

REDSTONE ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Martin Azcarraga and Donna L. Azcarraga are the owners of that real property as described in Book 2378 at Pages 435 thru 439 of the records of the Mesa County Clerk and Recorders Office, being described as follows:

A parcel of land situated in Sections 29 and 30, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado: Beginning at the found U.S.G.L.O. brass cap dated 1941 for the southwest corner of said Section 29, the basis of bearing being N89°54'48"E along the south line of said Section 29 to a found B.L.M. brass cap dated 1956 for the W 1/16 corner of said Section 29; thence N00°06'50"W a distance of 660.28 feet; thence N89°55'48"W a distance of 1147.10 feet to the center line of County Road DS a.k.a. Monument Road; thence along said center line the following six courses: 1.) N29°09'30"E a distance of 698.52 feet, 2.) along the arc of a curve to the left 464.69 feet, having a central angle of 24°40'00" and a radius of 1079.38 feet, the chord of which bears N16°49'30"E a distance of 461.11 feet, 3.) N04°29'30"E a distance of 500.13 feet, 4.) along the arc of a non-tangent curve to the right 538.44 feet, having a central angle of 51°32'41" and a radius of 598.51 feet, the chord of which bears N25°59'00"E a distance of 520.46 feet, 5.) N48°32'30"E a distance of 636.86 feet, 6.) along the arc of a non-tangent curve to the left 557.32 feet, having a central angle of 11°58'15" and a radius of 2667.47 feet, the chord of which bears N44°06'50"E a distance of 556.30 feet, thence S72°39'18"E a distance of 2286.49 feet to a point on the east line of the NW 1/4 of said section 29; thence S00°10'40"E a distance of 200.00 feet to the C 1/4 corner of said section 29; thence N89°32'07"W a distance of 1323.29 feet to the C-W 1/16 corner of said section 29; thence S00°05'37"E a distance of 2627.64 feet to the W 1/16 corner on the south line of said section 29; thence S89°54'48"W a distance of 1321.29 feet to the point of beginning. Said parcel contains 149.20 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as REDSTONE ESTATES being a land division of a part of the County of Mesa, in the State of Colorado. That said owners do 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 County of Mesa for the use of the public forever.
- All Multi-Purpose / Utility Easements to the County of Mesa 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;
- All Recreation Easements to the owners (Property / Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the use as specified in the recorded covenants;
- All Drainage Easements to the owners (Property / Homeowners Association) of the lots and tracts 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 ingress / egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the County of Mesa.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 3rd day of December A.D., 1998.

Martin Azcarraga
Martin Azcarraga

Donna L. Azcarraga
Donna L. Azcarraga

STATE OF COLORADO)
COUNTY OF MESA) ss

The forgoing instrument was acknowledged before me this 3rd day of December A.D. 1998 by, Martin Azcarraga and Donna L. Azcarraga.

Witness my hand and official seal: *Robin M. Bluevers*
Notary Public
Address 130 Mesa Avenue, Grand Junction, Co.
My commission expires: 6-12-2001

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 29th day of December A.D. 1998, by the Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1:43 PM on the 30th day of December A.D. 1998, and is duly recorded in Plat Book No. 16 at page 341-342 Reception No. 1881566 Fee\$ 20.00 + 1.00 Drawer No. GG 42

Gayleen Henderson
Deputy

Monika Todd
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 29th day of December A.D. 1998 by the County Planning Commission of the County of Mesa, State of Colorado.

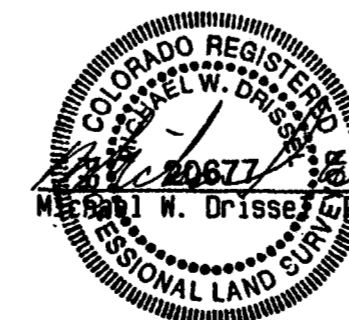
Thomas R. Bents
Chairman

EASEMENT NOTES

- 1.) There is a 14 foot multi-purpose easement covering the front 14 feet of each lot that has frontage on Red Sand Road, Red Rim Drive and Red Stone Drive.
- 2.) There is a recreational easement covering the easterly portion of Lots 4, 5, 6, 7, 9 and 19 all in Block 2, as depicted on this plat. The purpose and intent of this easement is described within the recorded covenants. The covenants are recorded in Book 2521 at Pages 293-304.

SURVEYOR'S STATEMENT

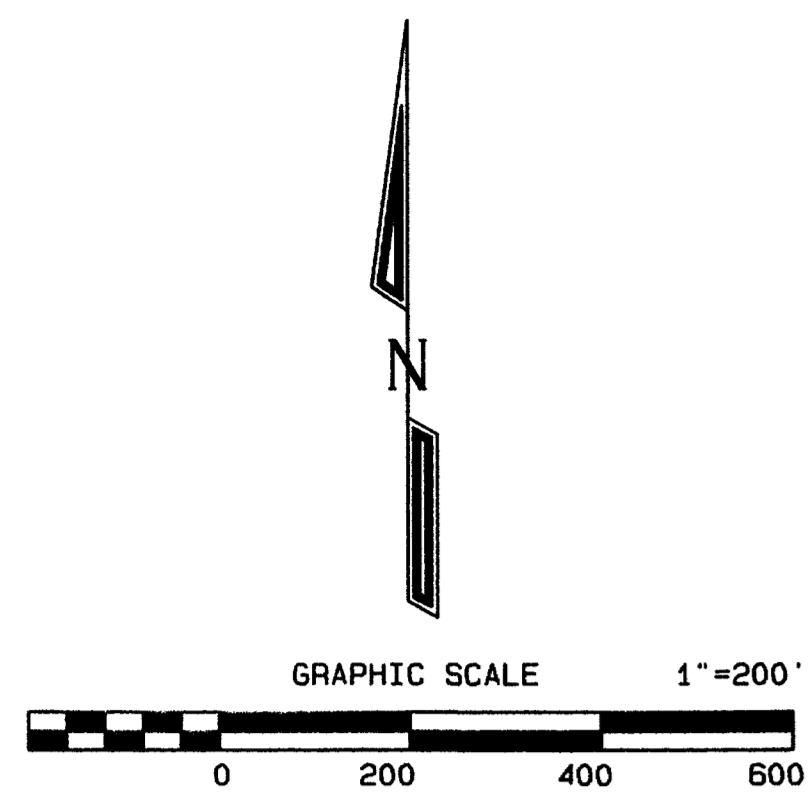
I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of REDSTONE ESTATES was made by me and/or under my direct supervision and checking, and that both are accurate to the best of my knowledge and belief.



Michael W. Drissel
Date 12-2-98

REDSTONE ESTATES					
LOCATED IN					
SEC. 29 & 30, T1S, R1W, U.M.					
D H SURVEYS INC.					
118 OURAY AVE. - GRAND JUNCTION, CO.					
(970) 245-8749					
Designed By	M.W.D.	Checked By	S.L.H.	Job No.	259-97-02
Drawn By	TMODEL	Date	JULY 1998	Sheet	1 OF 2

REDSTONE ESTATES



PROJECT BENCHMARK
 ELEV. = 4845.84
 N.G.V. DATUM 1929

Δ = 11°58'15"
 R = 2667.47'
 ARC = 557.32'
 CH. = 556.30'
 CH. BRG. = N44°06'50"E
 NON-TANGENT

Δ = 51°32'41"
 R = 598.51'
 ARC = 538.44'
 CH. = 520.46'
 CH. BRG. = N25°59'00"E
 NON-TANGENT

Δ = 24°40'00"
 R = 1079.38'
 ARC = 464.69'
 CH. = 1079.38'
 CH. BRG. = N16°49'30"E

SETBACK REQUIREMENTS

R-2 ZONE
 MONUMENT ROAD - 100 FT./F.C.L.
 OTHER STREETS - 50 FT./F.C.L.
 SIDE YARD - 15 FT.
 REAR YARD - 25 FT.

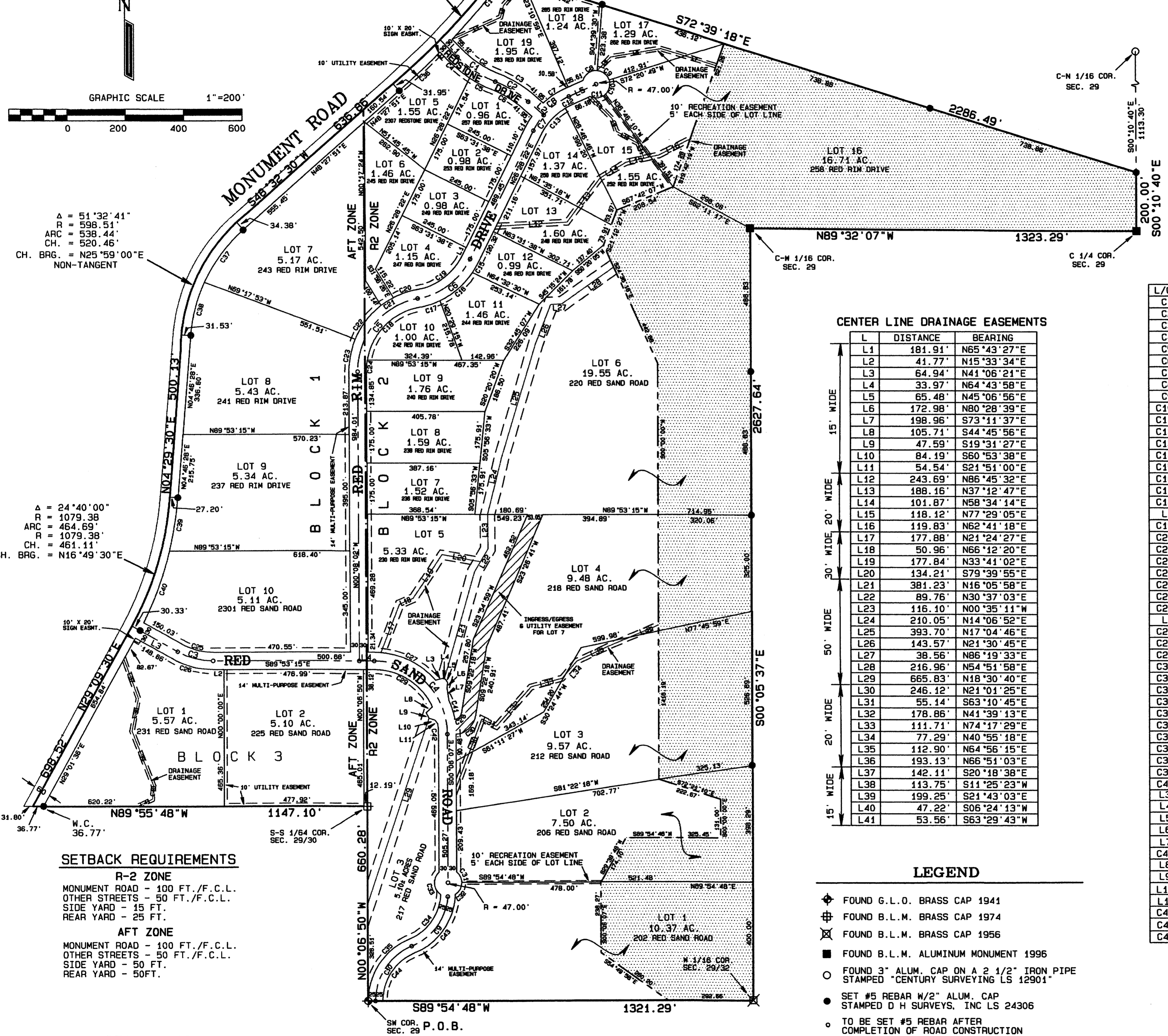
AFT ZONE
 MONUMENT ROAD - 100 FT./F.C.L.
 OTHER STREETS - 50 FT./F.C.L.
 SIDE YARD - 50 FT.
 REAR YARD - 50 FT.

AREA SUMMARY

LOTS = 139.90 AC. / 94%
 DED. ROADS = 9.30 AC. / 06%
 TOTAL = 149.20 AC. / 100%

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.

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3.5-101.



CENTER LINE INTERIOR ROADWAYS

L/C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
L1			83.57'	S45°20'47"E	
C1	23°11'34"	384.26'	155.55'	S56°56'34"E	154.49'
C2	19°46'41"	384.26'	132.64'	S58°39'01"E	131.99'
L2			70.34'	S48°45'41"E	
L3			148.96'	S60°50'30"E	
C3	29°02'45"	250.00'	126.74'	S75°21'53"E	125.38'
L4			51.21'	S89°53'15"E	
C4	89°47'08"	250.00'	391.76'	S44°59'41"E	352.89'
C5	79°45'10"	251.95'	350.70'	N39°44'32"E	323.07'
C6	53°08'45"	251.95'	233.70'	N53°02'45"E	225.41'
C7	14°45'58"	250.00'	64.43'	N33°51'21"E	64.25'
C8	24°47'29"	250.00'	108.17'	N53°38'04"E	107.33'
L5			102.36'	N66°01'49"E	
C9	62°51'34"	200.00'	219.42'	S36°25'21"W	208.58'
C10	67°56'20"	200.00'	237.15'	S33°52'58"W	223.50'

LOT DIMENSIONS

L/C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	05°40'57"	2894.79'	287.11'	S40°36'19"W	286.99'
C2	23°11'34"	354.26'	143.40'	N56°56'34"W	142.42'
C3	19°46'41"	414.26'	143.00'	N58°39'01"W	142.29'
C4	13°31'12"	574.95'	135.67'	S48°41'04"E	135.35'
C5	11°58'03"	414.26'	86.53'	S62°33'20"E	86.37'
C6	19°46'41"	354.26'	122.29'	N58°39'01"W	121.68'
C7	18°38'25"	280.00'	91.09'	S55°42'34"W	90.69'
C8	78°57'47"	47.00'	47.00'	N55°10'37"E	59.77'
C9	67°41'18"	47.00'	55.53'	S51°29'50"E	52.35'
C10	70°53'01"	47.00'	58.15'	S17°47'19"W	54.51'
C11	63°08'05"	47.00'	51.79'	S84°47'52"W	49.21'
C12	07°19'43"	220.00'	28.14'	S62°21'58"W	28.12'
C13	32°13'44"	220.00'	123.75'	S42°35'14"W	122.13'
C14	08°36'56"	280.00'	42.10'	N30°46'49"E	42.06'
C15	07°36'23"	281.95'	37.43'	S30°16'33"W	37.40'
C16	30°26'35"	281.95'	149.81'	S49°18'02"W	148.05'
C17	15°05'48"	281.95'	74.29'	S72°04'13"W	74.08'
C18	69°20'04"	221.95'	268.58'	S44°57'05"W	252.49'
L1			29.35'	N26°28'22"E	
C19	53°08'44"	221.95'	205.87'	N53°02'45"E	198.57'
C20	16°48'37"	281.95'	82.72'	S71°12'48"W	82.43'
C21	10°10'27"	281.95'	50.07'	S57°43'17"W	50.00'
C22	29°53'46"	281.95'	147.12'	S37°41'10"W	145.45'
C23	22°52'20"	281.95'	112.55'	S11°18'08"W	111.81'
C24	10°25'06"	221.95'	40.36'	S05°04'31"W	40.30'
C25	29°02'45"	220.00'	111.53'	S75°21'52"E	110.34'
C26	29°02'45"	280.00'	141.94'	S75°21'52"E	140.43'
L2			36.78'	N89°53'15"W	
C27	48°48'13"	280.00'	238.50'	S65°29'08"E	231.35'
C28	75°22'01"	25.00'	32.88'	S47°08'03"W	30.56'
C29	64°44'11"	220.00'	248.57'	S57°31'09"E	235.56'
C30	75°38'55"	75.00'	99.02'	N46°57'57"E	91.99'
C31	50°21'01"	47.00'	41.30'	S25°15'42"E	39.99'
C32	58°13'02"	47.00'	47.76'	S29°01'20"W	45.73'
C33	107°45'22"	47.00'	88.39'	S03°38'42"E	75.93'
C34	64°33'23"	175.00'	197.18'	S35°34'26"W	186.91'
C35	67°56'20"	225.00'	266.80'	S33°52'58"W	251.44'
C36	03°49'51"	2894.79'	193.54'	S46°32'56"W	193.51'
C37	23°44'39"	542.96'	225.01'	S36°35'31"W	223.40'
C38	19°56'44"	542.96'	189.01'	N14°44'50"E	188.06'
C39	08°53'25"	1175.92'	182.46'	N09°14'49"E	182.28'
C40	12°41'50"	1175.92'	260.59'	S20°02'26"W	260.06'
L3			24.71'	N74°32'10"E	
L4			9.50'	S71°15'18"E	
L5			14.42'	S33°14'03"E	
L6			20.36'	S07°53'49"W	
L7			41.48'	S09°10'06"E	
C41	13°45'40"	280.00'	67.25'	S17°13'39"E	67.09'
L8			29.05'	S47°16'14"W	
L9			21.21'	S26°15'18"E	
L10			22.37'	S71°15'18"E	
L11			14.36'	S37°02'37"E	
C42	09°20'51"	220.00'	35.89'	S04°46'32"E	35.85'
C43	65°13'18"	225.00'	256.13'	S35°14'29"W	242.52'
C44	67°56'20"	175.00'	207.51'	S33°52'58"W	195.56'

CENTER LINE DRAINAGE EASEMENTS

L	DISTANCE	BEARING
L1	181.91'	N65°43'27"E
L2	41.77'	N15°33'34"E
L3	64.94'	N41°06'21"E
L4	33.97'	N64°43'58"E
L5	65.48'	N45°06'56"E
L6	172.98'	N80°28'39"E
L7	198.96'	S73°11'37"E
L8	105.71'	S44°45'56"E
L9	47.59'	S19°31'27"E
L10	84.19'	S60°53'38"E
L11	54.54'	S24°51'00"E
L12	243.69'	N86°45'32"E
L13	188.16'	N37°12'47"E
L14	101.87'	N58°34'14"E
L15	118.12'	N77°29'05"E
L16	119.83'	N62°41'18"E
L17	177.88'	N24°24'27"E
L18	50.96'	N66°42'20"E
L19	177.84'	N33°41'02"E
L20	134.21'	S79°39'55"E
L21	381.23'	N16°05'58"E
L22	89.76'	N30°37'03"E
L23	116.10'	N00°35'11"W
L24	210.05'	N14°06'52"E
L25	393.70'	N17°04'46"E
L26	143.57'	N24°30'45"E
L27	38.56'	N86°19'33"E
L28	216.96'	N54°51'58"E
L29	665.83'	N18°30'40"E
L30	246.12'	N24°01'25"E
L31	55.14'	S63°10'45"E
L32	178.86'	N41°39'13"E
L33	111.71'	N74°17'29"E
L34	77.29'	N40°55'18"E
L35	112.90'	N64°56'15"E
L36	193.13'	N66°51'03"E
L37	142.11'	S20°18'38"E
L38	113.75'	S11°25'23"W
L39	199.25'	S24°43'03"E
L40	47.22'	S06°24'13"W
L41	53.56'	S63°29'43"W

LEGEND

- ◆ FOUND G.L.O. BRASS CAP 1941
 - ⊕ FOUND B.L.M. BRASS CAP 1974
 - ⊗ FOUND B.L.M. BRASS CAP 1956
 - FOUND B.L.M. ALUMINUM MONUMENT 1996
 - FOUND 3" ALUM. CAP ON A 2 1/2" IRON PIPE STAMPED "CENTURY SURVEYING LS 12901"
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS, INC LS 24306
 - TO BE SET #5 REBAR AFTER COMPLETION OF ROAD CONSTRUCTION
 - CHANGE IN ZONING
 - ▨ RECREATION EASEMENT
- NOTE: EXTERIOR BOUNDARY CORNERS ARE SET IN CONCRETE.

REDSTONE ESTATES

LOCATED IN
 SEC. 29 & 30, T1S, R1W, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	259-97-02
Drawn By	TMODEL	Date	JULY 1998	Sheet	2 OF 2

State of Colorado)
)ss
County of Mesa)

BOOK 2566 PAGE 247

1894338 03/23/99 1143AM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$5.00 SURCHG \$1.00

Affidavit of Correction

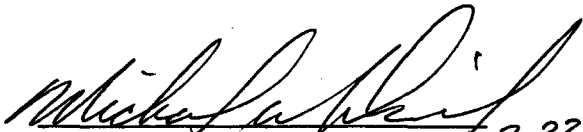
Michael W. Drissel, of lawful age, being first duly sworn, upon oath deposes and says:

That he is a registered Professional Land Surveyor in the State of Colorado and prepared the Plat of **RDDSTONE ESTATES** as recorded in Plat Book 16, Page 341, Reception No. 1881566 of the Mesa County records.

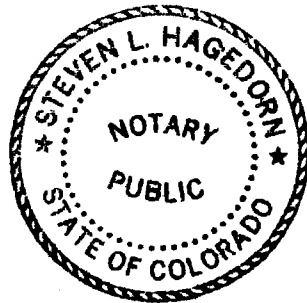
Affiant further states that:

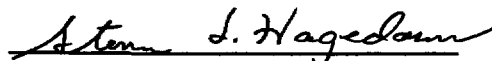
These is a note located in Lot 4, Block 2 that states : INGRESS/EGRESS & UTILITY EASEMENT FOR LOT 7. This note is incorrect and should read: INGRESS/EGRESS & UTILITY EASEMENT FOR LOT 6.

Affiant further states that the aforementioned REDSTONE ESTATES is hereby corrected to revise the above underlined statement to the recorded plat thereof.


Michael W. Drissel PLS 20677 3-22-99

Subscribed and sworn to before me this 22 day of MARCH, 1999
My commission expires 9-14-2002.




Notary Public