

# REDLANDS MESA FILING 4

## 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, being situated in Section 20, Township 1 South, Range 1 West of the Ute 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 1, Redlands Mesa Filing 2, according to the Final Plat thereof recorded May 16, 2001 at Reception No. 1996348 in the Office of the Clerk and Recorder of Mesa County, Colorado.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots 1 and 2 as shown hereon, and designates the same as Redlands Mesa Filing 4, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

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.

All of the easements described in the Paragraph 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 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

- The lands within Redlands Mesa Filing 4 are subject to the terms and conditions of the Development Improvements Agreement for Redlands Mesa Filing 4 recorded December 17, 2001 in Book 2142 at Page 303 in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Agreement may be amended from time to time.
- The lands within Redlands Mesa Filing 4 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 in the Office of the Clerk and Recorder of Mesa County, Colorado, the First Supplemental Declaration to Master Declaration for Redlands Mesa recorded May 16, 2001 in Book 2351 at Page 5 of said records, and the Second Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 17, 2001 in Book 2382 at Page 242 of said records as said Master Declaration and/or First Supplemental Declaration and/or Second Supplemental Declaration may be amended from time to time. This Final Plat of Redlands Mesa Filing 4 constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.
- 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.
- Tract 6-1 as shown hereon shall be conveyed to the owner of the "Golf Land" as platted on the recorded final plat of Redlands Mesa Filing 1. Following said conveyance, Tract 6-1 shall be considered "Golf Land" for all purposes and shall be subject to the terms and provisions of the Declaration of Golf Course and Community Area Easements referred to in Plat Note 3 above.

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

Redlands Mesa, LLC, a Colorado limited liability company

By: David R. Semon  
David R. Semon, Manager

STATE OF COLORADO )  
COUNTY OF MESA )



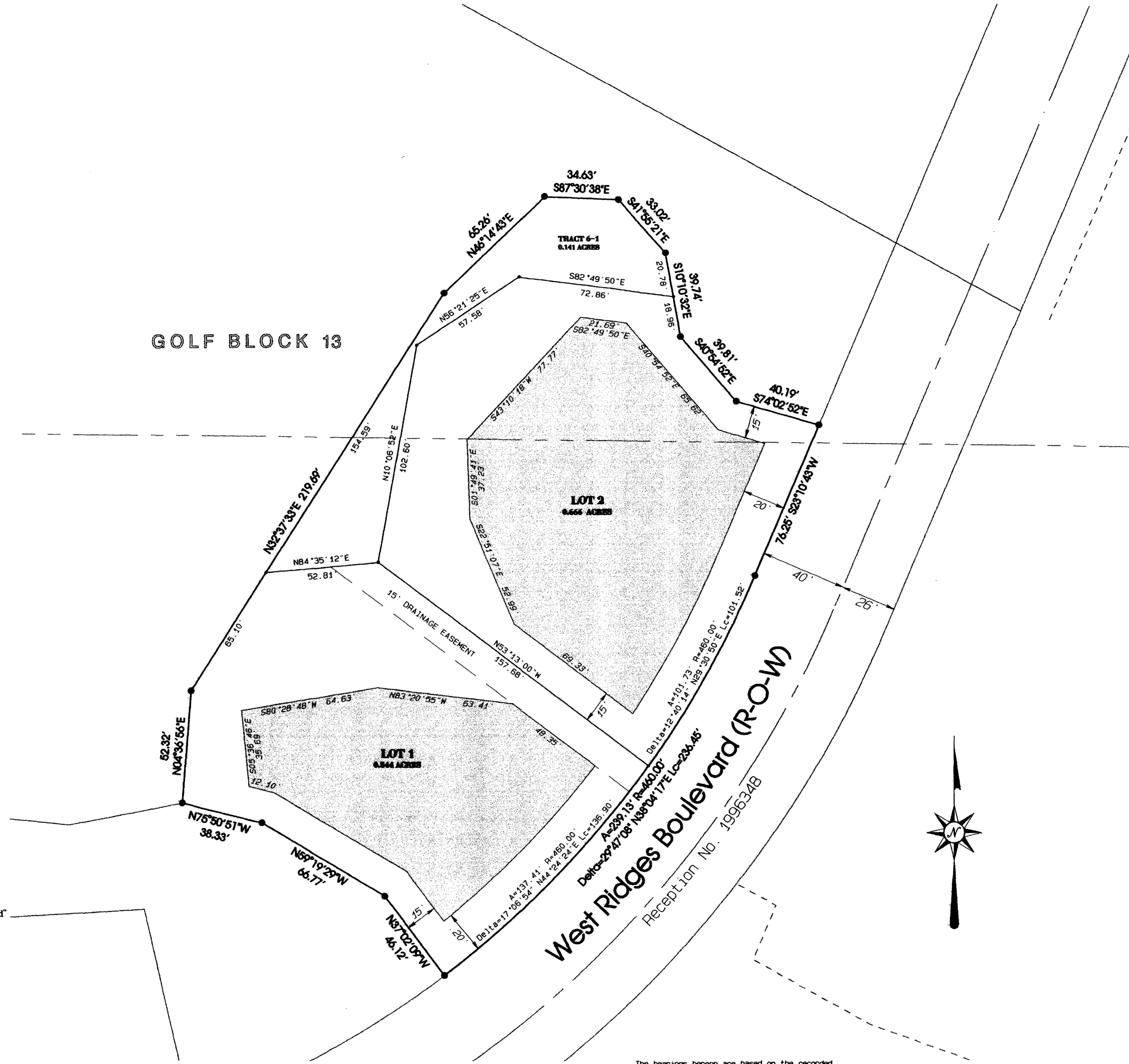
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2001, by David R. Semon as Manager of Redlands Mesa, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires 02/17/01

Ann K. Barnett  
Notary Public

## GOLF BLOCK 13

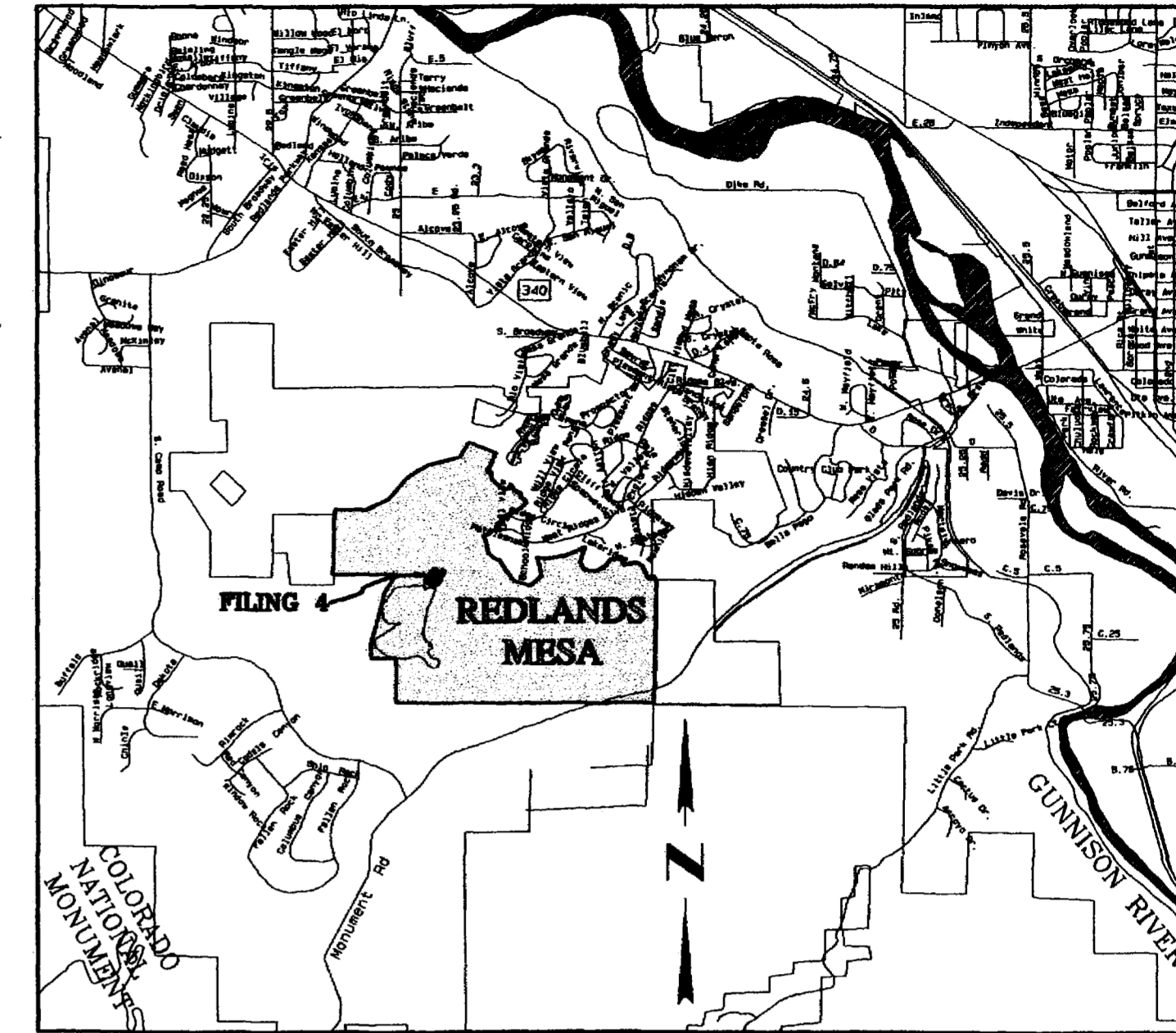
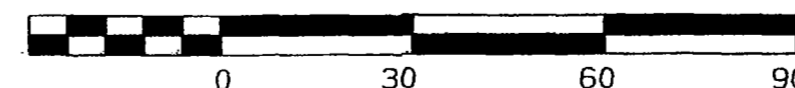


### LEGEND

- Set #5 rebar and alum. cap "PLS 18480" or brass disk "TLC KST 18480"
- Monument NOT set prior to recordation of this plat
- Building Envelope (shaded area)

The bearings hereon are based on the recorded plat of Redlands Mesa Filing 2 as evidenced by recovered monuments set for that plat, for instance: the tangent common to Lot 2 and the previously dedicated West Ridges Boulevard bears South 23°10'43" West as shown hereon. This is also 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, being the platted basis of bearings for Redlands Mesa Filings 1 & 2.

GRAPHIC SCALE 1"=30'



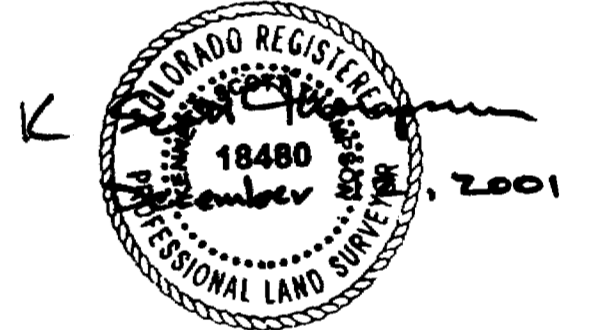
VICINITY MAP

1" = 3200'

### 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 4, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief.

Kenneth Scott Thompson,  
Colorado PLS 18480



### CITY OF GRAND JUNCTION APPROVAL

This Plat of REDLANDS MESA FILING 4, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13<sup>th</sup> day of December, 2001.

David R. Semon  
City Manager

Cindy Carr-Morris  
President of City Council

### 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 17<sup>th</sup> day of December, 2001, and is duly recorded in Plat Book No. 18, Pages 386 and 387 at Reception No. 2031160. Drawer No. 44-757. Fee: \$16.00

Clerk and Recorder of Mesa

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 4 Final Plat

SITUATED IN SECTION 20, T.1 S., R.1 W., UTE MERIDIAN  
**THOMPSON-LANGFORD CORPORATION**  
 829 25 1/2 ROAD - # B-210 tlowest.com  
 Grand Junction CO 81508 (970) 243-6067  
 Date: Dec 15, 2001 Drawn: btk Checked: kst Job No. 0556-015  
 Survey: 0556 redmesa-015 f4 filing4 pro sheet 1 of 1