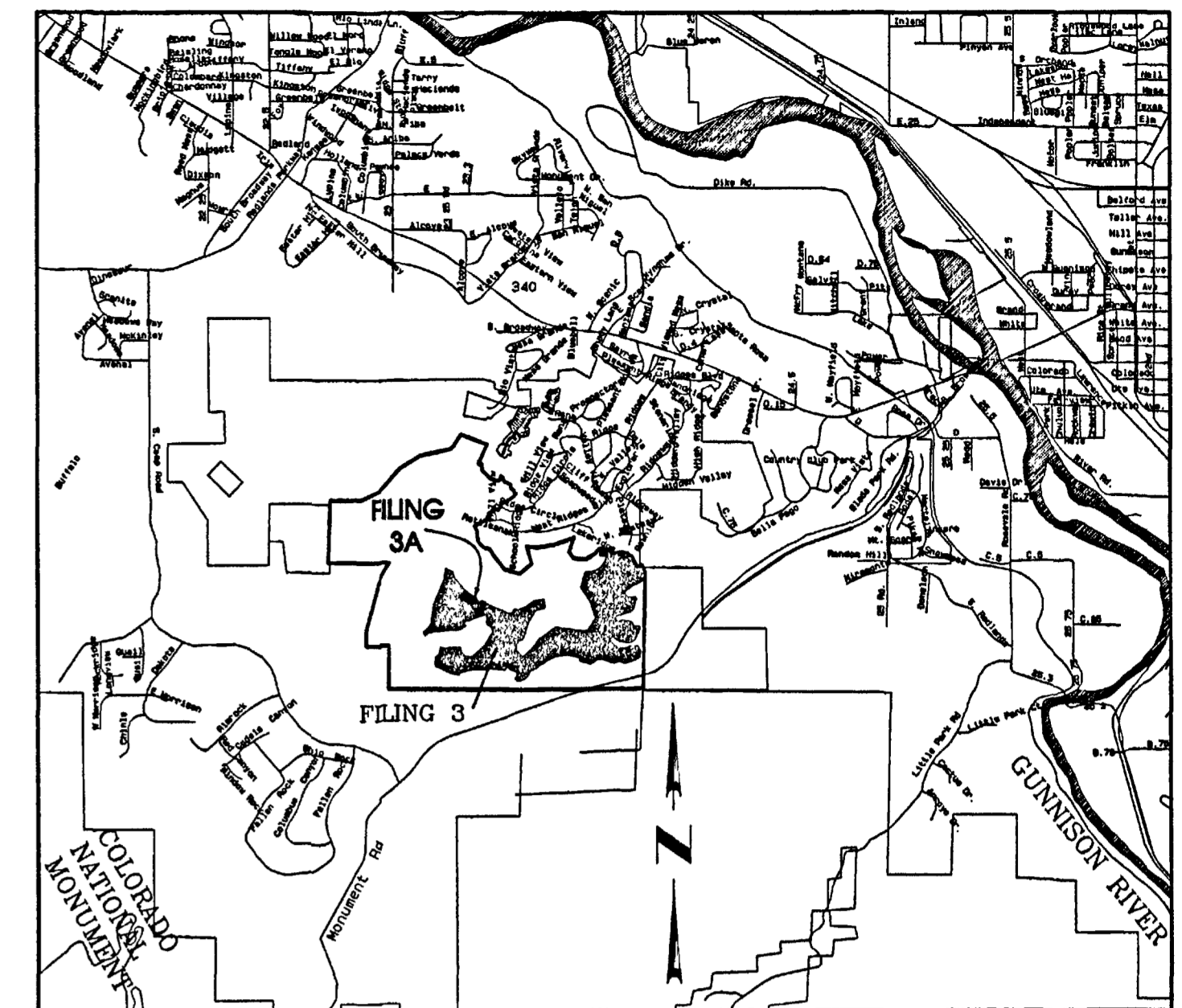


# REDLANDS MESA FILING 3A

A Replat of Lots 22 thru 27 inclusive, Block 2, Redlands Mesa Filing 3



## CERTIFICATE OF OWNERSHIP AND DEDICATION:

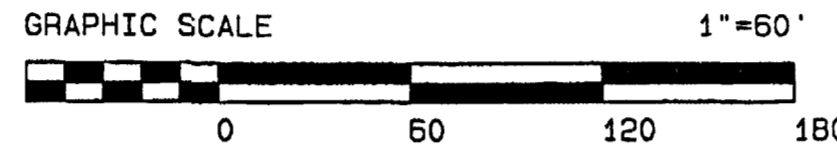
KNOW ALL MEN BY THESE PRESENTS:

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 portions of 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:

Lots 22, 23, 24, 25, 26, and 27 of Block 2, Redlands Mesa Filing 3, according to the Final Plat thereof recorded December 17, 2001 at Reception Number 2031159 in the Office of the Clerk and Recorder of Mesa County, Colorado.

Containing 2.012 acres, more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots 22R, 23R, 24R, 25R, and 26R as shown hereon, and designates the same as Redlands Mesa Filing 3A, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:



NOTE: All easements within this plat were previously dedicated on the Redlands Mesa Filing 3 plat recorded at Rec. No. 2031159.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 5th day of March, 2005.

Redlands Mesa, LLC, a Colorado limited liability company

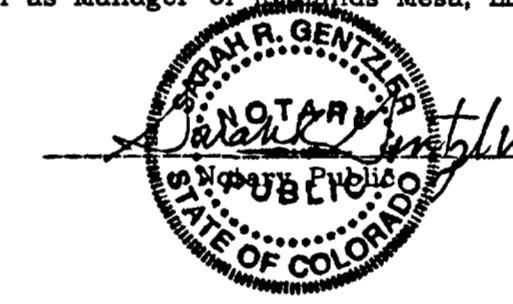
By: Ronald D. Austin  
Ronald D. Austin, Manager

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 8th day of March, 2005, by Ronald D. Austin as Manager of Redlands Mesa, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires Dec-28-08



## 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 3A, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.



Kenneth Scott Thompson,  
Colorado PLS 18480

## TITLE CERTIFICATION

We, First American Heritage Title 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 Redlands Mesa, LLC, a Colorado limited liability company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon. EXCEPT: Deed of Trust Book 2730 Page 183 and\*

DATE: March 8, 2005  
\* 2004 TAXES DUE & PAYABLE

BY: Nicole Lewis  
TITLE: EXAMINER  
FIRST AMERICAN HERITAGE TITLE COMPANY

## CITY OF GRAND JUNCTION APPROVAL

This plat of REDLANDS MESA FILING 3A, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 8th day of March, A.D., 2005.

[Signature] City Manager  
[Signature] Mayor

## CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the Mesa County Clerk and Recorder at 3:33 o'clock P.m., on the 10th day of March, 2005, and is duly recorded at Reception No 2242835. Book 3852 Page 469  
Drawer No. 99-75 Fees: 10.00+1.00

Clerk and Recorder of Mesa County

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 3A Final Plat

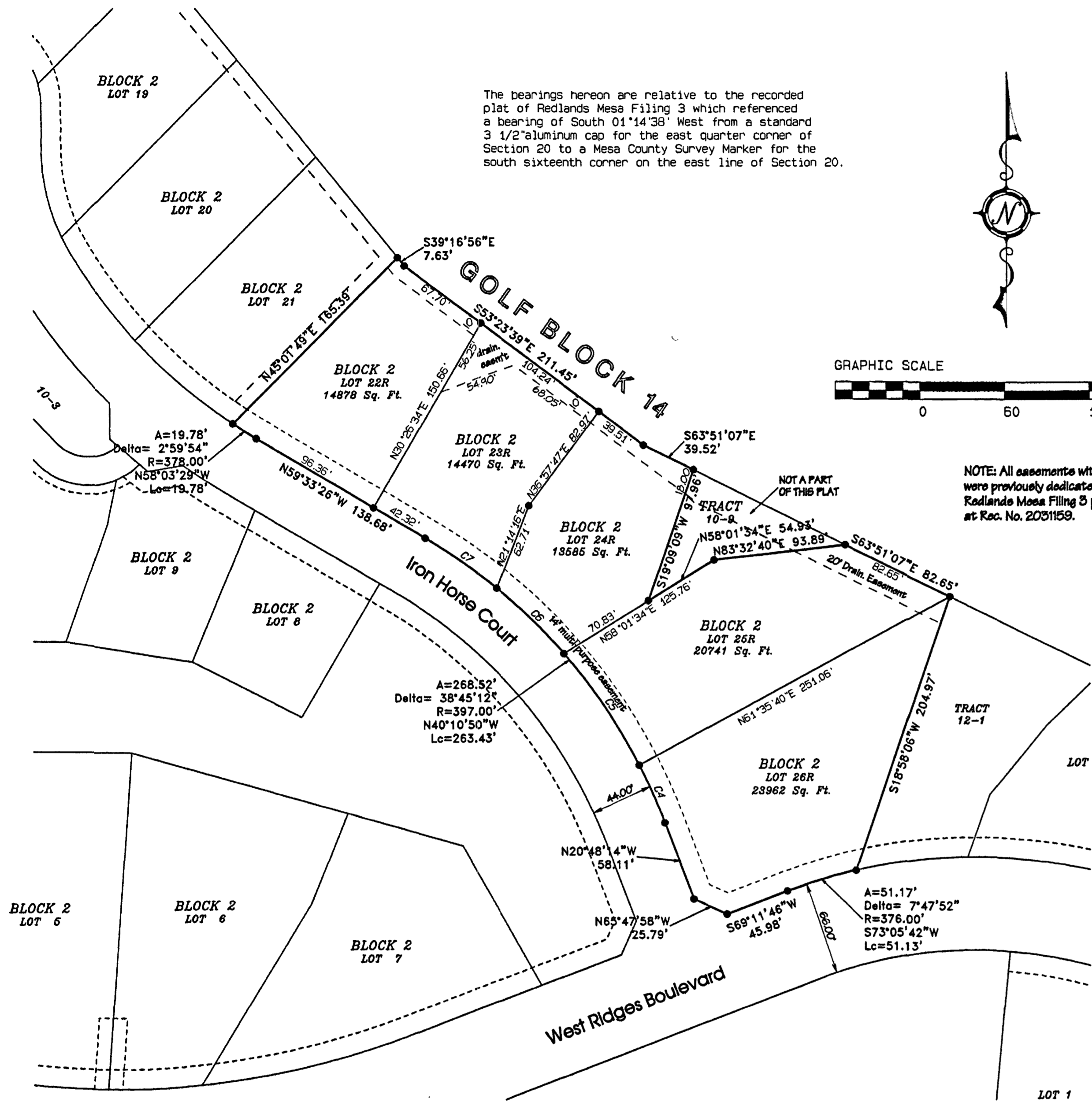
Situated in Section 20, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

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

Date: Sept. 21, 2004 Drawn: kat Checked: dns Job No. 0356-026  
S:\Survey\0356 redmesa\026 1H\replat.pro Sheet 1 of 1

The bearings hereon are relative to the recorded plat of Redlands Mesa Filing 3 which referenced 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.



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.

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C4	44.60	397.00	6°26'12"	N24°01'20"W	44.58
C5	95.30	397.00	13°45'19"	N34°07'03"W	95.07
C6	66.44	397.00	9°35'21"	N45°47'20"W	66.37
C7	62.18	397.00	8°58'26"	N55°04'19"W	62.12

LEGEND  
SET THIS PLAT OR PREVIOUSLY #5 REBAR AND ALUMINUM CAP "PLS 18480" OR BRASS DISK "TLC KST 18480"

**BULK STANDARDS**  
Minimum Lot Area..... 8,500 square feet  
Maximum Lot Coverage..... 35%  
Minimum Street Frontage..... 20 feet  
Maximum Structure Height..... 32 feet except as otherwise noted  
Minimum Side Yard Setback..... 7 feet Lots 22R thru 26R, Block 2

Minimum Front Yard Setback  
West Ridges Boulevard..... 20 feet from r-o-w (path side)  
West Ridges Boulevard..... 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

ABBREVIATIONS USED ON THIS PLAT  
N: NORTH  
E: EAST  
S: SOUTH  
W: WEST  
A: ARC LENGTH OF CURVE  
R: RADIUS OF CURVE  
DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE  
CHORD: BEARING OF LONG CHORD OF CURVE  
LC: LENGTH OF LONG CHORD OF CURVE  
T: TOWNSHIP  
R: RANGE  
R.O.W.: RIGHT-OF-WAY  
P.L.S.: PROFESSIONAL LAND SURVEYOR

Lots	2.012 Acres	100%
Total	2.012 Acres	100%