

RED TAIL RIDGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, La Cima I, LLC a Colorado Limited Liability Company is the owner of that real property located in the SW1/4 NW1/4 SE1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as described in Book 3175 at Page 707 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

All that part of the SW 1/4 NW 1/4 SE 1/4 of said Section 32. Said parcel contains 9.88 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 designated the same as RED TAIL RIDGE SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and rights-of-way shown hereon, being named as shown, 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.


All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tracts A and B shown hereon are hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

Tract C, D and E shown hereon are hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for access to the adjoining lots, subject to a multi-purpose easements as dedicated above.

All of the easements described 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 conditions 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 conditions 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.

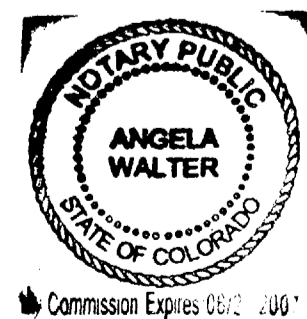

Jay Kee Jacobson, Manager

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 29 day of June A.D., 2004 by: Jay Kee Jacobson, Manager, La Cima I, LLC.

Witness my hand and official seal: Angela Walter
Notary Public

Address: 521 Road Ave Grand Junction, Co 81501
My commission expires: 6-27-2007



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Stewart Title Guaranty Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to La Cima I, LLC, a Colorado Limited Liability Company; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

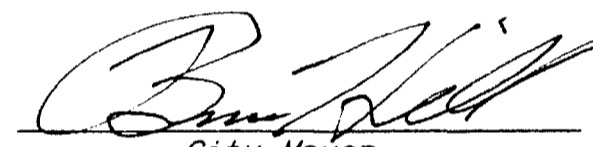
Date: June 29, 2004

By: Nancy McBride, President

CITY APPROVAL

This plat of RED TAIL RIDGE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 16 day of JULY, 2004.


City Manager


City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:42 o'clock P.M., this 3rd day of August A.D. 2004, and is duly recorded in Book No. 3710 at page 279-280
Reception No. 2206023, Fee \$ 25.00 + 1.00 Drawer No. PP-83

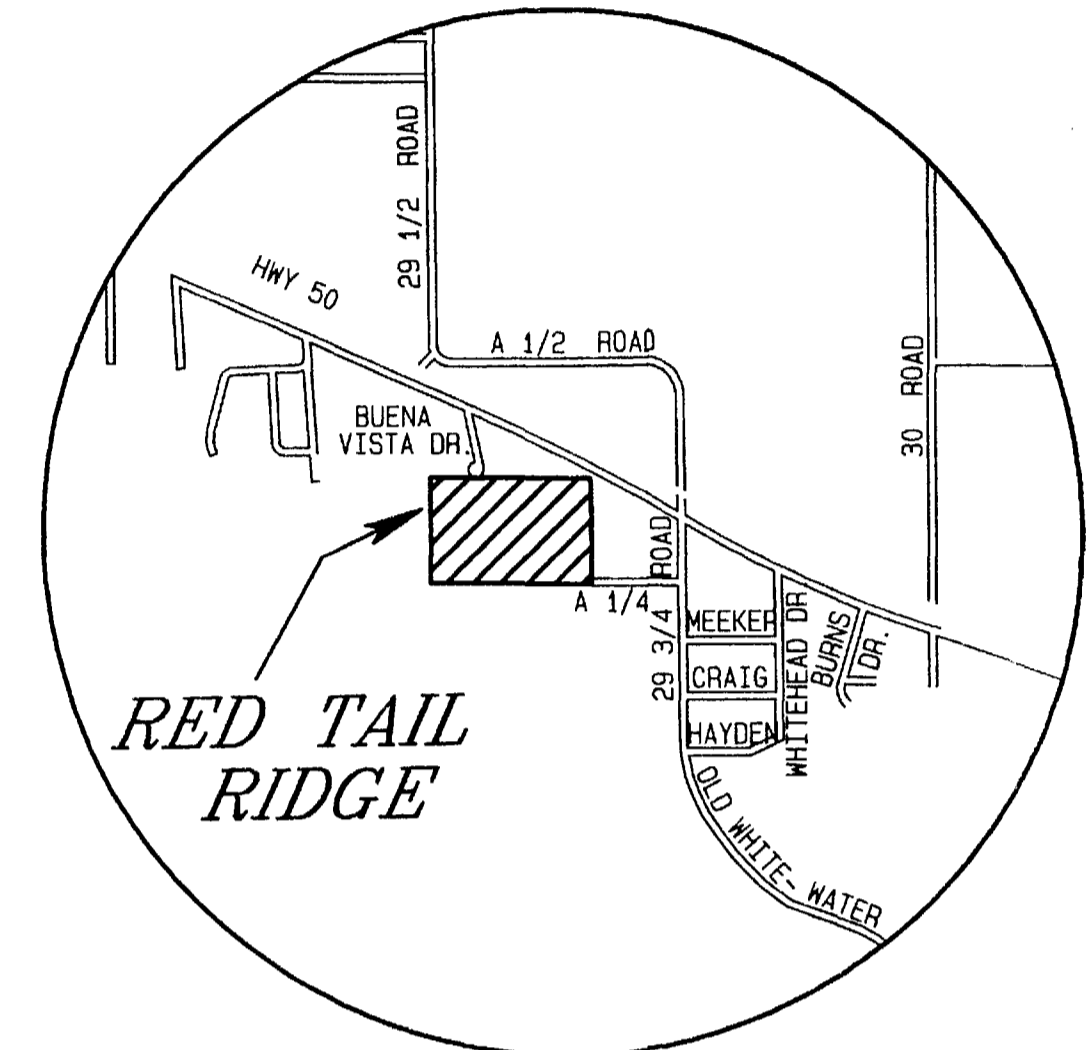
Deputy

Clerk and Recorder

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.

Homeowner's Association Covenants recorded
in Book 3710 at Pages 289-315

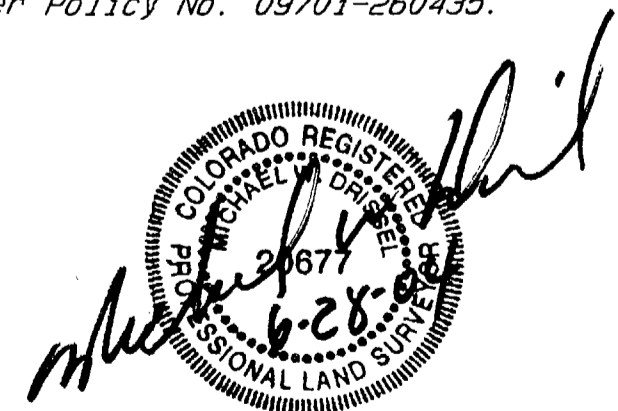
Tract A - E, Irrigation and Drainage Easements
conveyed to Homeowner's Association
in Book 3710 at Pages 288



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado. Title research was provided by Stewart Title under Policy No. 09701-260435.



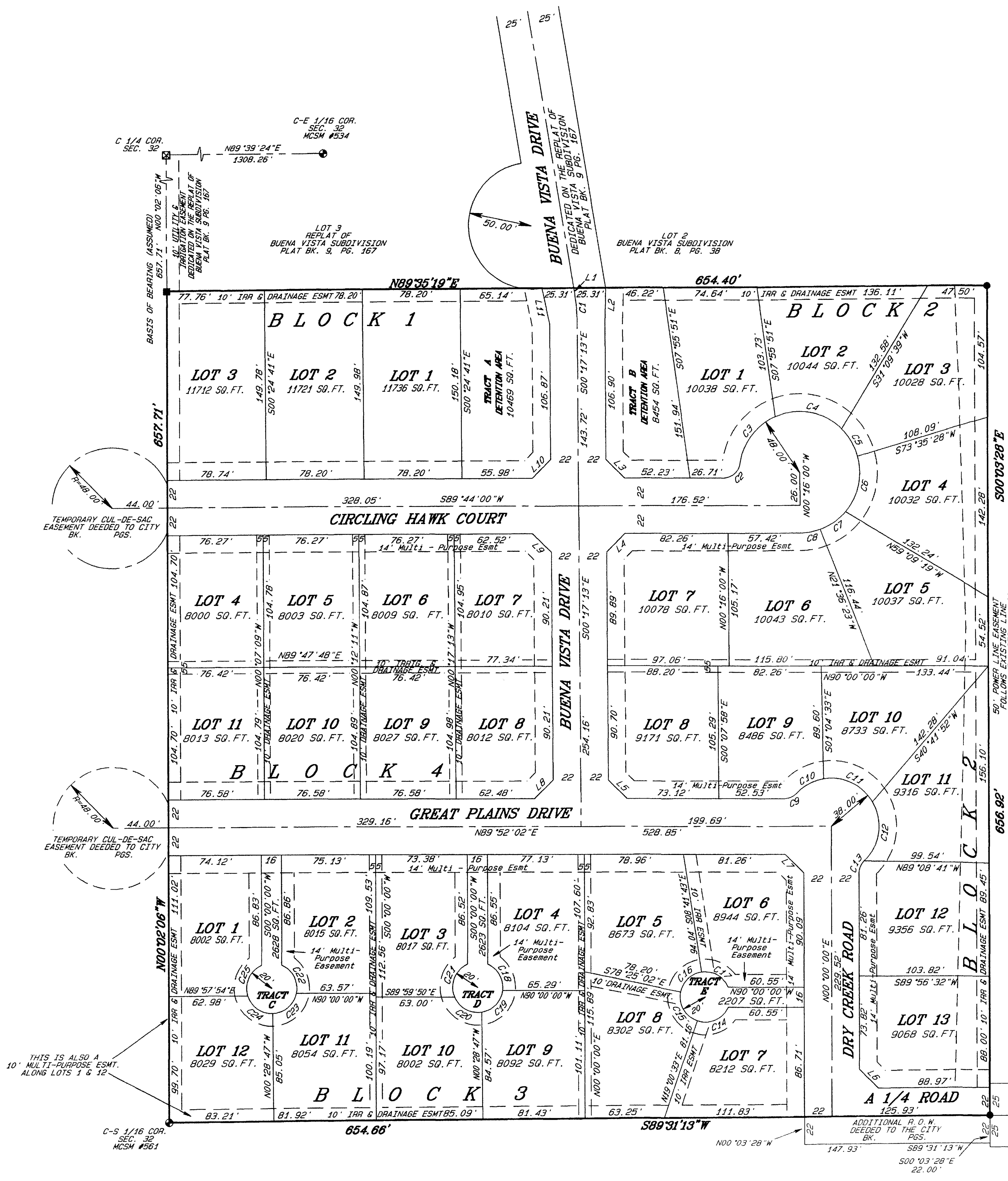
RED TAIL RIDGE SUBDIVISION
ALL THAT PART OF THE
SW1/4 NW1/4 SE1/4, SEC. 32, T1S, R1E, U.M.

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

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	665-02-01
Drawn By	TMODEL	Date	JUNE 2004	Sheet	1 OF 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

RED TAIL RIDGE SUBDIVISION



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		4.97'			S09°24'41"E
C1	9°07'28"	23.89'	150.00'	23.86'	S04°50'57"E
L2		28.75'			N00°57'27"E
L3		20.97'			N45°16'36"W
C2	81°06'50"	19.11'	13.50'	17.56'	S49°10'35"W
C3	57°27'47"	48.14'	48.00'	46.15'	N37°21'04"E
C4	68°34'14"	57.45'	48.00'	54.08'	S79°37'55"E
C5	29°50'30"	25.00'	48.00'	24.72'	S30°25'33"E
C6	55°54'57"	46.84'	48.00'	45.01'	S12°27'10"W
C7	29°50'30"	25.00'	48.00'	24.72'	S55°19'53"W
C8	19°28'52"	16.32'	48.00'	16.24'	S79°59'34"W
L4		20.97'			N44°43'24"E
L5		20.95'			N45°12'35"W
C9	46°25'25"	10.94'	13.50'	10.64'	S66°39'19"W
C10	37°10'36"	24.66'	38.00'	24.23'	N62°01'55"E
C11	69°01'14"	45.78'	38.00'	43.06'	S64°52'10"E
C12	76°46'58"	50.92'	38.00'	47.20'	S08°01'56"W
C13	46°25'25"	10.94'	13.50'	10.64'	N23°12'43"E
L6		21.04'			N45°14'23"W
C14	85°25'51"	29.82'	20.00'	27.13'	S66°17'37"W
C15	82°34'25"	28.82'	20.00'	26.39'	N29°42'15"W
C16	69°43'19"	24.34'	20.00'	22.86'	N46°26'38"E
C17	75°07'02"	26.22'	20.00'	24.38'	S61°08'12"E
L7		20.99'			S45°03'59"E
C18	73°43'31"	25.73'	20.00'	24.00'	S29°33'33"E
C19	74°04'29"	25.86'	20.00'	24.09'	S44°20'27"W
C20	75°24'28"	26.32'	20.00'	24.46'	N60°55'04"W
C21	89°38'09"	31.29'	20.00'	28.19'	N21°36'14"E
C22	78°12'39"	27.30'	20.00'	25.23'	S27°18'59"E
C23	76°46'42"	26.80'	20.00'	24.84'	S50°10'42"W
C24	73°58'36"	25.82'	20.00'	24.07'	N54°26'39"W
C25	83°52'40"	29.28'	20.00'	26.73'	N24°28'59"E
L8		20.99'			S44°47'25"W
L9		20.97'			S45°16'36"E
L10		20.97'			S44°43'24"W
L11		29.26'			S12°06'45"E

LEGEND

- MESA COUNTY SURVEY MARKER
 - ⊠ FOUND CITY MONUMENT IN MONUMENT BOX
 - FOUND #5 REBAR, SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
 - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- R. O. W. = RIGHT-OF-WAY
MCSM = MESA COUNTY SURVEY MARKER
ESMT. = EASEMENT
SQ. FT. = SQUARE FEET
R = RADIUS
IRR = IRRIGATION

AREA SUMMARY

DED. ROADS	= 1.88 AC. / 19.0%
LOTS	= 7.45 AC. / 74.8%
TRACTS	= 0.61 AC. / 06.2%
TOTAL	= 9.88 AC. / 100%

PLAT NOTES

Lots shall require a site specific grading and drainage plan.

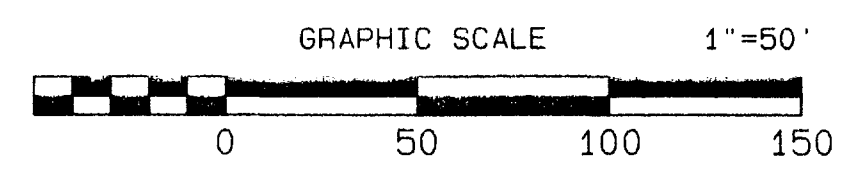
Engineered foundations are required. Foundation drains may be required based on engineering observations of an open excavation. Homeowners and builders are advised that severe wet soil conditions, groundwater, expansive and collapsible soil conditions may be encountered.

Lots which require a foundation drain include: Lots 2-7, 11 Block 1, 1-5, 7, 13 Block 2, and Lots 1, 4, 7-9, 12 Block 3.



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