

# REDLANDS MESA FILING 1 REPLAT

## A Replat of Golf Block 13, Block 7, and Block 4 of Redlands Mesa Filing 1

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redlands Mesa, LLC, a Colorado limited liability company, and Red Junction LLC, a Colorado limited liability company, and Redlands Mesa Master Association, a Colorado nonprofit corporation, are the owners of certain real property in the County of Mesa, State of Colorado, being situated in portions of Section 19 and 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:

Golf Block 13, Block 7, and Block 4 (including Lots 1, 2, 3, 4, 5, and Tract 5-1 thereof), 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 101.649 acres, more or less.

Said Owners have 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 1 REPLAT, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

1. A perpetual, non-exclusive easement over the entirety of Tract 5-1R, as shown hereon, is hereby granted to the City of Grand Junction, the Golf Land Owner, and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of drainage facilities.
2. 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.
3. 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.
4. A perpetual, non-exclusive Slope Easement as shown hereon on Lot 1 and Lot 2 of Block 2 is hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, grading and maintenance of slopes associated with the 'Future Roadways' shown hereon.

All of the easements described in Paragraphs 1-4 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 1 REPLAT 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 18, 2001 in Book 2851 at Page 9 of said records, and the Second Supplemental Declaration to Master Declaration for Redlands Mesa recorded ~~December 17, 2001~~ 2001 in Book ~~2852~~ at Page ~~122~~ 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 1 Replat constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.
2. 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.
3. Tract 5-1R 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.
4. 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 Block 3, REDLANDS MESA FILING 1 REPLAT, 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.
5. The undersigned Owner reserves the right from time to time to alter the boundary lines common to Blocks 3 and/or Golf Block 13, REDLANDS MESA FILING 1 REPLAT, 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 owners have caused their names to be hereunto subscribed this 31<sup>st</sup> day of January, 2003.

Redlands Mesa, LLC, a Colorado limited liability company  
By: David R. Slemmon  
David R. Slemmon, Manager

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2003, by David R. Slemmon as Manager of Redlands Mesa, LLC, a Colorado limited liability

Witness my hand and official seal:  
My commission expires Feb. 19, 2003

Connie R. Whalen  
Notary Public

Red Junction, LLC, a Colorado limited liability company

By: Michael Somma  
Attorney in Fact

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2003, by Michael Somma Attorney in Fact of Red Junction LLC, a Colorado limited liability company.

Witness my hand and official seal:  
My commission expires Feb. 19, 2003

Connie R. Whalen  
Notary Public

Redlands Mesa Master Association, a Colorado nonprofit corporation

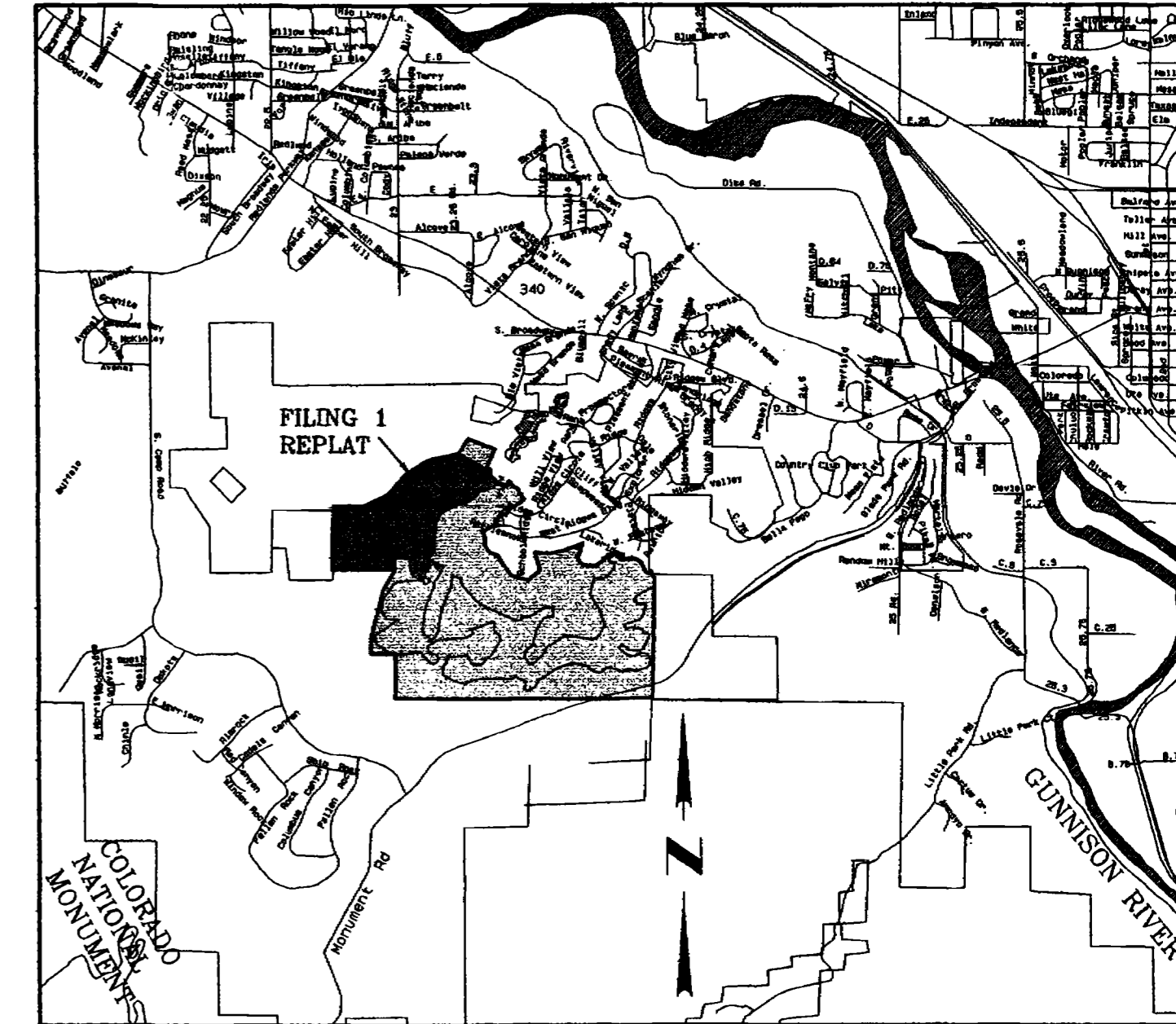
By: David R. Slemmon  
Vice President

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2003, by David R. Slemmon Vice President of Redlands Mesa Master Association, a Colorado nonprofit corporation.

Witness my hand and official seal:  
My commission expires Feb. 19, 2003

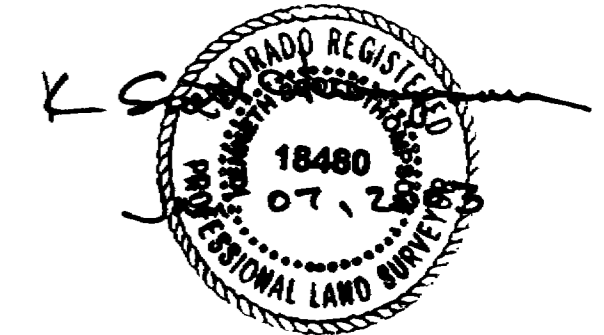
Connie R. Whalen  
Notary Public



#### 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 1 REPLAT, 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 1 REPLAT, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 4<sup>th</sup> day of February, 2003.

[Signature] City Manager  
Cindy Enns Wiley 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 4:53 o'clock P. M., this 12<sup>th</sup> day of February, 2003, and is duly recorded in Plat Book No. 17, Pages 243, through, and 249 at Reception No. 2103247.  
Drawer No. N16-55 Fee: \$ 26.00 + \$1.00

Clerk and Recorder of Mesa

#### CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	128.97'	334.50'	22°05'28"	N46°44'29"E	128.17'
C2	57.07'	334.50'	9°46'34"	N62°40'30"E	57.01'
C3	90.17'	190.50'	27°07'17"	N54°00'09"E	89.33'
C4	19.49'	190.50'	5°51'44"	N37°30'39"E	19.48'
C5	87.32'	259.50'	19°16'43"	N44°13'08"E	86.90'
C6	56.08'	259.50'	12°49'27"	N60°16'13"E	57.96'
C7	89.84'	259.50'	19°50'09"	N76°36'01"E	89.39'
C8	57.95'	265.50'	12°30'21"	N80°15'56"E	57.83'
C9	99.90'	265.50'	21°33'35"	N63°13'58"E	99.32'
C10	42.24'	265.50'	9°06'58"	N47°53'41"E	42.20'
C11	79.03'	172.00'	26°19'36"	N35°13'41"E	78.34'
C12	12.31'	172.00'	4°06'06"	S46°20'26"W	12.31'
C13	56.72'	172.00'	22°13'29"	S33°10'38"W	56.30'
C14	96.99'	172.00'	31°45'21"	N45°36'27"W	95.76'
C15	91.88'	225.00'	23°23'53"	S41°25'43"E	91.25'

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°13'01"W	19.23'
L2	S26°26'45"E	69.32'
L3	N63°01'18"W	69.32'
L4	N63°37'05"W	11.62'
L5	S43°20'12"W	20.02'
L6	N63°01'57"W	39.79'
L7	N45°04'07"W	39.26'
L8	N62°07'21"E	28.00'
L9	S22°07'21"W	58.00'
L10	N67°52'39"W	36.43'
L11	S04°21'42"E	9.29'
L12	N65°05'51"W	9.29'
L13	S22°03'53"W	30.91'

#### AREA SUMMARY

Lots	1.470 Acres	1.45 %
Roads	0.000 Acres	0.00 %
Future Development (Block 3)	13.150 Acres	12.94 %
Homeowners Association Tracts	0.388 Acres	0.38 %
Golf Land (Golf Block 13-R)	86.661 Acres	85.25 %
<b>Total</b>	<b>101.649 Acres</b>	<b>100 %</b>

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 1 REPLAT Final Plat

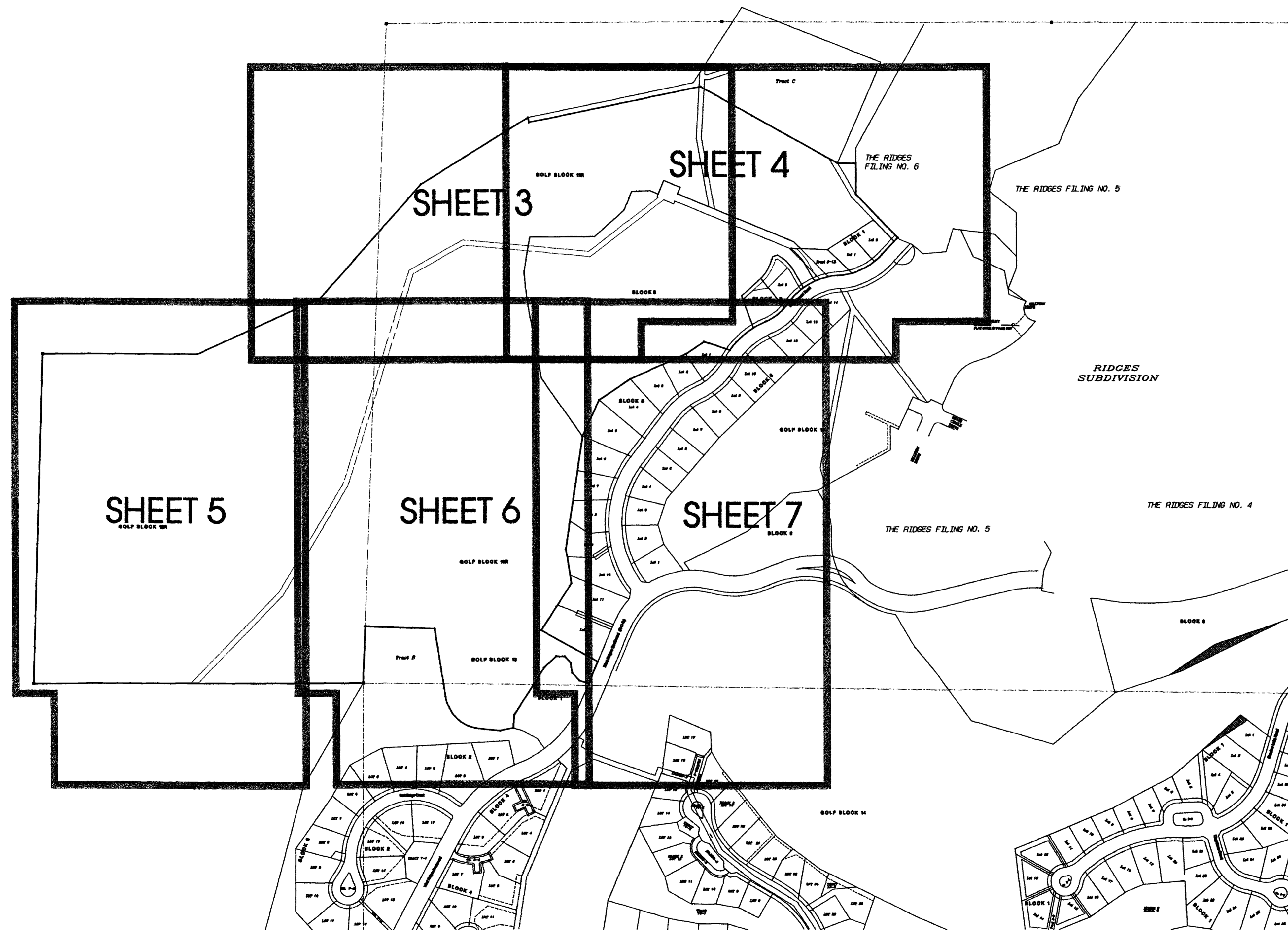
SITUATED IN SECTION 19 & SECTION 20, T.1 S., R.1 W., UTE MERIDIAN

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

Date: Jan 8, 2003 Drawn: ksf Checked: dts Job No. 0356-021  
S:\Survey\0356 redmesa\021 replat\replat1.pro Sheet 1 of 7

# REDLANDS MESA FILING 1 REPLAT

A Replat of Golf Block 13, Block 7, and Block 4 of Redlands Mesa Filing 1

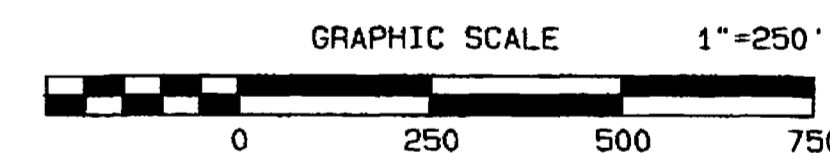


NOTE: The construction of a driveway across a natural, existing drainage will require the installation of a culvert adequate to allow the drainage to continue unrestricted at the expense of the Lot Owner.

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



The bearings hereon are relative to a bearing of North 01°44'46" East from a Mesa County Survey Marker for the center-east sixteenth corner of Section 19 to a Mesa County Survey Marker for the northeast sixteenth corner of Section 19 as shown on Sheet 5 of 7 of this plat.



SEE SHEET 1 OF 7 FOR SURVEYOR'S STATEMENT

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 1 REPLAT Final Plat

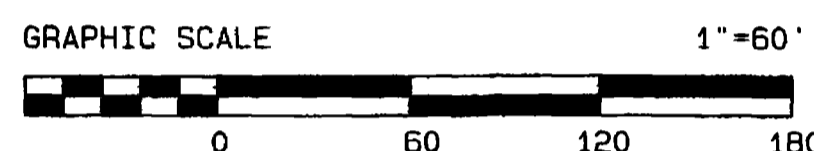
SITUATED IN SECTION 19 & SECTION 20, T.1 S., R.1 W., UTE MERIDIAN			
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - # B-210		tlcwest.com	
Grand Junction CO 81505		(970) 243-6067	
Date: Jan 8, 2003	Drawn: kst	Checked: dts	Job No. 0356-021
S:\Survey\0356 redmesa\021 replat1\replat 1.pro			Sheet 2 of 7

# REDLANDS MESA FILING 1 REPLAT

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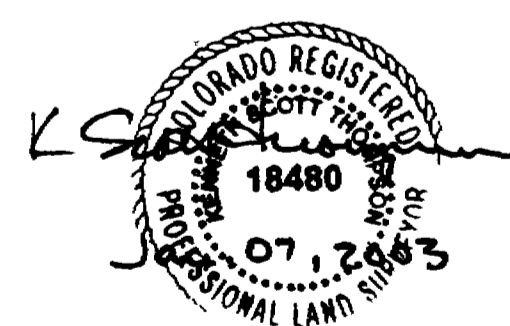
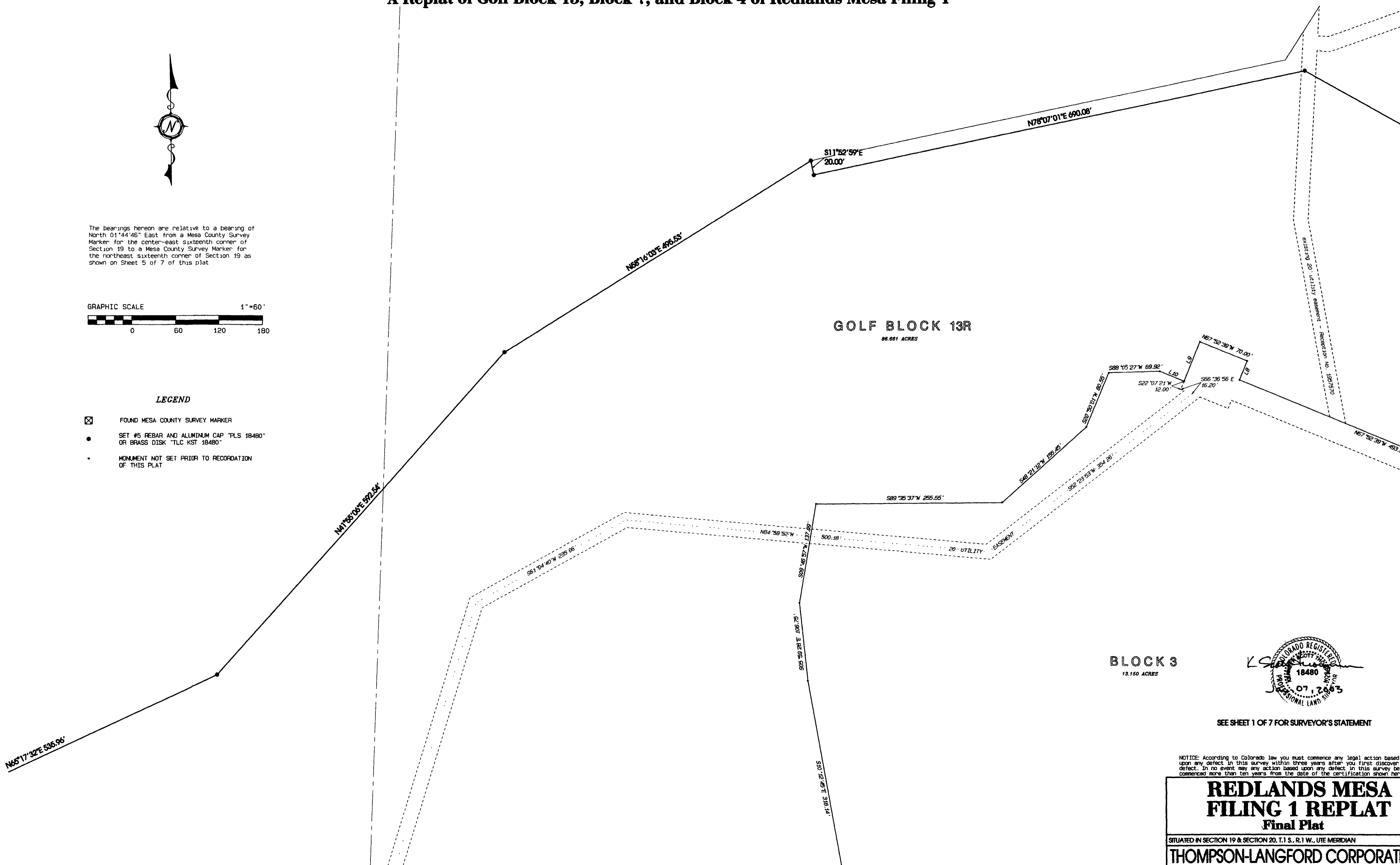


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### LEGEND

- ☒ FOUND MESA COUNTY SURVEY MARKER
- SET #5 REBAR AND ALUMINUM CAP "PLS 18480" OR BRASS DISK "TLC KST 18480"
- MONUMENT NOT SET PRIOR TO RECORDATION OF THIS PLAT



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**REDLANDS MESA FILING 1 REPLAT**  
Final Plat

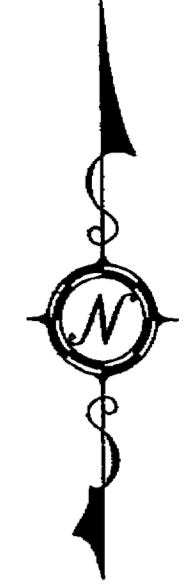
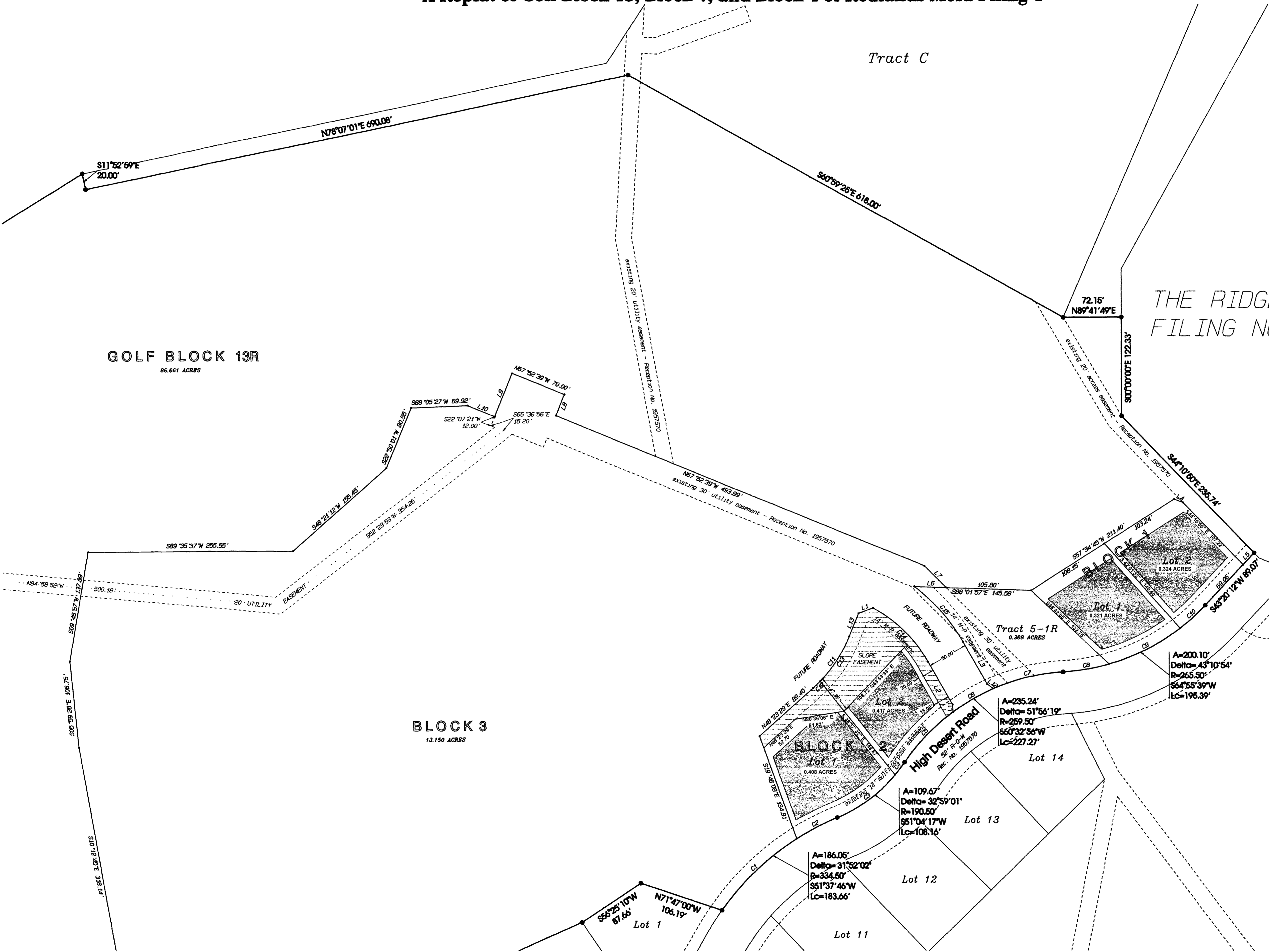
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**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210 ticwest.com  
Grand Junction CO 81505 (970) 243-6067

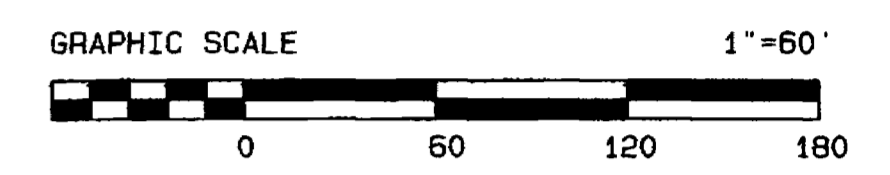
Date: Jan 8, 2003	Drawn: kst	Checked: ds	Job No. 0356-021
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# REDLANDS MESA FILING 1 REPLAT

A Replat of Golf Block 13, Block 7, and Block 4 of Redlands Mesa Filing 1



The bearings hereon are relative to a bearing of North 01°44'46\"/>



THE RIDGES  
FILING NO. 6

**LEGEND**

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- 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



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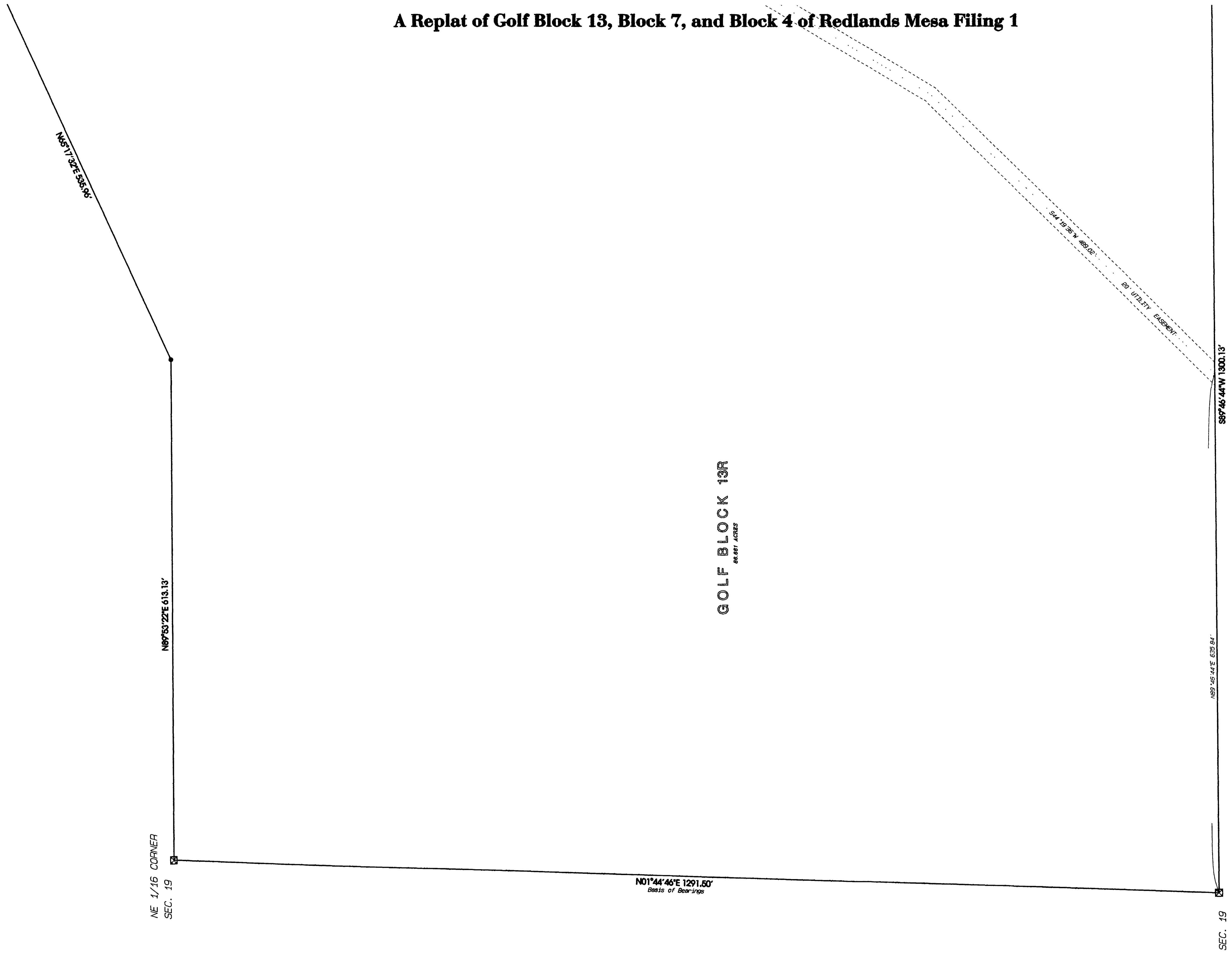
## REDLANDS MESA FILING 1 REPLAT Final Plat

SITUATED IN SECTION 19 & 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

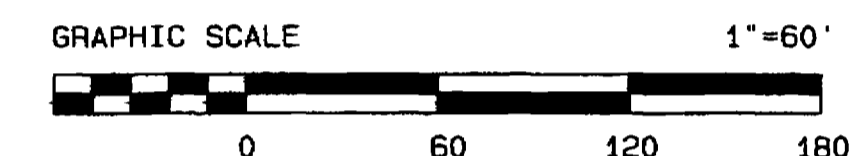
Date: Jan 8, 2003	Drawn: lsf	Checked: dts	Job No. 0356-021
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# REDLANDS MESA FILING 1 REPLAT

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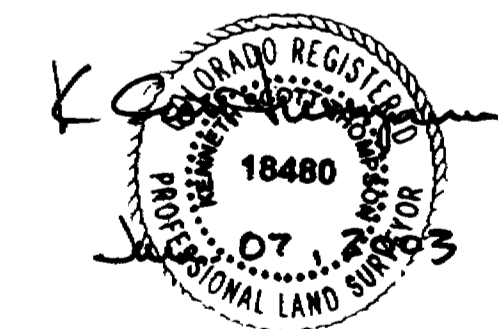


The bearings hereon are relative to a bearing of North 01°44'46" East from a Mesa County Survey Marker for the center-east sixteenth corner of Section 19 to a Mesa County Survey Marker for the northeast sixteenth corner of Section 19 as shown on Sheet 5 of 7 of this plat.



### LEGEND

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- MONUMENT NOT SET PRIOR TO RECORDATION OF THIS PLAT



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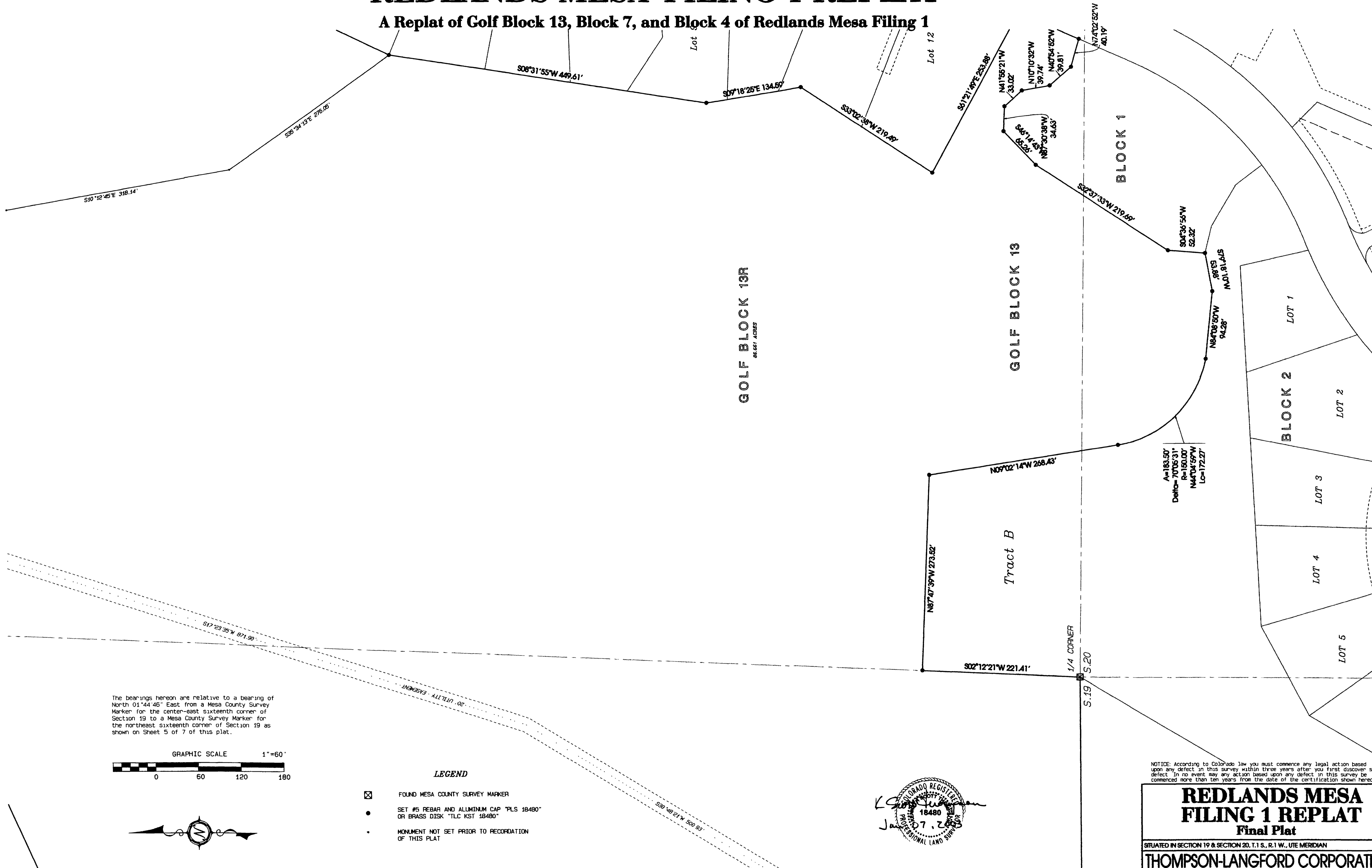
## REDLANDS MESA FILING 1 REPLAT

Final Plat

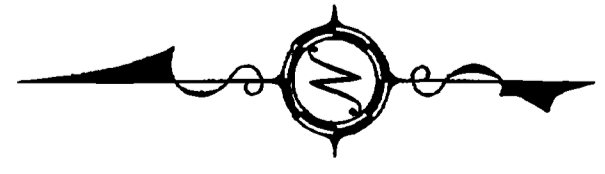
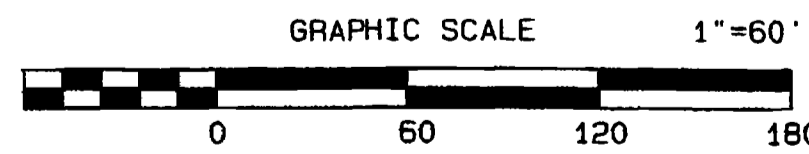
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<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - # B-210		tfcwest.com	
Grand Junction CO 81505		(970) 243-6067	
Date: Jan 8, 2003	Drawn: ist	Checked: ds	Job No. 0355-021
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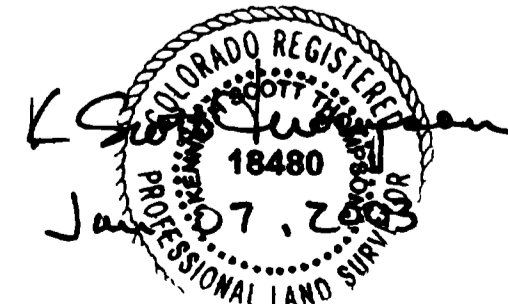


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**Final Plat**

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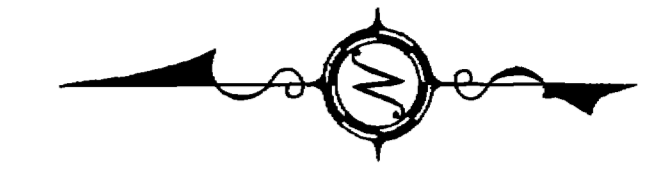
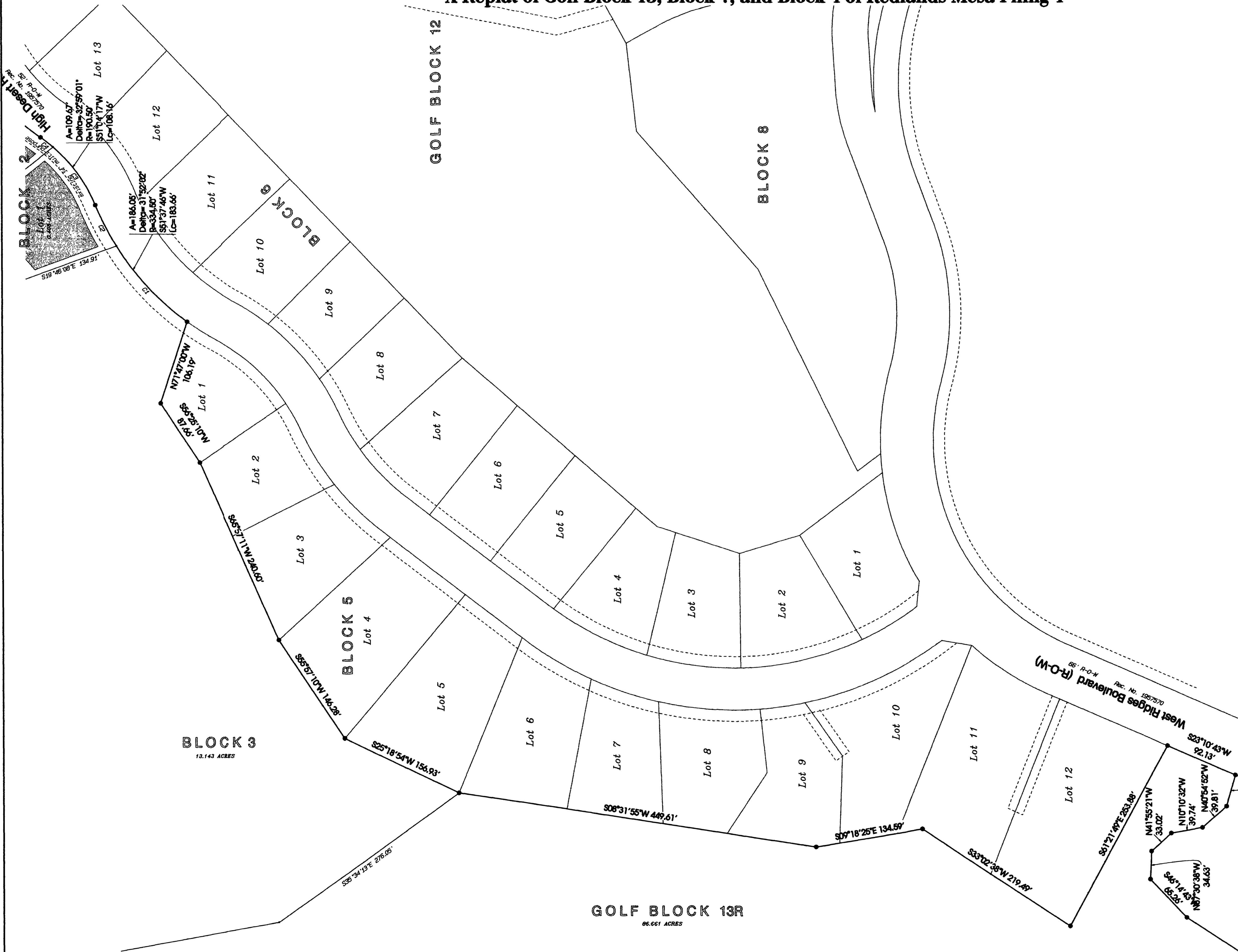
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529 25 1/2 ROAD - # B-210      ticwest.com  
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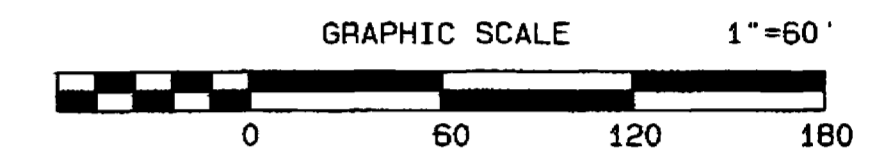
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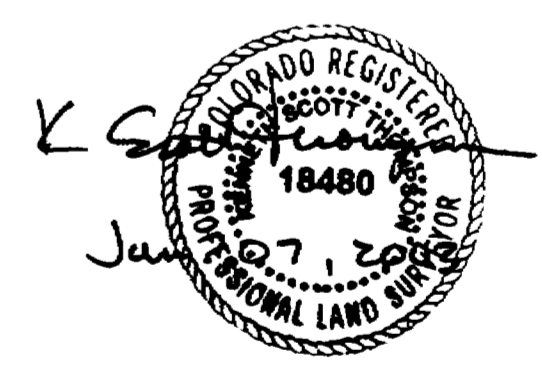
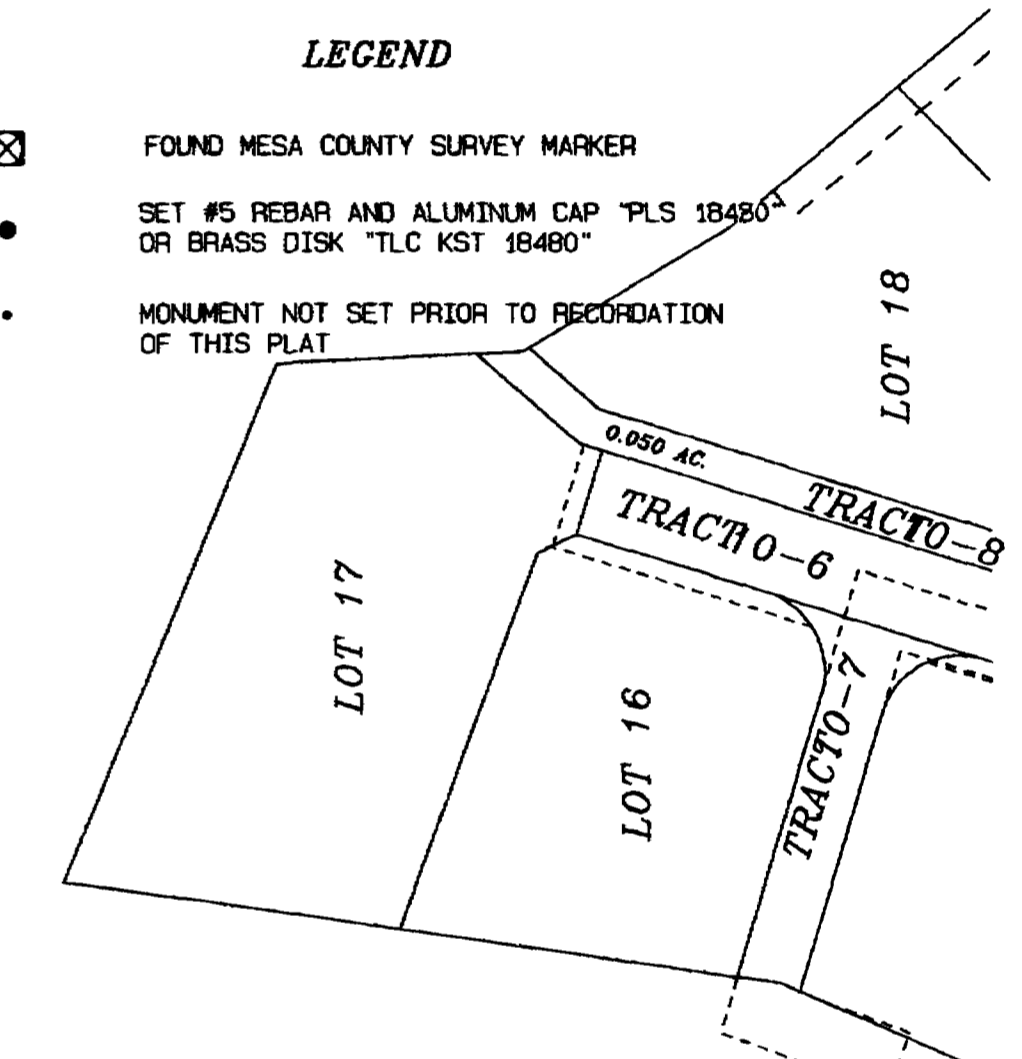


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Final Plat

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**THOMPSON-LANGFORD CORPORATION**

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Grand Junction CO 81505 (970) 243-6067

Date: Jan 8, 2003 Drawn: kst Checked: dis Job No. 0356-021

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