

REDLANDS MESA FILING 3

CURVE TABLE

Table with columns: CURVE, ARC, RADIUS, DELTA, CHORD BEARING, CHORD. Lists curve data for curves C1 through C38.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lines L1 through L38.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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...

Block 10, Redlands Mesa Filing 1, according to the Final Plat thereof recorded July 17, 2000 at Reception No. 1957570 in the Office of the Clerk and Recorder of Mesa County, Colorado...

Containing 116.148 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...

1. All streets shown hereon, being Iron Horse Court, West Ridges Boulevard, and Meridian Court, to the full width of their platted rights-of-way...

2. A perpetual, non-exclusive easement over the entirety of Tract 10-8, as shown hereon, is hereby granted to the Master Association...

3. A perpetual, non-exclusive easement is hereby granted to the City of Grand Junction over the portion of Tract 11-4 lying westerly of the golf cart path...

4. Perpetual, non-exclusive easements over the entirety of Tracts 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, 10-9, 11-2, 11-3 and 11-5, respectively...

5. Perpetual, non-exclusive Multi-Purpose Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association...

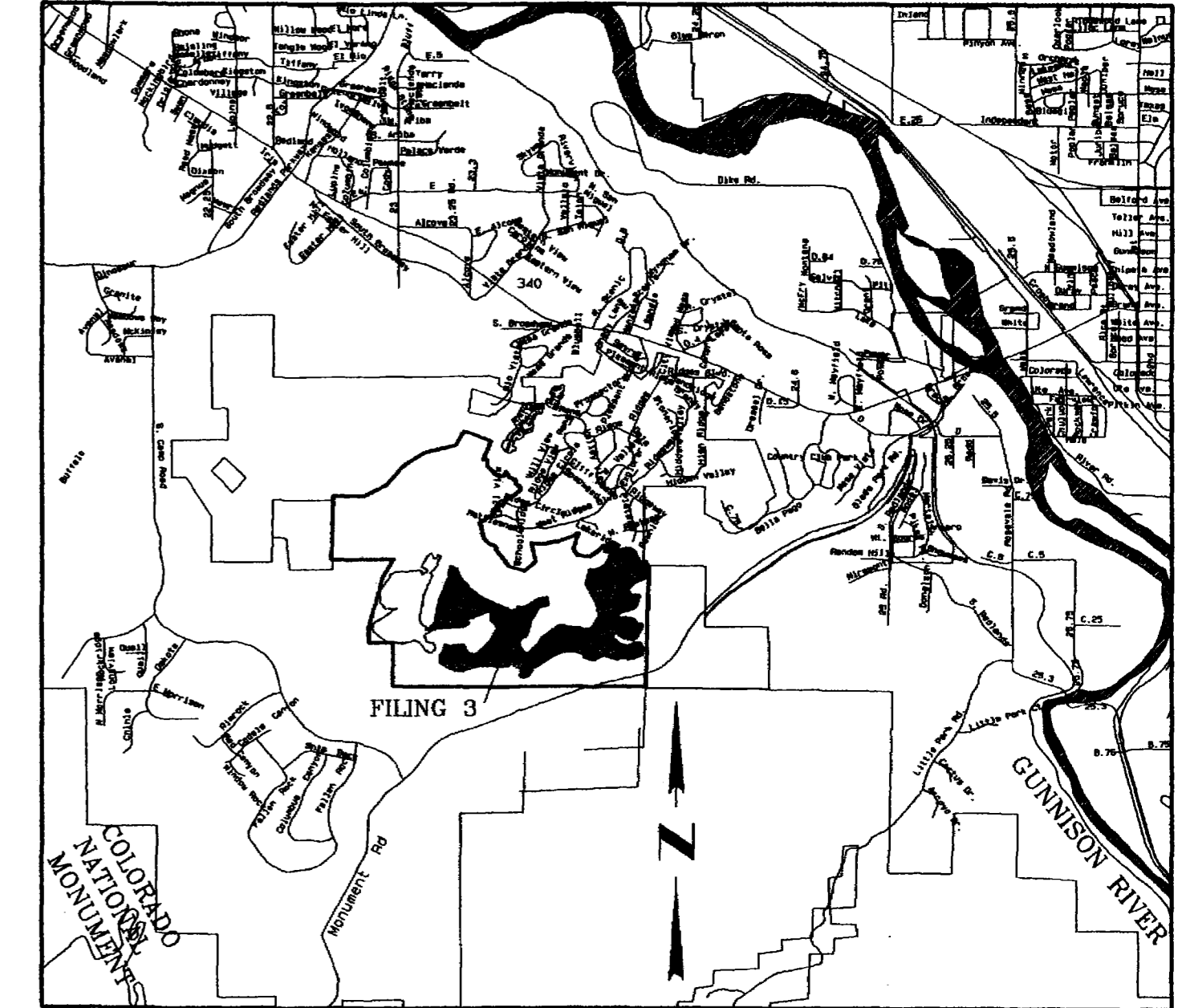
6. Perpetual, non-exclusive Utility Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association...

7. Perpetual, non-exclusive Drainage Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association...

All of the easements described in Paragraphs 2-7 above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements...

PLAT NOTES

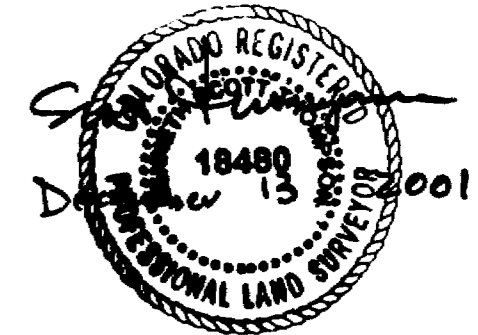
- 1. The lands within Redlands Mesa Filing 3 are subject to the terms and conditions of the Development Improvements Agreement for Redlands Mesa Filing 3 recorded December 11, 2001 in Book 2982 at Page 808...
2. The lands within Redlands Mesa Filing 3 are subject to the terms and conditions of the Master 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 66...
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...
4. Tracts 10-1, 10-3, 10-4, 10-5, 10-7, 10-8, 10-9, and 11-2 as shown hereon, shall be conveyed to the Master Association for open space purposes...



SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of REDLANDS MESA FILING 3, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision...

Kenneth Scott Thompson, Colorado PLS 18480



CITY OF GRAND JUNCTION APPROVAL

This Plat of REDLANDS MESA FILING 3, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13th day of December, 2001.

City Manager signature

President of City Council signature

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:51 o'clock A.M., this 13th day of December, 2001, and is duly recorded in Plat Book No. 18, Pages 298, 299, 300, 301, 302, 303, 304 and 305 at Reception No. 2031159. Drawer No. LL-74 Fee: \$80.00

Clerk and Recorder of Mesa

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 13th day of December, 2001.

Redlands Mesa, LLC, a Colorado limited liability company

By: [Signature]

David R. Slemmon, Manager

STATE OF COLORADO } ss COUNTY OF MESA }



The foregoing instrument was acknowledged before me this 13th day of December, 2001, by David R. Slemmon as Manager of Redlands Mesa, LLC, a Colorado limited liability company.

Witness my hand and official seal: [Signature] Notary Public

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.

REDLANDS MESA FILING 3 Final Plat. THOMPSON-LANGFORD CORPORATION. 529 25 1/2 ROAD - #B-210 Grand Junction CO 81505. Date: Dec 13, 2001. Drawn: ksf. Checked: dls. Job No. 0356-013. Sheet 1 of 8.

AREA SUMMARY table showing Lots (24.261 Acres, 20.89%), Roads (6.048 Acres, 5.21%), Future Development (82.357 Acres, 70.91%), Homeowners Association Tracts (3.127 Acres, 2.69%), Auto Court Tracts (0.354 Acres, 0.30%), and Total (116.148 Acres, 100%).

REDLANDS MESA FILING 3

BULK STANDARDS

Minimum Lot Area.....	- 8,500 sf
Maximum Lot Coverage.....	- 35%
Minimum Street Frontage.....	- 20 feet
Maximum Structure Height.....	- 32 feet except as otherwise noted
Minimum Side Yard Setback.....	- 15 feet
	- 7 feet Lots 8 thru 27, Block 2
	- 0 feet west line of Lot 1, Block 2

Minimum Front Yard Setback	
West Ridges Blvd.....	- 20 feet from r-o-w (path side)
West Ridges Blvd.....	- 30 feet from r-o-w (non-path side)
	Note: pathside is that side 40 feet from control line shown inside r-o-w.
	- 20 feet from r-o-w (all others unless otherwise depicted on this plat)

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

Lots 13 and 16, Block 4.....	- 30 feet for a single story structure
	- 50 feet for a two story structure

Lot 15, Block 4.....	- 35 feet for a single story structure
	- 55 feet for a two storey structure

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.

NOTE: The construction of a driveway across a natural, existing drainage will require the installation of a culvert adequate to allow the drainage to continue unrestricted at the expense of the Lot Owner.

NOTE: The installation of Individual sewer liftstations may be required at the Lot Owner's expense on some lots dependent on the location and design of the residence.

MAXIMUM BUILDING HEIGHT ELEVATION

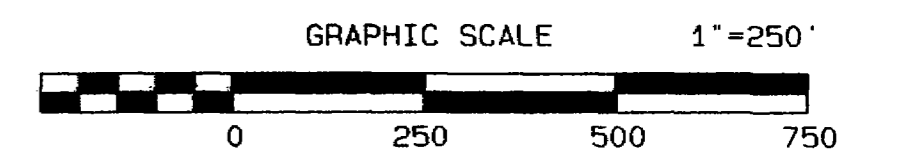
No portion of any structure shall exceed the designated maximum building height elevation on the following lots:

BLOCK	LOT	ELEVATION
1	1	4976
2	1	4968
2	2	4952

MAXIMUM ELEVATIONS ARE BASED UPON THE PROJECT DATUM; REFERENCE CAN BE MADE TO A MESA COUNTY SURVEY MARKER BRASS CAP FOR THE NE 1/16 CORNER OF SECTION 19; ELEVATION = 4902.32



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 3 Final Plat

SITUATED IN SECTION 20, T.1 S., R.1 W., UTE MERIDIAN

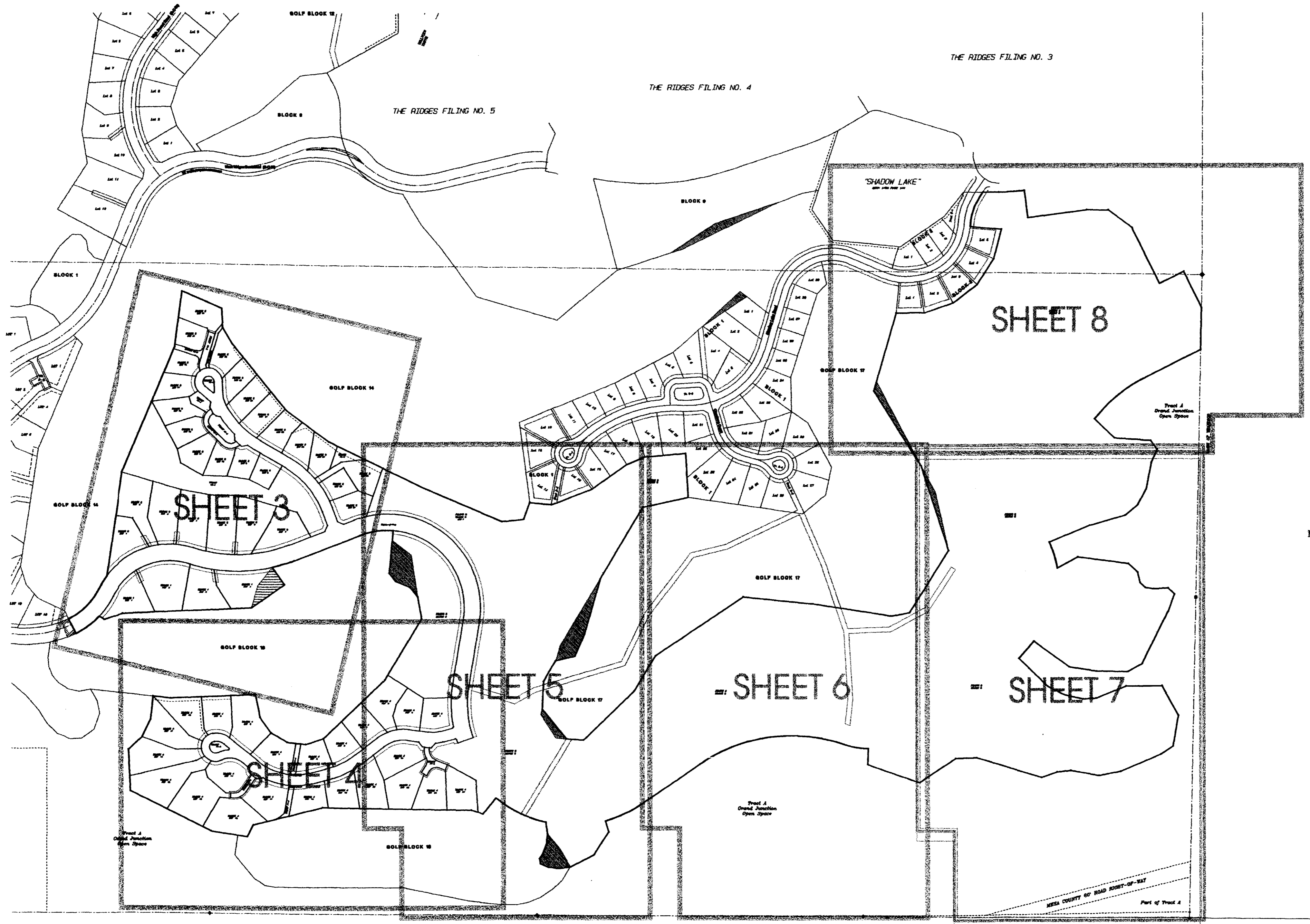
THOMPSON-LANGFORD CORPORATION

529 26 1/2 ROAD - # B-210
Grand Junction CO 81505

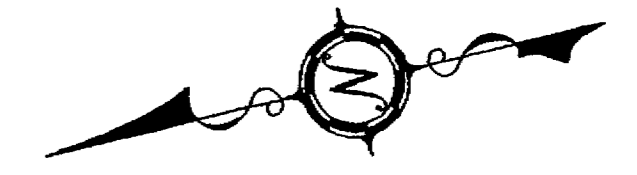
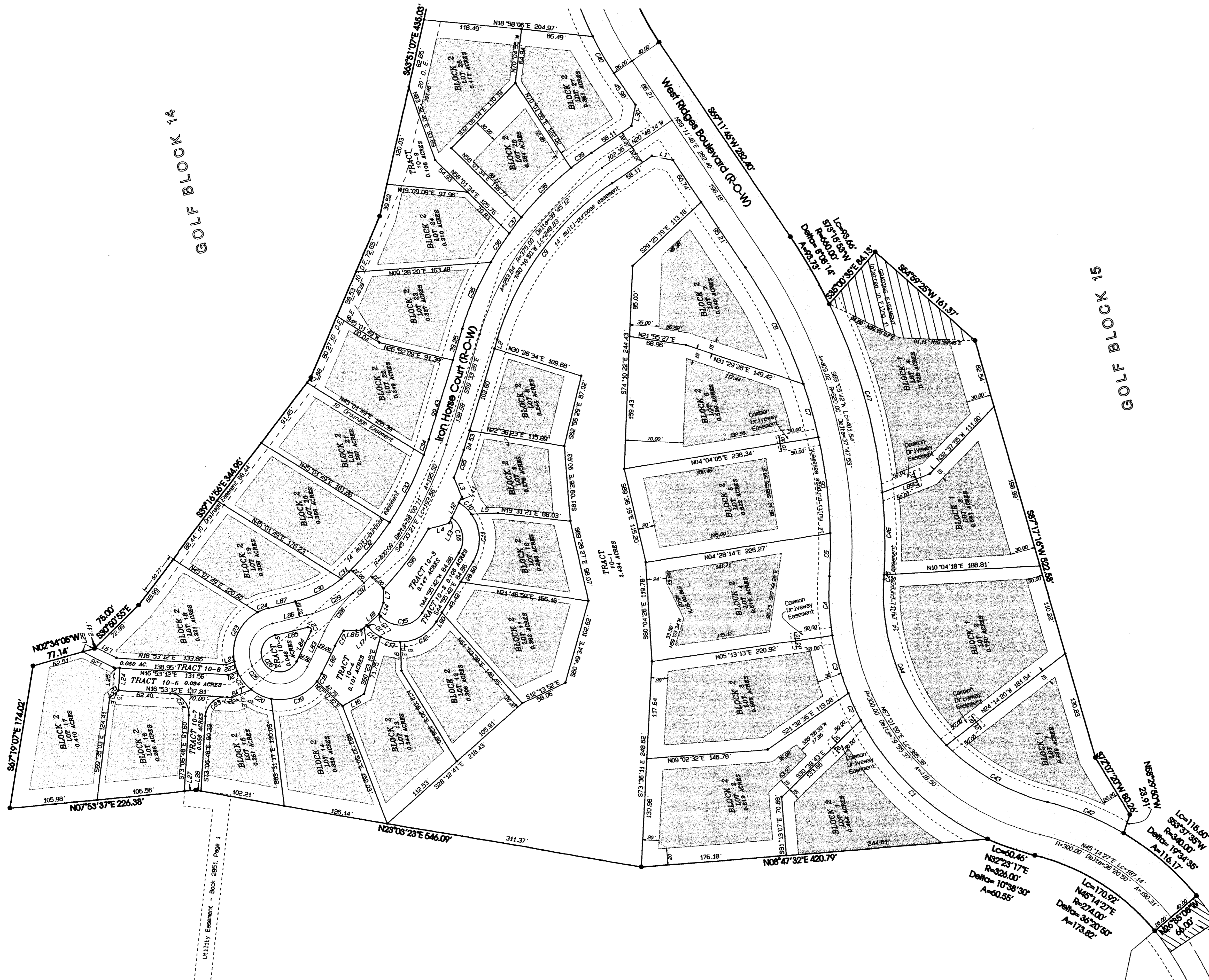
tlcwest.com
(970) 243-6057

Date: Dec 12, 2001 Drawn: kst Checked: dts Job No. 0356-013

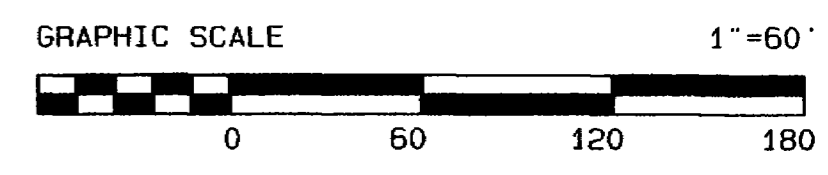
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REDLANDS MESA FILING 3



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LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR AND ALUMINUM CAP "PLS 18480" OR BRASS DISK "TLC KST 18480"
- MONUMENT NOT SET PRIOR TO RECORDATION OF THIS PLAT
- BUILDING ENVELOPE (shaded area)

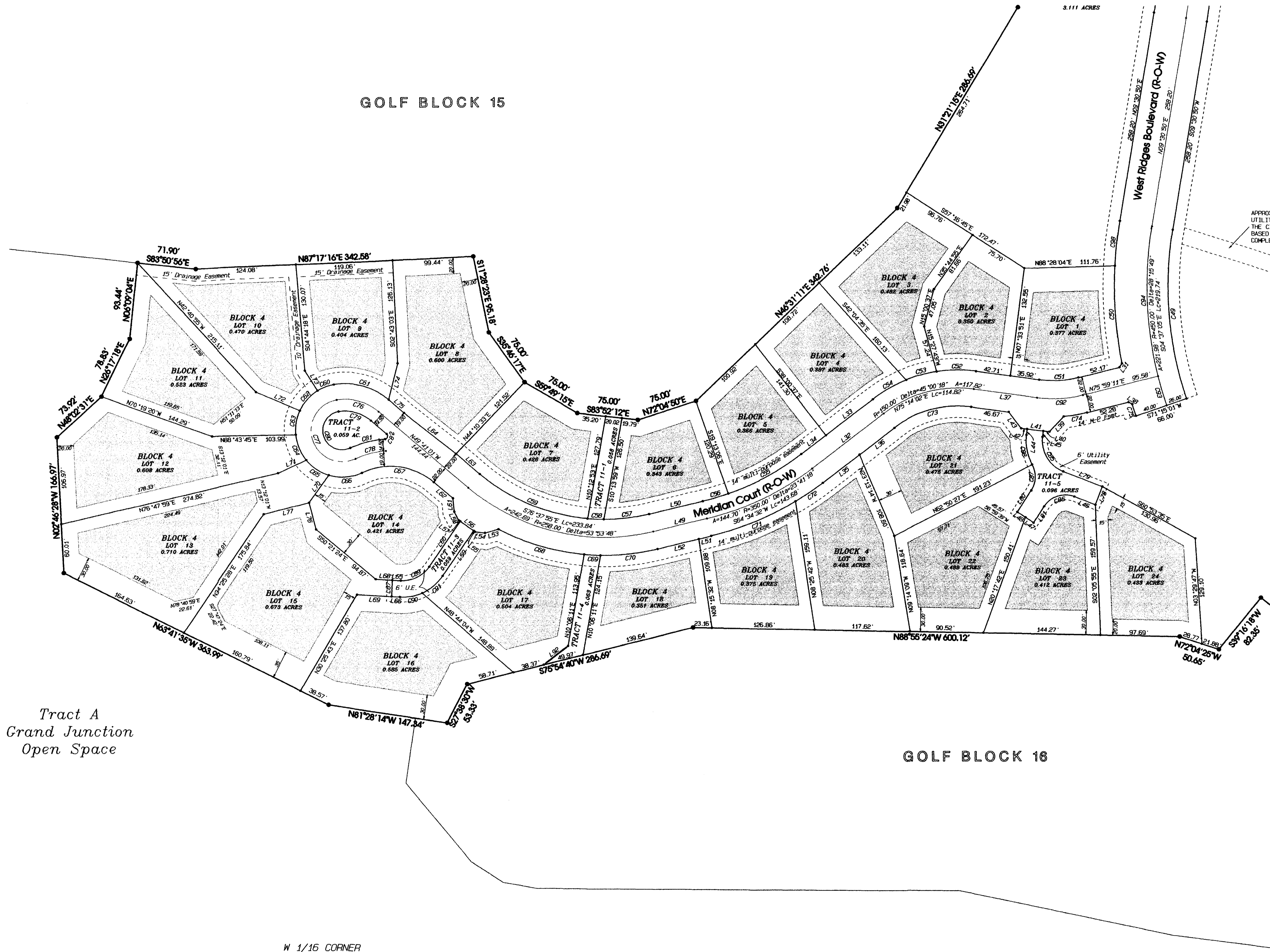
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REDLANDS MESA FILING 3 Final Plat

SITUATED IN SECTION 20, T.1 S., R.1 W., UTE MERIDIAN	
THOMPSON-LANGFORD CORPORATION	
529 25 1/2 ROAD - # B-210	tlcwest.com
Grand Junction CO 81505	(970) 243-6067
Date: Dec 12, 2001	Drawn: ksf
Checked: dns	Job No. 0356-013
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REDLANDS MESA FILING 3

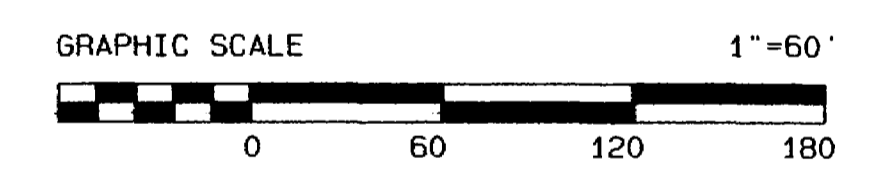
GOLF BLOCK 15



APPROXIMATE LOCATION OF PROPOSED UTILITY EASEMENT TO BE GRANTED TO THE CITY OF GRAND JUNCTION ET AL. BASED UPON AS-BUILTS OF THE COMPLETED UTILITY LINES.



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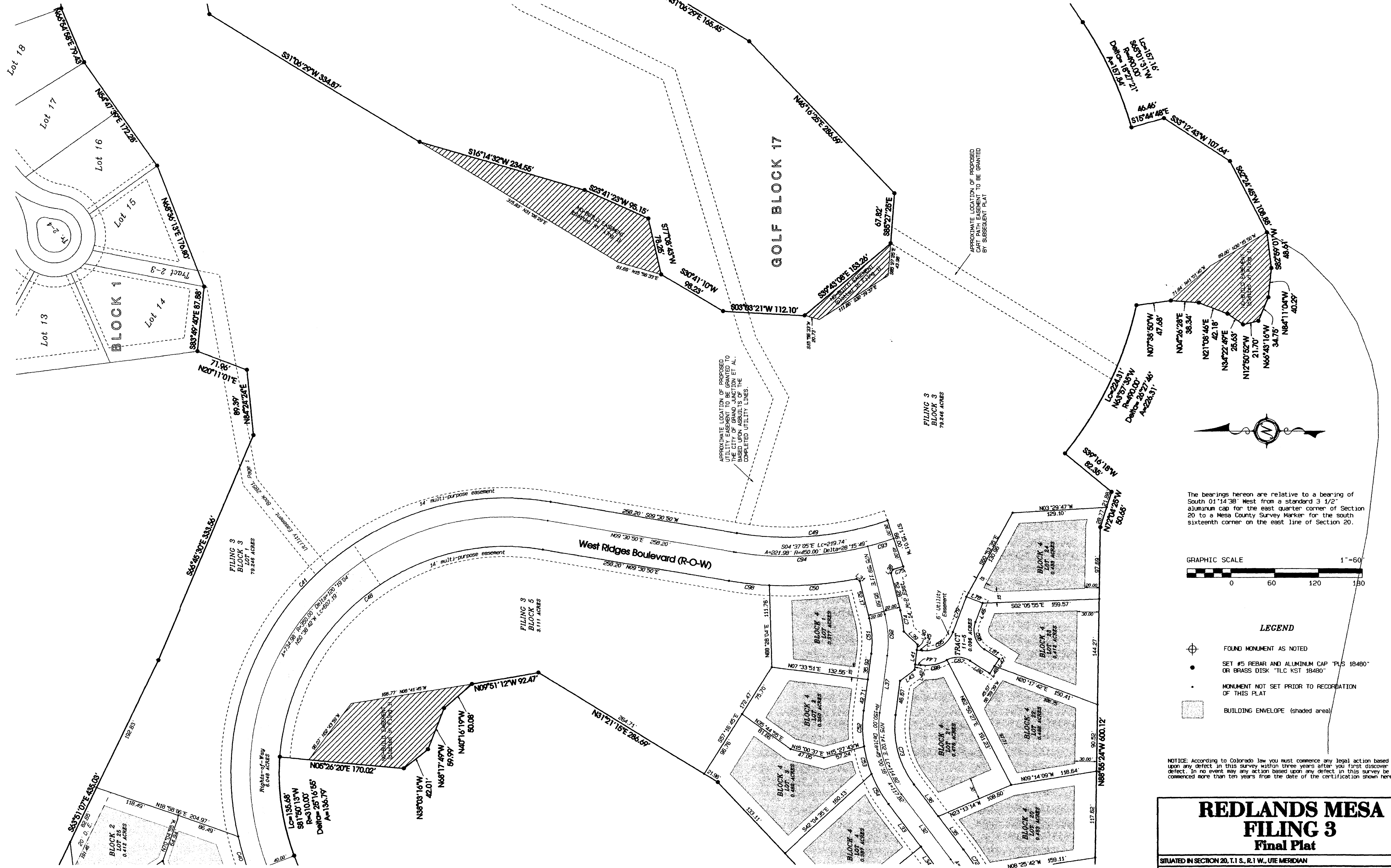
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SITUATED IN SECTION 20, T.1 S., R.1 W., UTE MERIDIAN			
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210		ticwest.com	
Grand Junction CO 81505		(970) 243-6067	
Date: Dec 12, 2001	Drawn: ksf	Checked: cts	Job No. 0356-013
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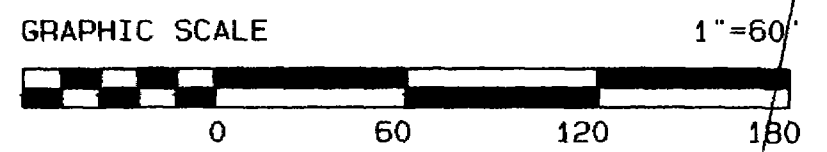
Tract A
Grand Junction
Open Space

W 1/16 CORNER

REDLANDS MESA FILING 3



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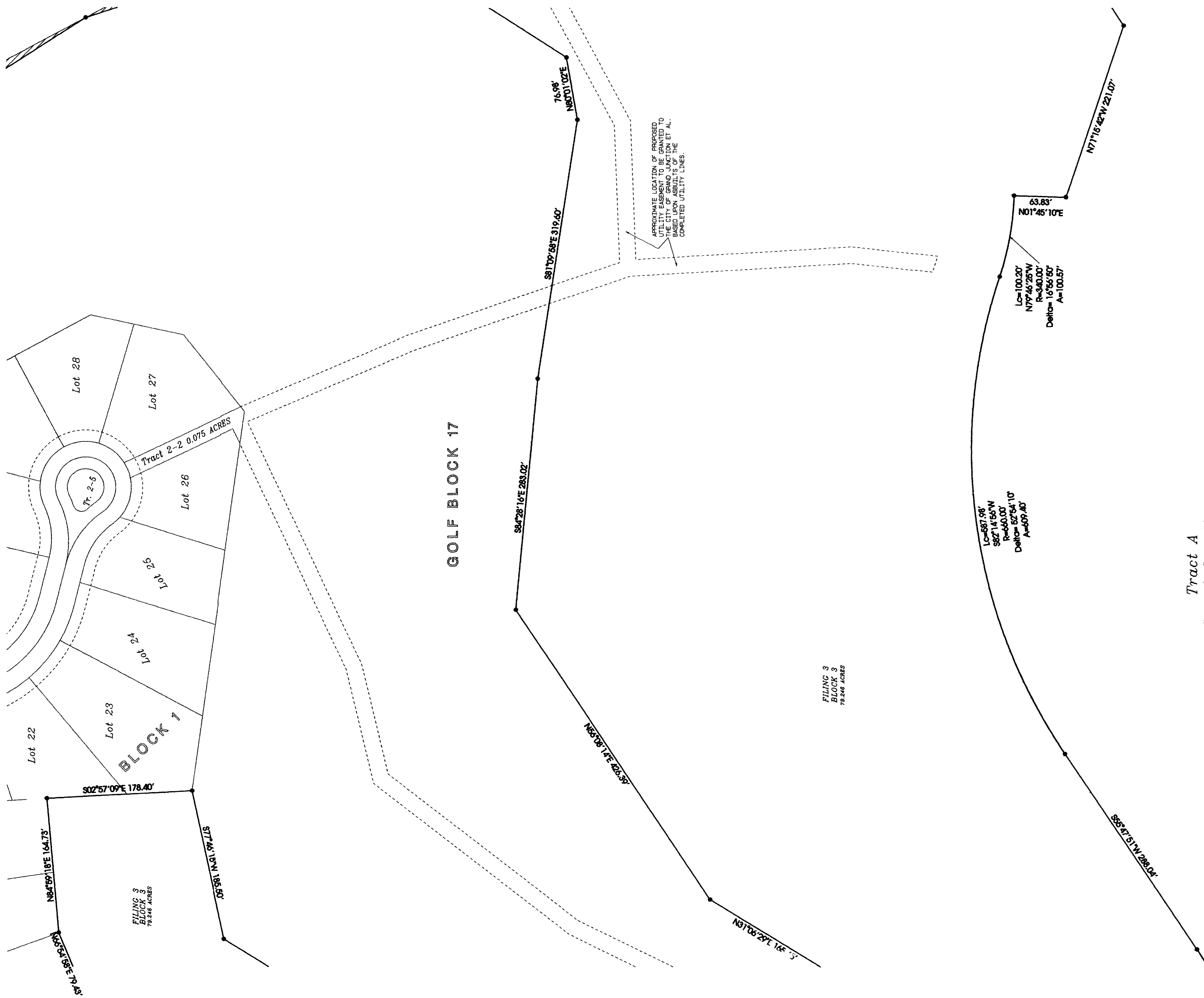


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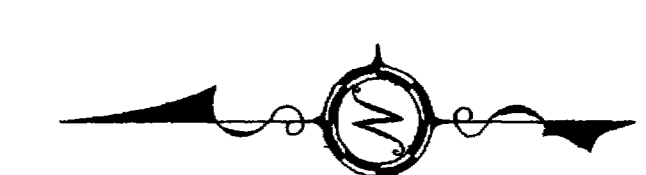
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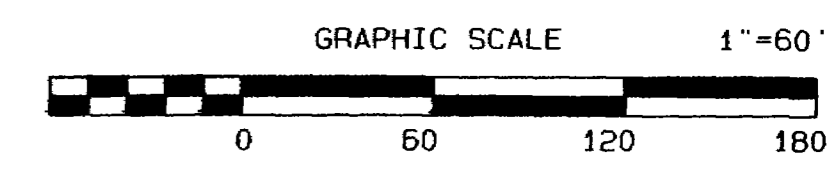
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Final Plat

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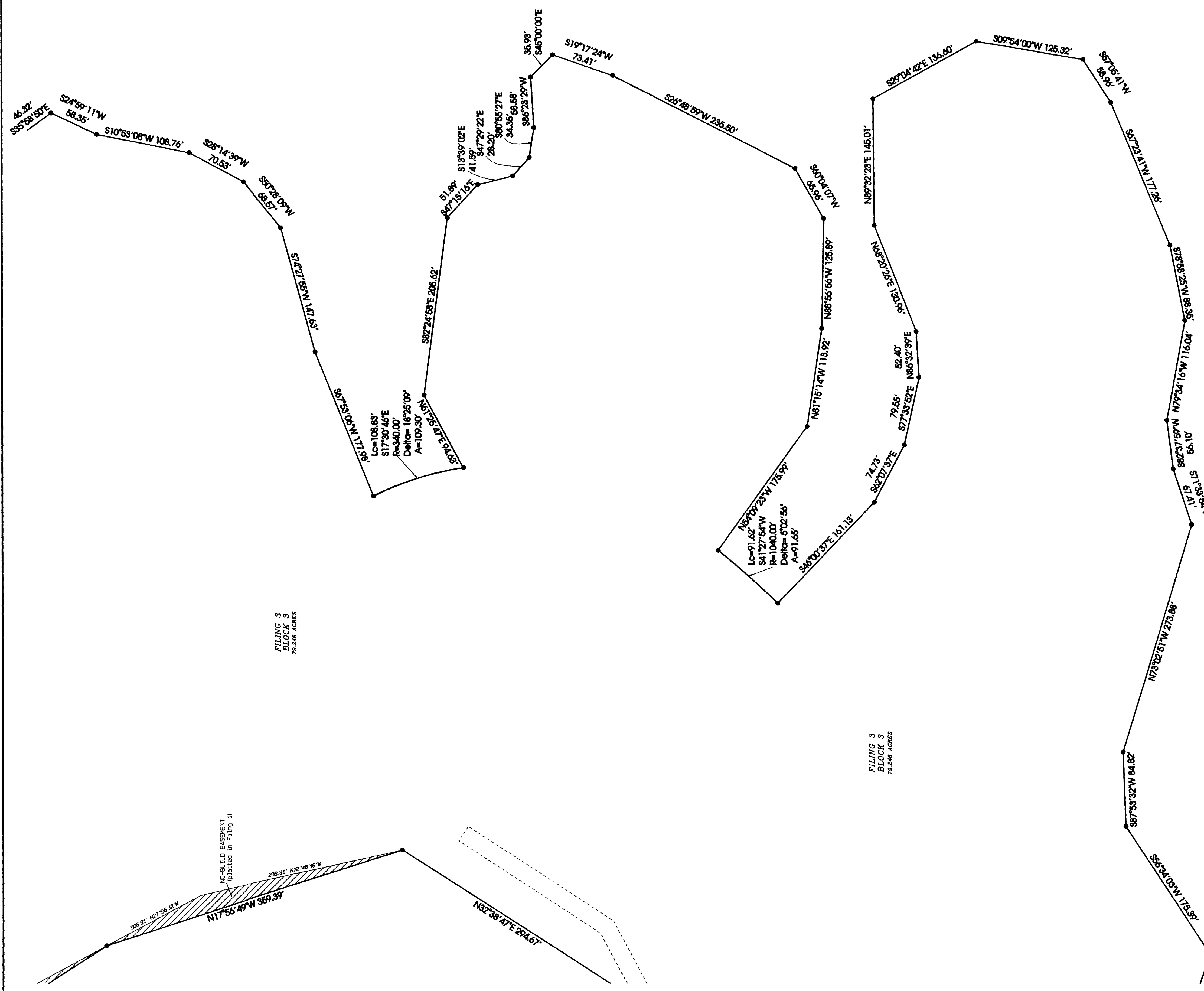
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210 tlcwest.com
 Grand Junction CO 81505 (970) 243-6067

Date: Dec 12, 2001	Drawn: lst	Checked: drs	Job No. 0356-013
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E 1/16 CORNER
S. BDY. SEC.20

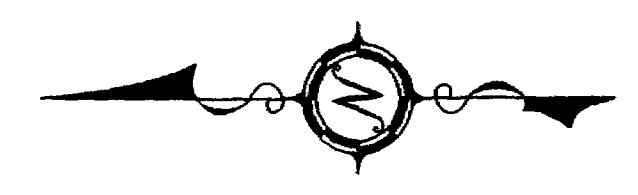
REDLANDS MESA FILING 3

S. 1/4 CORNER

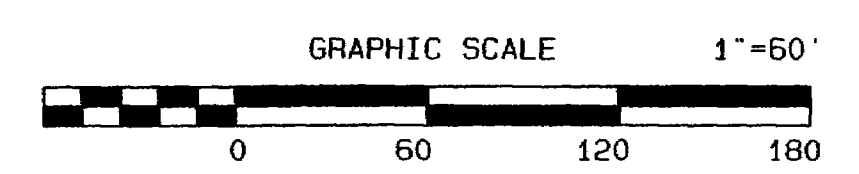


FILING 3
BLOCK 3
79.246 ACRES

FILING 3
BLOCK 3
79.246 ACRES



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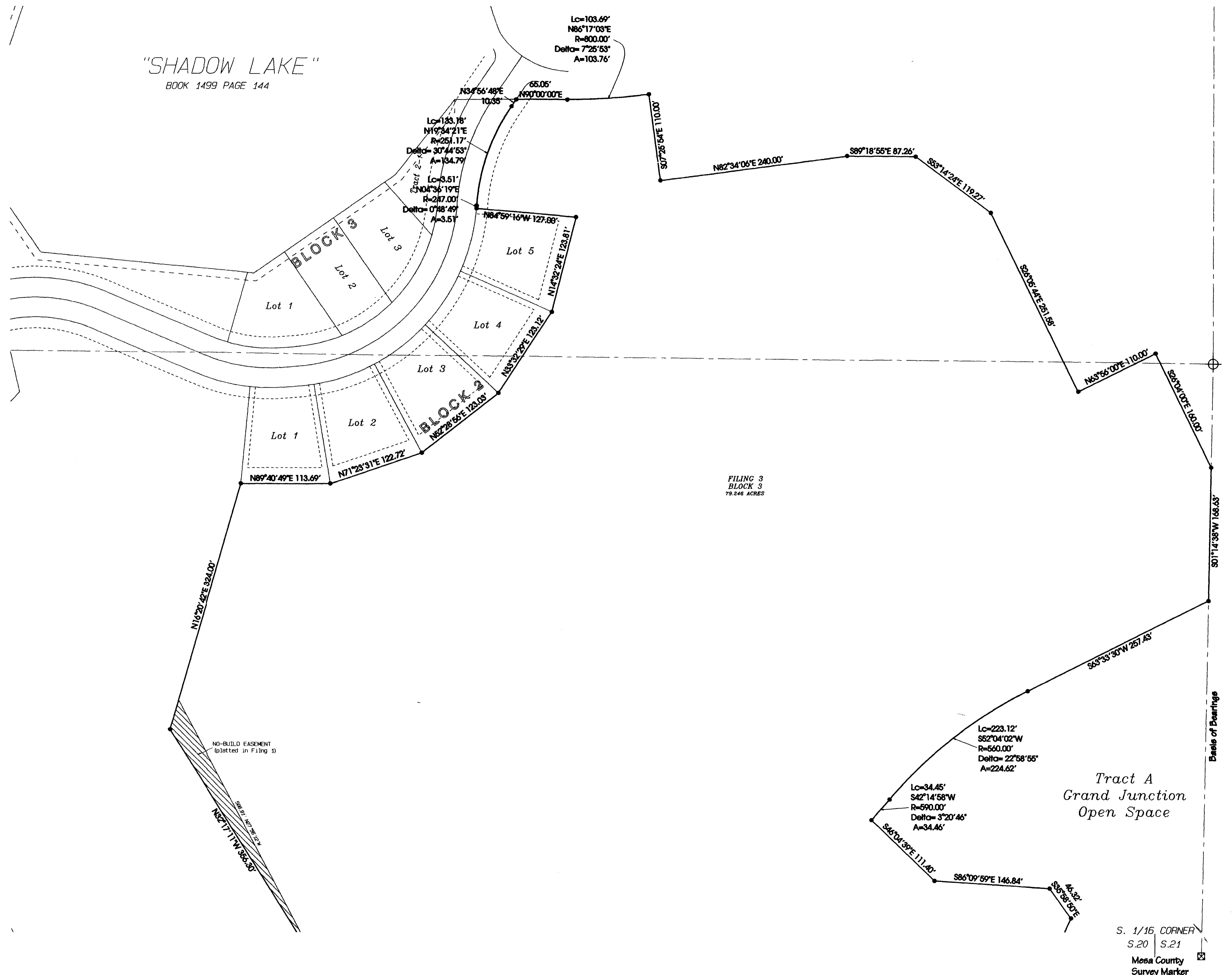
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THOMPSON-LANGFORD CORPORATION
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 Grand Junction CO 81505 (970) 243-6067

Date: Dec 12, 2001 Drawn: lsf Checked: drs Job No. 0356-013
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MESA COUNTY 60' ROAD RIGHT-OF-WAY
 Part of Tract A

REDLANDS MESA FILING 3

"SHADOW LAKE"
BOOK 1499 PAGE 144

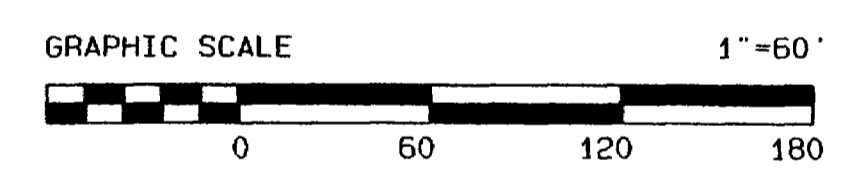


FILING 3
BLOCK 3
79.246 ACRES

1/4 CORNER
S.20 | S.21
3 1/2" alum. cap -
PLS 18480



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**REDLANDS MESA
FILING 3
Final Plat**

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S. 1/16 CORNER
S.20 | S.21
Mesa County
Survey Marker