

REDLANDS MESA FILING 2

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LINE	ABS	BACINS	BELLA	CORNER	COINS	COINS
C1	64.46	300.00	7'23'10"	S31°50'29"W	64.41	
C2	203.15	300.00	39°47'38"	N08°44'55"E	199.29	
C3	5.00	300.00	1°08'48"	N11°13'27"W	6.00	
C4	140.95	300.00	26°50'32"	N25°13'05"W	139.26	
L1	9.39			N05°28'57"E		
C5	68.98	150.00	26°20'59"	S18°39'26"W	68.38	
C6	68.98	150.00	26°20'59"	N07°41'33"W	68.38	
C7	8.99	4.00	127°18'01"	N64°31'03"W	7.17	
L2	52.49			S31°49'56"W		
C8	121.84	30.00	232°41'59"	N84°31'03"W	53.77	
L3	52.49			N20°52'03"W		
L4	21.40			N49°13'17"E		
C9	91.84	474.50	11°05'22"	S54°45'58"W	91.70	
L5	21.40			N49°13'17"E		
C10	81.61	22.50	207°49'38"	S54°41'32"E	43.68	
C11	107.28	275.50	22°11'22"	N32°32'20"E	106.50	
C12	12.28	1.50	163°22'21"	S38°20'10"E	2.87	
C13	135.85	540.00	14°24'55"	S99°39'15"W	135.50	
C14	131.13	540.00	13°54'48"	S45°29'24"W	130.81	
L6	9.16			N82°28'33"E		
L7	31.64			S54°28'00"E		
C15	60.90	267.00	13°04'10"	N61°07'30"W	60.77	
C16	91.54	267.00	19°38'40"	N77°28'55"W	91.10	
C17	87.40	267.00	18°45'18"	S63°19'07"W	87.01	
C18	84.43	267.00	18°07'01"	S64°52'57"W	84.07	
C19	88.54	267.00	18°59'56"	S46°19'28"W	88.13	
C20	87.17	267.00	18°42'21"	S27°26'20"W	86.78	
C21	58.89	267.00	12°38'13"	S11°48'03"W	58.77	
L8	12.52			N05°28'57"E		
C22	27.05	143.50	10°48'09"	S10°58'01"W	27.02	
C23	38.94	143.50	15°32'51"	S24°03'31"W	38.82	
L9	45.04			S31°49'56"E		
C24	12.29	63.50	11°05'06"	S26°17'23"W	12.27	
C25	74.64	63.50	67°20'44"	S12°55'33"E	70.42	
C26	56.21	63.50	50°42'55"	S71°57'22"E	54.39	
C27	38.26	63.50	34°31'24"	N65°25'29"E	37.69	
C28	10.01	63.50	9°02'03"	N43°38'45"E	10.00	
C29	54.25	63.50	48°57'09"	N14°39'09"E	52.82	
C30	12.24	63.50	11°02'38"	N15°20'44"W	12.22	
L10	45.04			S20°52'03"E		
C31	60.11	143.50	24°00'04"	N08°52'01"W	59.87	
C32	5.88	143.50	2°20'55"	N04°18'29"E	5.88	
L11	12.52			S05°28'57"W		
C33	151.38	223.00	38°53'43"	N28°25'48"E	148.49	
C34	170.37	223.00	43°48'28"	N66°15'52"E	166.26	
C35	145.50	223.00	37°23'00"	S73°09'26"E	142.93	
L12	31.05			N54°27'56"W		
L13	9.16			N11°25'24"W		
C36	41.35	540.00	4°23'14"	S30°20'32"W	41.34	
C37	22.31	340.00	3°45'33"	S26°16'08"W	22.30	
C38	10.73	340.00	1°48'32"	S23°29'05"W	10.73	
C39	38.82	340.00	6°32'32"	S19°18'34"W	38.80	
C40	22.60	340.00	3°48'28"	S14°08'04"W	22.59	
C41	181.79	424.00	24°33'55"	S82°17'58"W	180.40	
C42	103.90	424.00	14°02'23"	N78°23'53"W	103.84	
C43	41.00	424.00	5°32'25"	N68°36'29"W	40.98	
C44	66.81	424.00	9°01'42"	N61°19'25"W	66.74	
C45	43.89	20.00	12°32'07"	S03°24'13"E	35.41	
C46	72.95	65.00	64°18'39"	N89°08'49"W	69.19	
L14	11.58			S56°59'29"E		
C47	69.46	65.00	61°13'30"	N89°18'36"E	66.20	
L15	20.12			S26°49'28"W		
L16	9.41			S56°59'29"E		
C48	8.47	85.00	5°42'36"	S59°50'47"E	8.47	
C49	5.66	85.00	3°48'59"	N58°53'57"W	5.66	
C50	11.01	8.00	78°50'24"	S23°16'53"E	10.16	
L17	25.76			S16°08'19"W		
L18	20.00			S73°51'41"E		
L19	25.76			N16°08'19"E		
C51	14.01	8.00	78°50'24"	N58°33'31"E	10.16	
C52	79.99	85.00	53°55'14"	N68°01'06"E	77.07	
C53	22.42	85.00	15°06'56"	S87°25'15"W	22.36	
C54	57.57	85.00	36°48'19"	S60°27'36"W	56.47	
C55	28.67	20.00	82°07'57"	S82°07'28"W	28.28	
C56	134.46	424.00	16°10'13"	N47°43'26"W	133.90	
L20	16.67			S38°36'21"E		
L21	29.02			S38°36'21"E		
C57	85.39	274.00	17°51'20"	N29°42'42"W	85.04	
L22	30.67			S28°44'25"W		
L23	14.61			S78°46'33"W		
C58	99.17	508.00	11°11'04"	N73°11'01"E	99.01	
C59	101.00	508.00	11°23'28"	N61°53'45"E	100.83	
C60	61.88	508.00	6°58'43"	N52°42'39"E	61.84	
L24	13.88			S49°13'17"E		
L25	8.95			N49°13'17"E		
C61	68.36	56.00	69°56'44"	N14°14'55"E	64.20	
C62	64.93	56.00	66°26'08"	N53°56'31"W	61.36	
C63	49.85	56.00	51°00'04"	S67°20'23"W	48.22	
C64	19.98	56.00	20°26'41"	S31°37'00"W	19.88	
C65	85.26	242.00	20°11'12"	S31°29'15"W	84.82	
C66	157.10	242.00	37°11'42"	S60°10'42"W	154.36	
L26	5.17			N78°46'33"E		
L27	30.67			S51°11'18"E		
C67	142.57	274.00	29°48'46"	N13°14'31"E	140.97	
L28	60.34			S28°08'54"W		
C68	29.65	20.00	84°56'24"	N70°37'06"E	27.01	
C69	70.01	175.00	22°55'15"	S78°22'19"E	69.54	
C70	11.78	8.00	84°21'19"	N47°39'38"W	10.74	
L29	28.53			N05°28'57"E		
L30	20.00			S84°31'22"W		
L31	29.53			S05°28'38"E		
C71	11.78	8.00	84°21'19"	S36°42'01"W	10.74	
C72	42.07	175.00	13°46'27"	S71°59'27"W	41.97	
C73	4.03	175.00	1°19'06"	N78°13'08"E	4.03	
C74	27.64	175.00	9°02'54"	N73°02'07"E	27.61	
C75	10.41	175.00	3°24'27"	N66°48'27"E	10.41	
L32	20.04			N21°37'14"W		
C76	124.84	155.00	46°08'55"	S87°45'17"W	121.50	
C77	33.97	20.00	97°19'10"	N20°30'41"W	30.03	
L33	6.10			N21°37'14"W		
L34	38.15			S12°26'25"E		
L35	58.81			S28°08'54"W		
C78	110.35	474.00	13°20'18"	N34°49'03"E	110.10	
C79	158.82	474.00	19°10'28"	N51°04'28"E	157.88	
C80	62.67	474.00	7°34'31"	N64°26'54"E	62.62	
C81	32.74	20.00	93°47'20"	S72°26'42"E	29.20	
L36	49.57			N25°33'02"W		
C82	12.57	8.00	90°00'00"	N19°26'58"E	11.31	
L37	28.93			N64°26'58"E		
L38	20.00			N25°33'02"W		
L39	28.93			S64°26'58"W		
C83	12.57	8.00	90°00'00"	N70°33'02"W	11.31	
L40	24.00			S25°33'02"E		
L41	23.00			N64°26'58"E		
L42	20.00			N64°26'58"E		
L43	2.00			N64°26'58"E		
C84	3.50	65.00	3°05'09"	S58°32'04"E	3.50	
C85	2.81	65.00	1°53'41"	N61°45'15"W	2.81	
C86	156.23	526.00	17°01'03"	S59°43'38"E	155.65	
C87	32.71	19.98	93°47'11"	N21°20'33"E	29.18	
C88	31.57	274.00	6°36'09"	S66°42'56"W	31.56	
C89	34.57	300.00	6°36'09"	N66°42'56"E	34.55	

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redlands Mesa, LLC, a Colorado Limited Liability company, is the owner of certain real property in the County of Mesa, State of Colorado, being situated in portions of Sections 19, and 20, Township 1 South, Range 1 West of the Uta Meridian, described in Book 2391 Page 157 of the records of the Mesa County Clerk and Recorder, and as shown hereon, said property being more particularly described as follows:

Block 11, Redlands Mesa Filing 1, according to the Final Plat thereof recorded July 17, 2000 at Plate of the Office of the Clerk and Recorder of Mesa County, Colorado, and that portion of Golf Block 14, Redlands Mesa Filing 1 described in Book _____ Page _____ of the records of Mesa County, Colorado, containing in the aggregate 32.349 acres, more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designates the same as Redlands Mesa Filing 2, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

1. All streets shown hereon, being Red Ridge Court, West Ridges Boulevard, and Hearthstone Court, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes. In accordance with applicable City regulations, all such dedicated streets, rights-of-way, and any improved pathways that may be located within said dedicated street rights-of-way, shall be subject to the rights of the undersigned Owner, the Owners and Occupants of Lots in Redlands Mesa, the Redlands Mesa Master Association (hereafter the "Master Association"), and the owner of the "Golf Land" as platted on the recorded Final Plat of Redlands Mesa Filing 1, to use said street rights-of-way for access, egress and ingress to their respective properties, and for the installation, operation and maintenance of drainage facilities and underground utility lines serving such lands, and for the operation of golf carts.

2. A perpetual, non-exclusive easement over the entirety of Tracts 7-1 and 8-2, respectively, as shown hereon is hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of drainage facilities and underground utilities.

3. A perpetual, non-exclusive easement over the entirety of Tracts 7-3 and 7-4, respectively, as shown hereon, is hereby granted to the City of Grand Junction for public use, motorized access, and are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of drainage facilities and underground utilities.

4. A perpetual, non-exclusive easement over the entirety of Tracts 7-2 and 8-1, respectively, as shown hereon, is hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utilities.

5. Perpetual, non-exclusive Multi-Purpose Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utility lines and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation water lines, and are further granted to the City of Grand Junction for the installation, operation, maintenance, and repair/replacement of traffic control facilities, street lighting, street trees and necessary utility structures.

6. Perpetual, non-exclusive Utility Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utilities and irrigation water lines.

7. Perpetual, non-exclusive Drainage Easements as shown hereon are hereby granted to the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of drainage facilities 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.

8. A perpetual, non-exclusive Driveway Easement as shown hereon across the southern corner of Lot 8, Block 2 is hereby granted to the Owner from time to time of Lot 9, Block 2, for the purposes of all forms of access, ingress and egress to Lot 9, Block 2 from Red Ridge Court.

All of the easements described in Paragraphs 2-8 above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

PLAT NOTES

1. The lands within Redlands Mesa Filing 2 are subject to the terms and conditions of the Development Improvements Agreement for Redlands Mesa Filing 2 recorded July 17, 2000 in Book _____ at Page _____ in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Agreement may be amended from time to time.

2. The lands within Redlands Mesa Filing 2 are subject to the terms and conditions of the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa (including the Declarant's reserved rights under Article 6 thereof) recorded July 17, 2000 in Book 2730 at Page 68 in the Office of the Clerk and Recorder of Mesa County, Colorado, and of the First Supplemental Declaration to Master Declaration for Redlands Mesa recorded _____ 2001 in Book _____ at Page _____ of said records, as said Master Declaration and/or First Supplemental Declaration may be amended from time to time. This Final Plat of Redlands Mesa Filing 2 constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.

3. Redlands Mesa is subject to that certain Declaration of Golf Course and Community Area Easements recorded July 17, 2000 in Book 2730 at Page 44 in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Declaration may be amended from time to time, which instrument establishes certain easements and restrictions on Redlands Mesa for the benefit of the Golf Land and certain easements and restrictions on the Golf Land for the benefit of Redlands Mesa, all as more specifically set forth in said Declaration.

4. Tracts 7-1, 7-2, 7-3, 7-4, 8-1 and 8-2, as shown hereon, shall be conveyed to the Master Association for open space purposes, subject to the various easements granted on this Final Plat. All Tracts owned by the Master Association shall constitute Common Area under the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa.

5. Tract 8-3 is subject to that Auto Court Declaration as recorded in Book _____ Page _____ for the benefit of Lots 1, 2 and 4, Block 4, Redlands Mesa Filing 2.

6. Tract 8-4 is subject to that Auto Court Declaration as recorded in Book _____ Page _____ for the benefit of Lots 5, 6 and 7, Block 4, Redlands Mesa Filing 2.

7. Tract 8-5 is subject to that Auto Court Declaration as recorded in Book _____ Page _____ for the benefit of Lots 16, 17 and 18, Block 4, Redlands Mesa Filing 2.

8. The undersigned Owner reserves the right from time to time, but shall have no obligation, to further subdivide and/or develop all or portions of Blocks 1 and 3, as shown hereon, by the filing of Supplemental Plats or Maps and Supplemental Declarations or otherwise, all pursuant to the Outline Development Plan for Redlands Mesa approved by the City of Grand Junction. Said future filings may include less than all of a platted Block or Blocks. All Supplemental Plats or Maps or other subdivisions of a platted Block shall be approved by the City of Grand Junction.

9. The undersigned Owner reserves the right from time to time to alter the boundary lines common to Block 1 and/or Block 3 as platted hereon and adjoining lands previously platted on the Final Plat of Redlands Mesa Filing 1 to accommodate adjustments necessary for safety and/or newly discovered conditions or circumstances as development proceeds. In such event, the then Owner shall propose the changes to the Plat or legal descriptions to the City of Grand Junction, and no further public hearings shall be required by the City in order to approve and implement such minor adjustments, which shall be accomplished administratively.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 12th day of April, 2001.

Redlands Mesa, LLC, a Colorado Limited Liability company

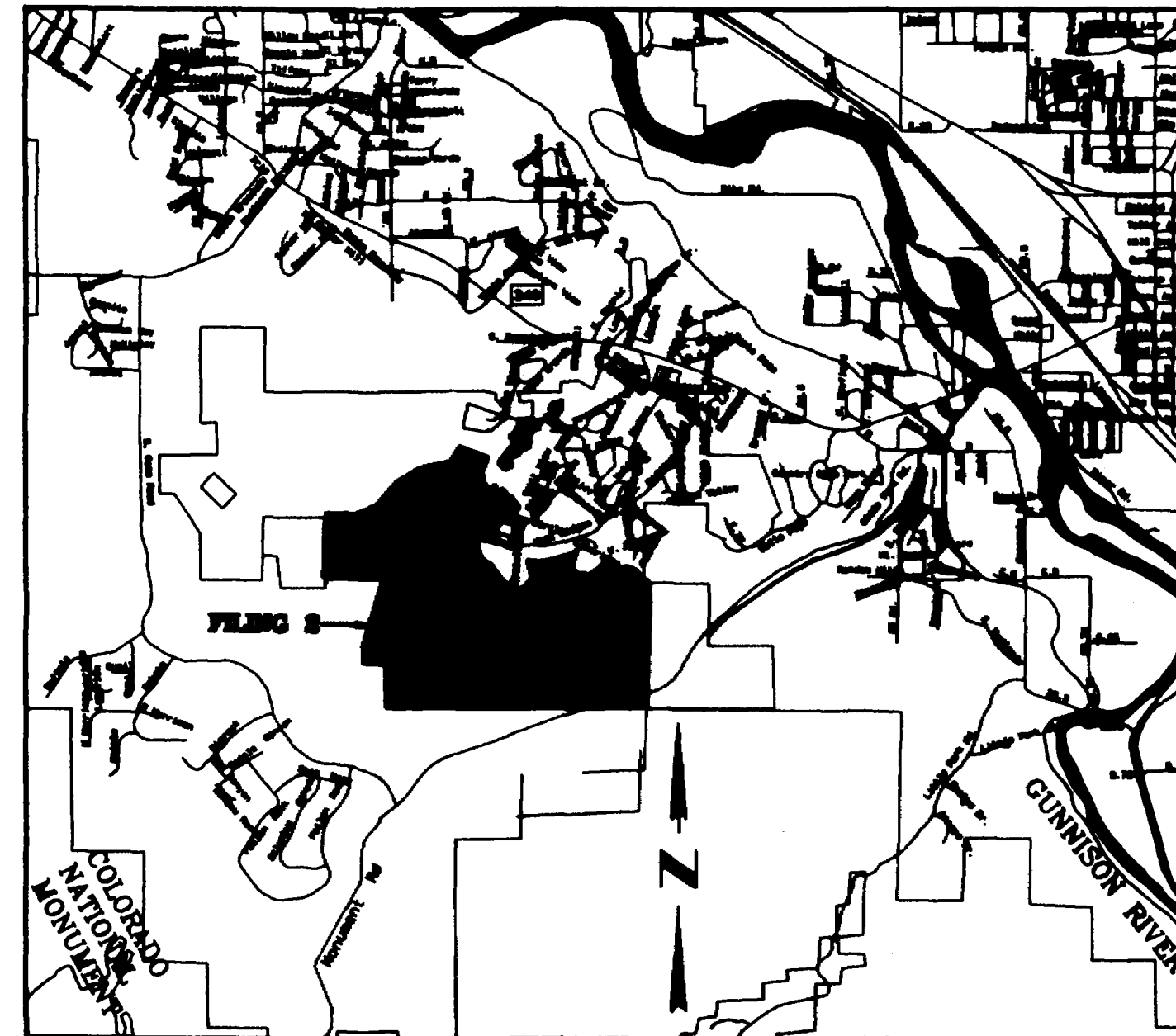
By: David R. Slemon, Manager



The foregoing instrument was acknowledged before me this 12th day of April, 2001, by David R. Slemon as Manager of Redlands Mesa, LLC, a Colorado Limited Liability company.

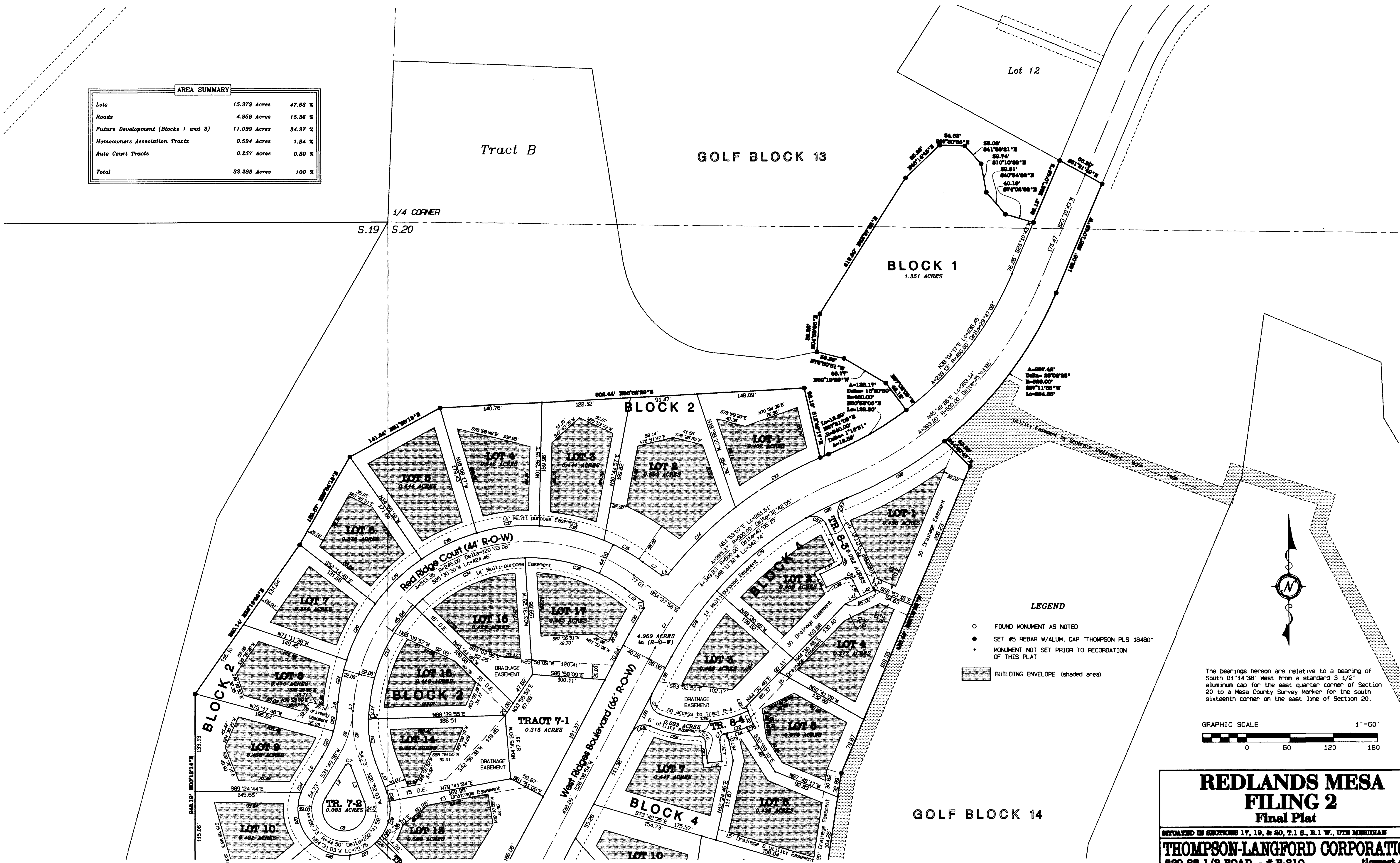
Witness my hand and official seal: David R. Slemon, Manager

My commission expires 02/17/02

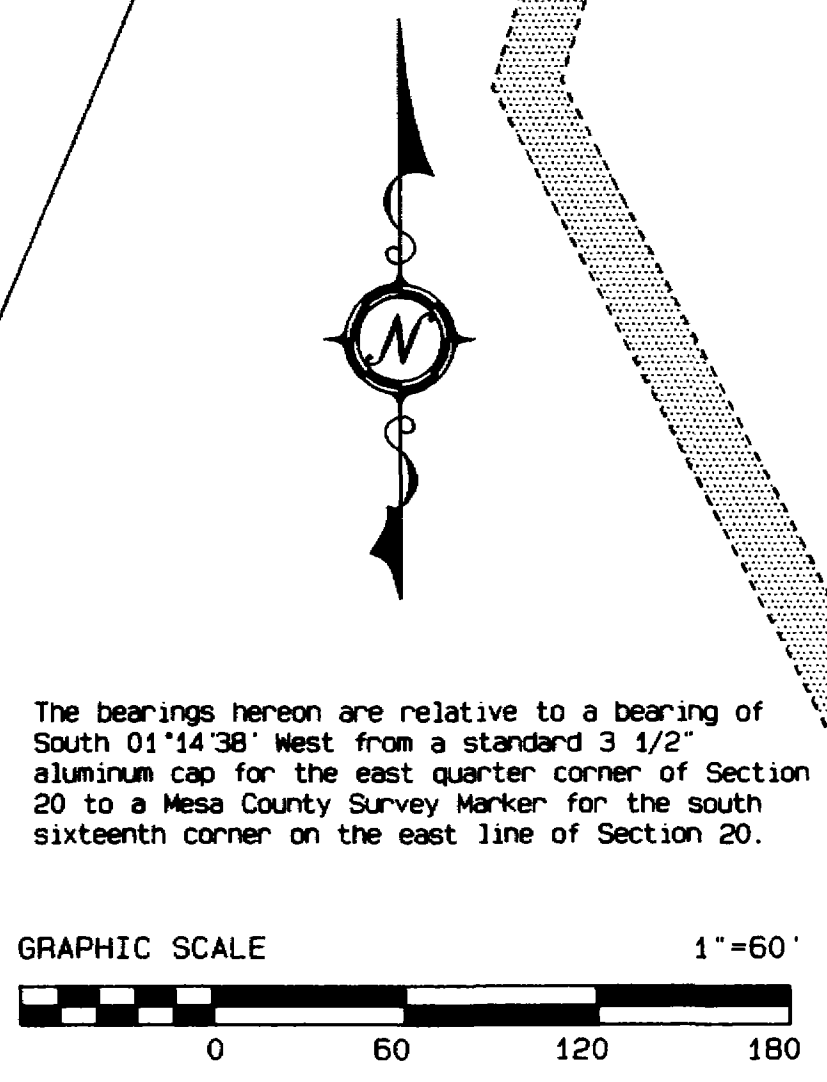


REDLANDS MESA FILING 2

AREA SUMMARY		
Lots	15.379 Acres	47.63 %
Roads	4.959 Acres	15.36 %
Future Development (Blocks 1 and 3)	11.099 Acres	34.37 %
Homeowners Association Tracts	0.594 Acres	1.84 %
Auto Court Tracts	0.257 Acres	0.80 %
Total	32.289 Acres	100 %



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET #5 REBAR W/ALUM. CAP "THOMPSON PLS 18480"
 - MONUMENT NOT SET PRIOR TO RECORDATION OF THIS PLAT
 - ▨ BUILDING ENVELOPE (shaded area)



The bearings hereon are relative to a bearing of South 01°14'38" West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.

REDLANDS MESA FILING 2
Final Plat

RELOCATED IN SECTIONS 17, 18, & 20, T.1 S., R.1 W., 7TH MERIDIAN

THOMPSON-LANGFORD CORPORATION
589 25 1/8 ROAD - # B-210 tlowest.com
Grand Junction CO 81505 (970) 243-6067

Date: Apr 10, 2001 Drawn: kst Checked: dns Job No. 0586-008

B:\Survey\0586 redmesa\008\filmg2.plt Sheet 2 of 3

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.

REDLANDS MESA FILING 2

BULK STANDARDS

Minimum Lot Area.....	- 8,500 sf
Maximum Lot Coverage.....	- 35%
Minimum Street Frontage.....	- 20 feet
Maximum Structure Height.....	- 32 feet
Minimum Side Yard Setback.....	- 15 feet

Minimum Front Yard Setback.....	- 20 feet from r-o-w (path side)
West Ridges Blvd.....	- 30 feet from r-o-w (non-path side)
West Ridges Blvd.....	Note: pathside is that side 40 feet from control line shown inside r-o-w.

Minimum Rear Yard Setback.....	- 30 feet from property line (common rear yard lot lines)
	- 20 feet from property line (adjacent to golf or open space)
	- 30 feet from property line in Block 2 for multi-story structures
	- 20 feet from property line in Block 2 for single-story structures

Note: Deviations from Bulk Standards, including setbacks, for selected lots are shown on this plat.

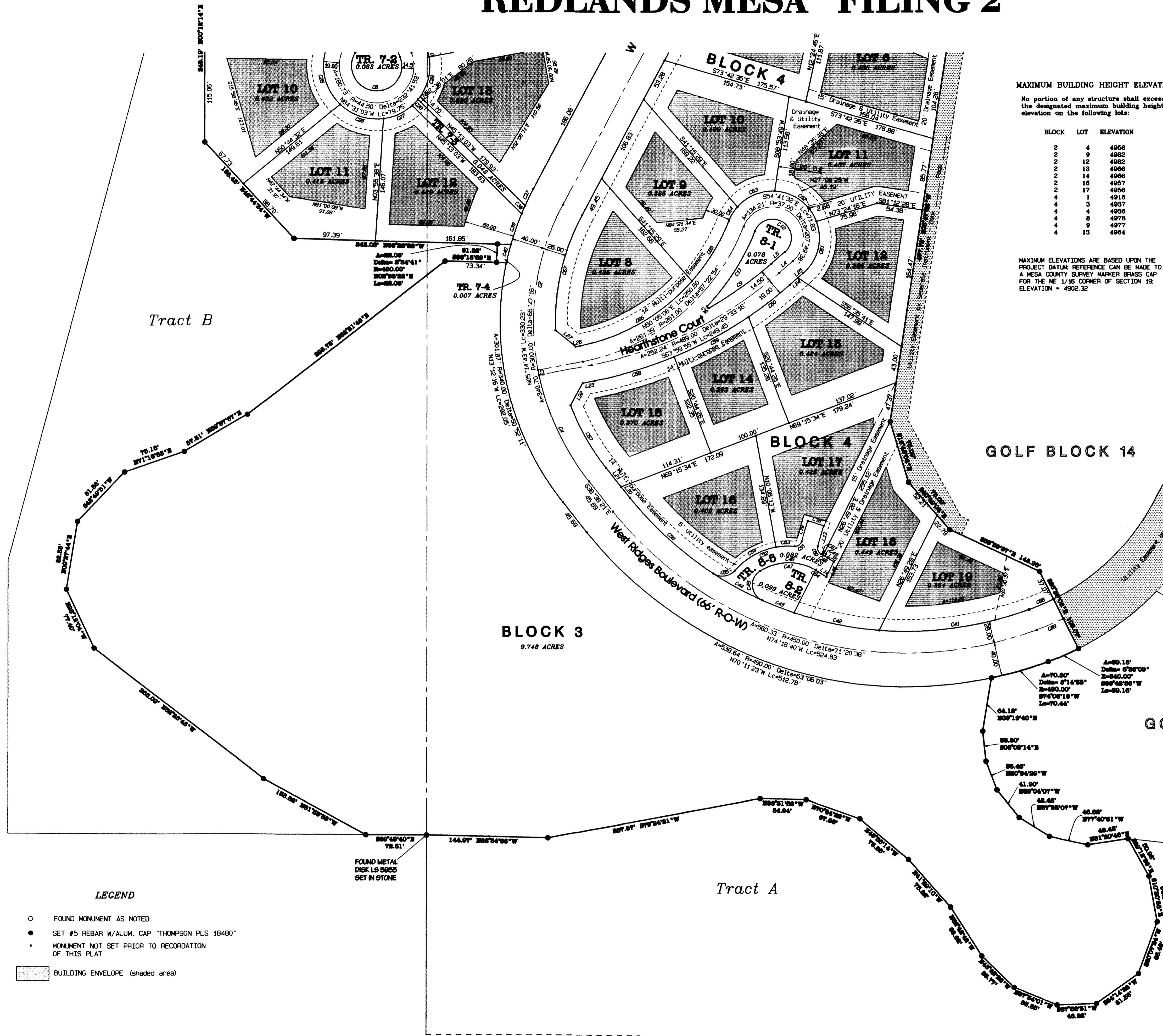
NOTE: That portion of each lot located outside the building envelope is subject to the conveyance of runoff water which originates within the lot or areas upstream through natural or man-made facilities above ground.

MAXIMUM BUILDING HEIGHT ELEVATION

No portion of any structure shall exceed the designated maximum building height elevation on the following lots:

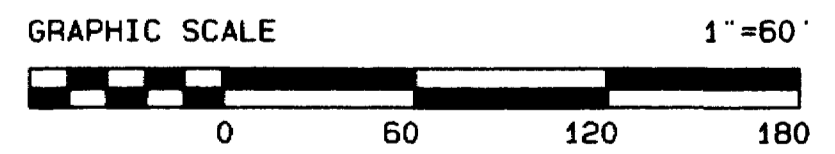
BLOCK	LOT	ELEVATION
2	4	4956
2	9	4982
2	12	4982
2	13	4966
2	14	4966
2	16	4957
2	17	4956
4	1	4916
4	3	4937
4	4	4936
4	8	4978
4	9	4977
4	13	4964

MAXIMUM ELEVATIONS ARE BASED UPON THE PROJECT DATUM. REFERENCE CAN BE MADE TO A MESA COUNTY SURVEY MARKER BRASS CAP FOR THE NE 1/4 CORNER OF SECTION 19. ELEVATION = 4902.32



LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/ALUM. CAP "THOMPSON PLS 18480"
- MONUMENT NOT SET PRIOR TO RECORDATION OF THIS PLAT
- ▭ BUILDING ENVELOPE (shaded area)



The bearings hereon are relative to a bearing of South 01°14'38" West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.

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.

REDLANDS MESA FILING 2

Final Plat

SITUATED IN SECTIONS 17, 18, & 20, T.1 S., R.1 W., 7TH MERIDIAN

THOMPSON-LANGFORD CORPORATION

599 25 1/8 ROAD - # B-810 tlowest.com

Grand Junction CO 81505 (970) 243-6067

Date: Apr 10, 2001	Drawn: hst	Checked: drs	Job No. 0586-008
S:\Survey\0586 redmesa\008\Filing2.plt			Sheet 5 of 5