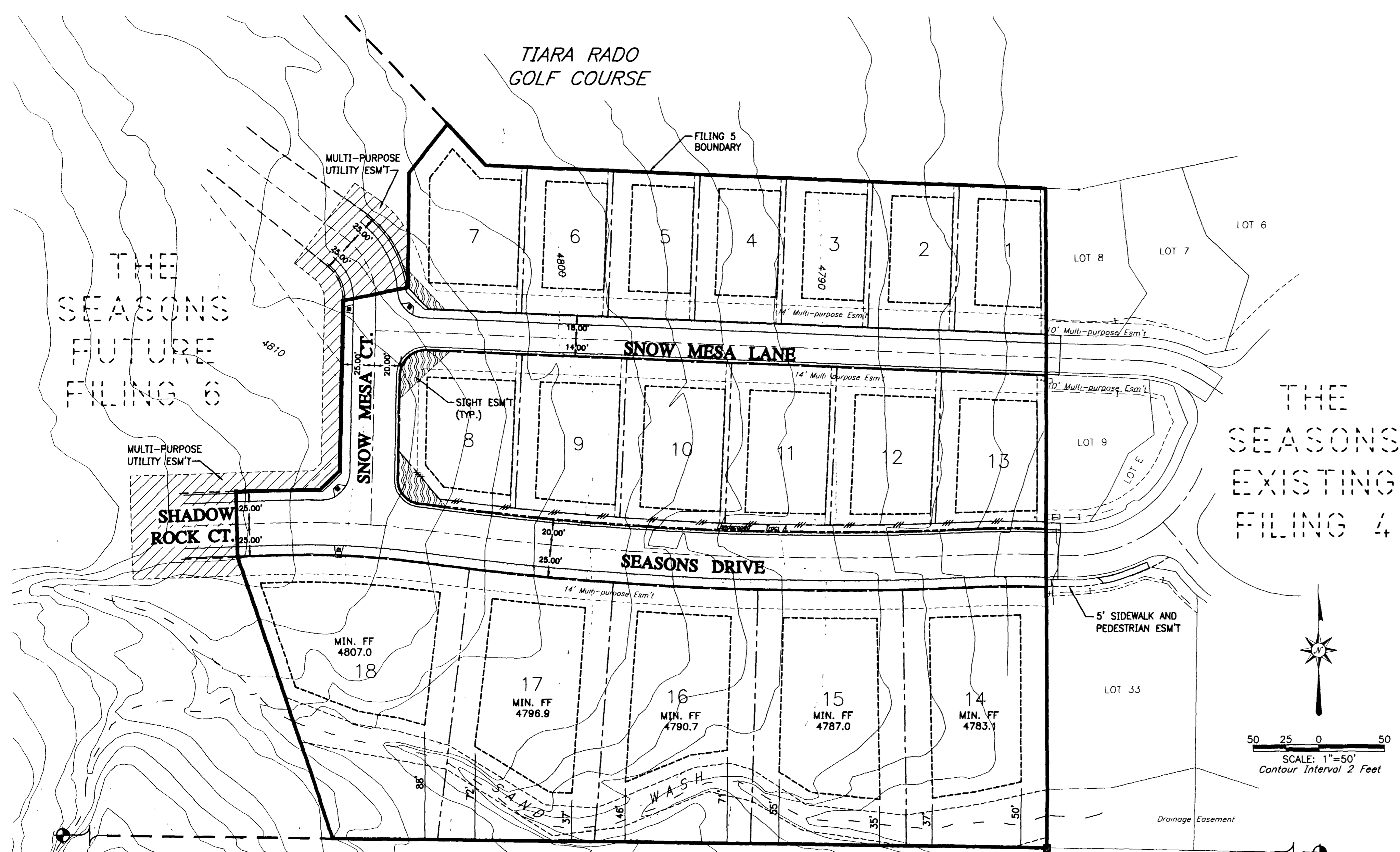
Merritt IS, L.L.C.
2004 N. 12th St., #4, Grand Junction, CO, 81501
PHONE (970) 255-7386 FAX (970) 243-8515

THE SEASONS AT TIARA RADO FILING NO. 5
SW 1/4 NE 1/4 Section 27
Township 11 South, Range 101 West
6th Principal Meridian
Mesa County, Colorado

DATE: 12/21/99 SCALE: 1" = 50'
DRAWN: TWS CHK: RAL PROJECT NO: 9918
REVISED: - SHEET 2 OF 2

Comm. Devel.

UTE WATER CONSERVANCY DISTRICT Approved for construction for one year from this date	CITY OF GRAND JUNCTION ENGINEERING Approved for construction for one year from this date
Engineer or Representative _____ Date _____	Engineer or Representative <i>Paul Caud</i> Date <i>12/28/99</i>
UTE WATER CONSERVANCY DISTRICT Accepted as constructed	CITY OF GRAND JUNCTION ENGINEERING Accepted as constructed
Engineer or Representative _____ Date _____	Engineer or Representative _____ Date _____



Standards For Principal Buildings

	LOTS	
	1 thru 13	14 thru 18
Minimum Building Set-Back Requirements (feet from property line)		
Front	20	20
East Side	Note 3	20
West Side	15	20 (Except Lot 18 is 10')
Rear	10	Note 6
Maximum Building Height (feet)	18	26
Maximum Wall and Fence Height (feet), exclusive of archways	6	6
Minimum Living Area (exclusive of garages, patios, decks and unfinished basements)	1700 sq ft	2200 sq ft
Number of Living Levels Above Existing Grade	1	1
Minimum Wall and Fence Set-back (feet from property line)		
Front	14	14
East Side	Notes 4 & 5	10
West Side	10	10 (Except Lot 18 is 0')
Rear	Notes 4 & 5	Note 6
Driveways		
Maximum driveway entrances	1	2
Maximum driveway pavement width at curb	25 feet	25 feet
Minimum driveway pavement width at curb	12 feet	12 feet
Offstreet Parking (assumed vehicle length - 14 feet)		
Minimum required per Lot, including garage	4	4
Minimum in garages	2	2
LAND USE SUMMARY		
LOTS	ACRES	PERCENT
TRACT A	5.25	81%
R.O.W.	0.07	1%
TOTAL	1.18	18%
	6.50	100%

Notes to Site Plan

- This Site Plan for Filing No. 5, The Seasons at Tiara Rado Subdivision, together with any building, landscaping and other improvements occurring within the boundaries of this Site Plan are 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 "Master Covenants")
 - The Design Review Committee for The Seasons at Tiara Rado Subdivision (the "DRC")
 - The Plat for Filing 5, The Seasons at Tiara Rado Subdivision
- Homes must be built in strict accordance with the design guidelines as set forth in the Master Covenants. Written approval from the DRC is required before application can be made for a building or fence permit or construction of a landscape plan is commenced.
- The east wall for the principal buildings on Lots 1 through 12 shall be set a distance of 4 feet from the respective east property lines. The principal building for Lot 13 shall be set 7 feet from its east property line. The principal buildings shall include at least 60 lineal feet of building wall along these easterly building setback lines.
- Lots 1 through 7 - Stucco walls, 5 feet in height, will be constructed from the southeast corner of the principal building, 4 feet from the easterly property line, to the front Multi-purpose Easement Line. Solid wood fences or stucco walls, 6 feet in height will be constructed from the northeast corner of the principal building, 4 feet from the easterly property line, to the rear property line. The fence will step down to 4 feet in height within four feet of the rear property line. A stucco wall is permitted along the rear (northerly) property line that is no more than 4 feet in height.
- Lots 8 through 13 - Stucco walls, 5 feet in height, will be constructed from the northeast corner of the principal building, 4 feet from the easterly property line (7 feet for Lot 13), to the front Multi-purpose Easement Line. Solid wood fences or stucco walls, 6 feet in height will be constructed from the southeast corner of the principal building, 4 feet from the easterly property line (7 feet for Lot 13), to the rear fence that will be constructed on by the developer on Tract A. Any additional wall or fences in the rear of these lots, must be at least 10 feet from the fence on Tract A.
- The Drainage Easement along the south end of Filing No. 5 shall be kept in its natural condition. No building, wall, fence or other structure shall be permitted to be placed any closer than 10 feet from the natural banks of this Drainage Easement. Retaining walls and bridges along the natural banks are permitted if approved by the DRC.
- No individual, free standing mail boxes or newspaper boxes are permitted. All lots will use "cluster mail boxes" to be provided by the US Postal Service.
- Refer to the recorded Plat for The Seasons at Tiara Rado, Filing No. 5 for all bearings and distances. Where differences exist between this Site Plan and the Plat, the Plat controls.
- Building heights are measured from the building corner with the highest natural grade to the top of the highest ridge line or top of the highest parapet. See the Master Covenants for additional requirements.
- No buildings, structures, walls or fences shall be built within the Multi-purpose Easement nor within Sight Easement.
- Engineered foundations will be required for the construction of a basement on any Lot in Filing 5.

LEGEND

NEW PROPERTY LINE	_____	SURVEY MARKER	⊙
EXISTING PROPERTY LINE	_____	UTILITY PED	·
RIGHT-OF-WAY	_____	ELECTRIC BOX	□
BARRIER FENCE	—//—//—//—	INDEX CONTOUR	4800
CONCRETE SIDEWALK, CURB & GUTTER	_____	INTERMEDIATE CONTOUR	_____
EASEMENT LINE	-----	DRAINAGE	_____
BUILDING ENVELOPE	L-----J	DRAINAGE EASEMENT	_____

Owners of Lots on which Exclusive Easements are located shall have right of entry and access to Exclusive Easement area to maintain facilities associated with each Owner's home (i.e., building, walls, fences, etc.). Owners of Lots on which Exclusive Easements are located will take all precautions within a normal standard of care to protect all landscaping while accessing and working in the Exclusive Easement area.

Stipulations regarding the Exclusive Easements applies to Lots 8 and 9 of The Seasons at Tiara Rado Filing 4 and Lots 1 thru 13 of this said Filing 5.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }SS

I hereby certify that this instrument was filed in my office at _____ o'clock ____ M. this _____ day of _____ A.D., 1999, and is duly recorded in Plat Book No. _____, Page _____

Reception No. _____ Drawer No. _____

 Clerk and Recorder Deputy Fees

SCALE:	HORIZONTAL 1"=50'
	VERTICAL N/A
REVISIONS	DATE
ADDRESS CITY COMMENTS	10-27-99

WestWater Engineering
 2516 Foresight Circle, #1
 Grand Junction, CO 81505
 (970) 241-7076

THE SEASONS AT TIARA RADO FILING #5				
SITE PLAN				
Design by:	Drafted by:	Date:	Project No.	Sheet
CKK	PRD	09-99	9942	3 of 15