

REDLANDS MESA FILING 6

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 the west half of the southwest quarter of Section 20, and in the east half of the southeast quarter of Section 19, all in Township 1 South, Range 1 West of the Ute Meridian, described in Book 4012 Page 26 of the records of the Mesa County Clerk and Recorder, and as shown hereon, said property being more particularly described as follows:

Block 3, 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 through 6, and Tracts 9-1 and 9-2, as shown hereon, and designates the same as Redlands Mesa Filing 6, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

1. Perpetual, non-exclusive Multi-Purpose Easements as shown on Sheet 2 hereof 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 utility structures.
2. All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of underground utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.
3. Perpetual, non-exclusive Sanitary Sewer Easements as shown on Sheet 2 hereof are hereby granted across Lot 2 and Lot 3 for the benefit of Lot 4, and across Lot 2 for the benefit of Lot 3 for the installation, operation, maintenance, and repair/replacement of an underground sewer line. All conveyances of Lots 2, 3 and/or 4 shall be subject to the benefits and burdens of said Sanitary Sewer Easements, as applicable, whether or not any actual reference to the Sanitary Sewer Easements is made in the deed of conveyance.

All of the easements described in Paragraphs 1-3 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 are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner. 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.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 13th day of February, 2006.

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 13th day of February, 2006 by Ronald D. Austin as Manager of Redlands Mesa, LLC,

a Colorado limited liability company
Witness my hand and official seal:
My commission expires 12/12/2006
Cornie R. Whalen
Notary Public

TITLE CERTIFICATION
We, First American Heritage Title Co., 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; 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.

DATE: 2/14/06 BY: Nicole Lewis - Title Officer
First American Heritage Title Co.

PLAT NOTES

1. The lands within Redlands Mesa Filing 6 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 2851 at Page 9 of said records, the Second Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 17, 2001 in Book 2982 at Page 820 of said records, the Third Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 11, 2003 in Book 3553 at Page 935 of said records, and the Fourth Supplemental Declaration to Master Declaration for Redlands Mesa recorded February 23, 2006 in Book 4100 at Pages 12-15 of said records, as said Master Declaration and/or First Supplemental Declaration and/or Second Supplemental Declaration and/or Third Supplemental Declaration and/or Fourth Supplemental Declaration may be amended from time to time. This Final Plat of Redlands Mesa Filing 6 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. At the time Lots 5 and 6 are conveyed to third parties by Owner, each of such conveyances shall include an undivided one-half interest as a tenant in common in Tract 9-1, subject to the terms and provisions of the Common Driveway Declaration recorded in the records of Mesa County and referenced hereon in the list of Conveyance Documents.
4. Tract 9-2 shall be conveyed to the Master Association by separate instrument for open space and trail purposes subject to the trail easement recorded in Book 3058 at Page 846, and shall constitute Common Area under the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa.
5. The No Disturbance Zones shown and described hereon cannot be disturbed in any manner by the Owner of the Lot or any other person. Disturbance shall include, without limitation, any grading, excavation, movement of rock formations, or construction of any kind. This prohibition shall be enforceable by the Association as if set forth in full as a covenant in the Master Declaration of Covenants, Conditions and Restrictions of Redlands Mesa. Wherever a No Disturbance Zone impacts a building envelope, the No Disturbance Zone shall control and there shall be no building or other disturbance in that portion of the building envelope.

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 Building Envelope of each Lot is specifically established on the Redlands Mesa Filing 6 Site Plan recorded in the records of Mesa County and referenced hereon in the list of Conveyance Documents. 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.

NOTE: The Maximum Structure Height Elevation for Improvements constructed in Redlands Mesa Filing 6 are established on the Redlands Mesa Filing 6 Site Plan recorded in the records of Mesa County and referenced hereon in the list of Conveyance Documents.

NOTICE: Certain Notes are included on this plat as required by the City of Grand Junction as conditions for approval of this subdivision. This surveyor and/or Thompson-Langford Corporation shall not be held responsible for the enforcement of those conditions which said notes are intended to dictate after the recording of this plat. Nor shall the failure of those conditions being enforced cause this surveyor and/or Thompson-Langford Corporation to be responsible to revise, amend or replot this subdivision plat.

CITY OF GRAND JUNCTION APPROVAL

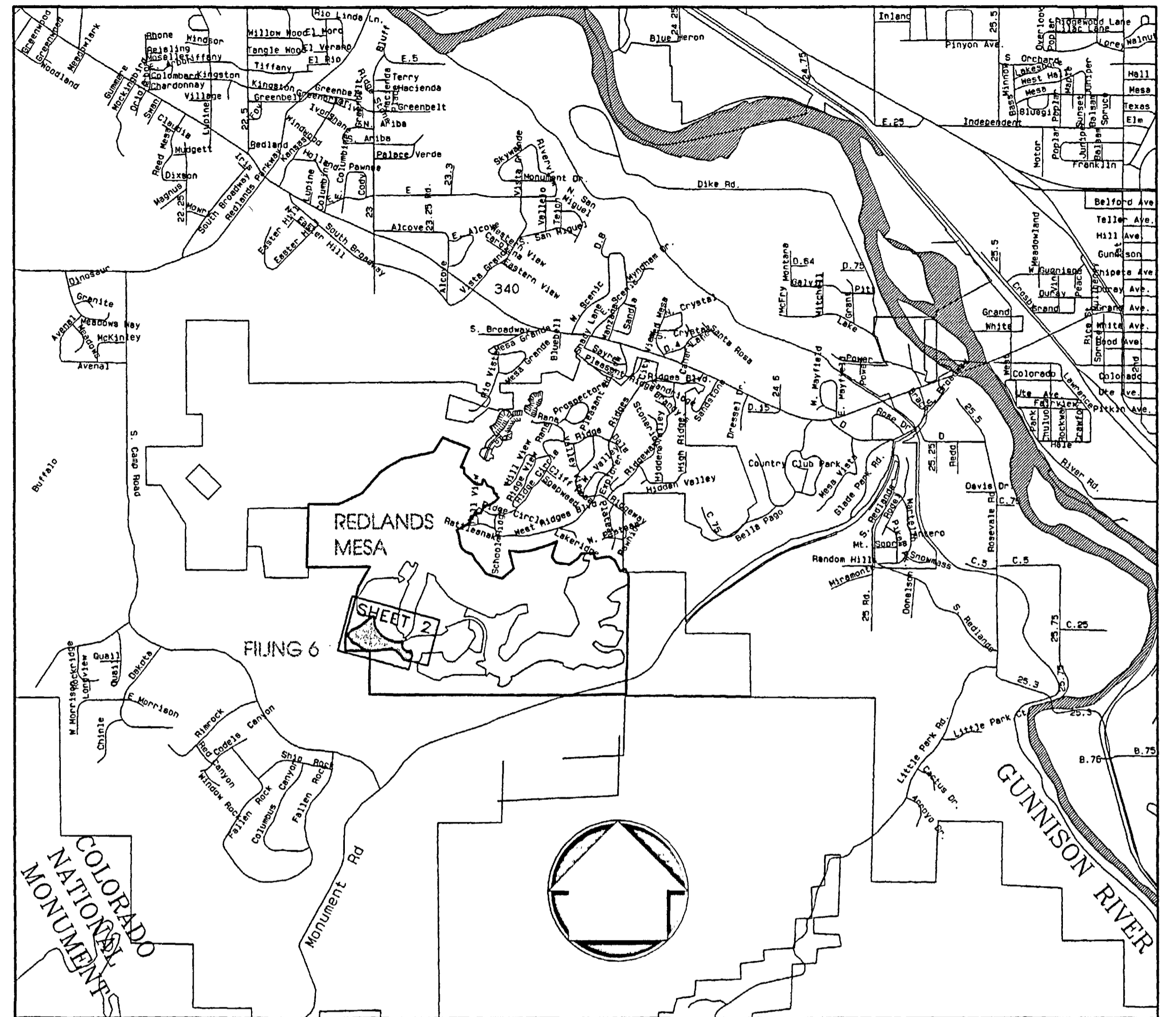
This Plat of REDLANDS MESA FILING 6, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20th day of February, 2006.

[Signature] City Manager
[Signature] President of City Council

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:23 o'clock P M., on this 23rd day of February, 2006, A.D., and was recorded at Reception No. 2303273, Book 4099, Pages 993-995 Drawer No. RR-114, Fees 30.00 + 1.00.

By: _____ Clerk and Recorder Deputy



VICINITY MAP / KEY MAP

1" = 2000'

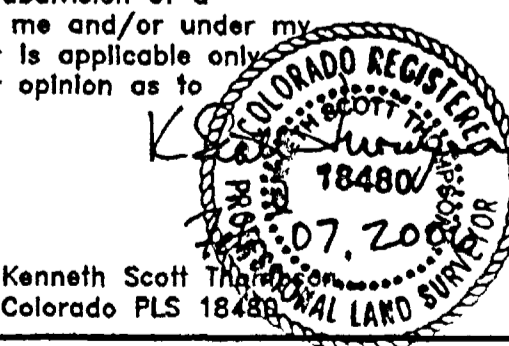
ABBREVIATIONS

- Bldg. Building
- Blvd. Boulevard
- C Curve
- & Centerline
- Drain. Drainage
- E East
- Easmt Easement
- L Line
- Max. Maximum
- M-P Multi-Purpose
- N North
- No. Number
- PLS Professional Land Surveyor
- PLSS Public Land Survey System
- Recept. Reception
- r-o-w Right-of-way
- S South
- San. Sanitary
- Sec. Section
- Sew. Sewer
- Sp. Space
- Sq. Ft. Square Feet
- Tr. Tract
- W West

AREA SUMMARY		
Lots	9.685 Acres	99.36 %
Tracts	0.063 Acres	00.64 %
Total	9.748 Acres	100.00 %

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 6, 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.



CONVEYANCE DOCUMENTS (for City use only)		
Common Driveway Declaration (Lot 5 & 6)	Book <u>4100</u>	Pages <u>12-15</u>
Site Plan for Redlands Mesa Filing 6	Book <u>4099</u>	Pages <u>993-995</u>
Tract 9-2 to the Master Association	Book <u>4100</u>	Page <u>35</u>
Sanitary Sewer Easement (Lots 2, 3 and 4)	Book <u>4100</u>	Pages <u>7-8</u>

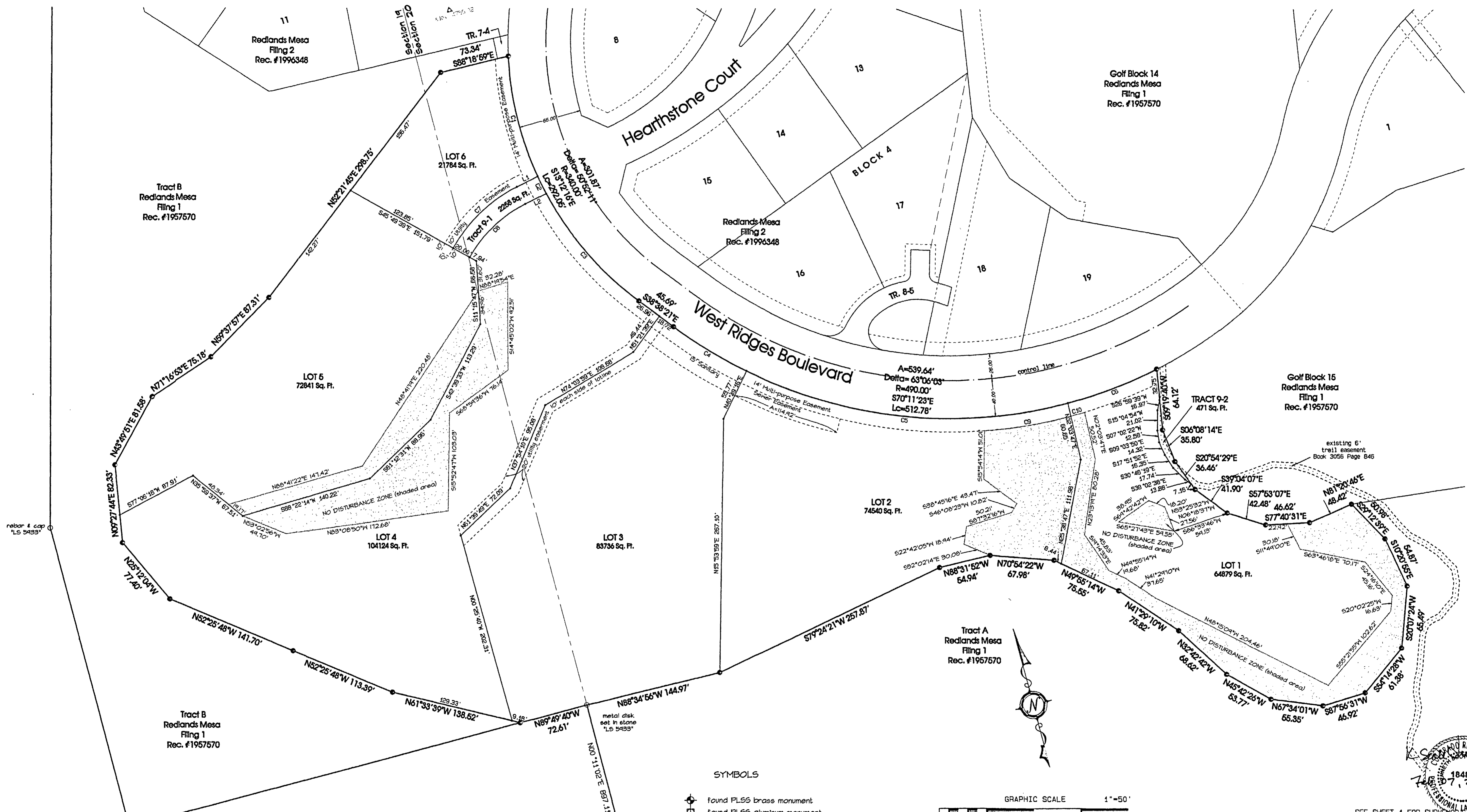
**REDLANDS MESA
FILING 6
Final Plat**

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

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0356 redmesa\028 f6\028.pro Job No. 0356-028
Drawn: kst Checked: drs Date: Feb 7, 2006 Sheet 1 of 2

REDLANDS MESA FILING 6



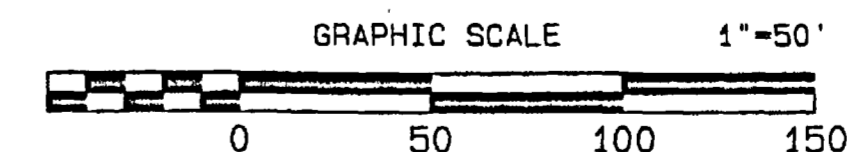
LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°28'07"W	24.62'
L2	N78°28'07"E	24.62'

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	131.01'	340.00'	22°04'36"	N01°11'32"E	130.20'
C2	20.00'	340.00'	3°22'15"	N11°31'53"W	20.00'
C3	150.85'	340.00'	25°25'20"	N25°55'41"W	149.62'
C4	90.14'	490.00'	10°32'23"	N43°54'33"W	90.01'
C5	348.90'	490.00'	40°47'48"	N69°34'38"W	341.57'
C6	100.61'	490.00'	11°45'52"	S84°08'32"W	100.43'
C7	94.36'	157.64'	34°17'46"	N61°19'14"E	92.96'
C8	82.39'	137.64'	34°17'46"	S61°19'14"W	81.16'
C9	93.05'	504.00'	10°34'41"	S84°37'48"E	92.92'
C10	15.02'	504.00'	1°42'27"	N89°13'38"E	15.02'

- SYMBOLS**
- ⊕ Found PLSS brass monument
 - ⊞ Found PLSS aluminum monument
 - Found rebar and cap as noted
 - calculated position - no monument
 - ◆ set 24" #5 rebar/aluminum cap PLS 18480



The bearings hereon are relative to the recorded plat of Redlands Mesa Filing 1 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 sixteen corner on the east line of Section 20.

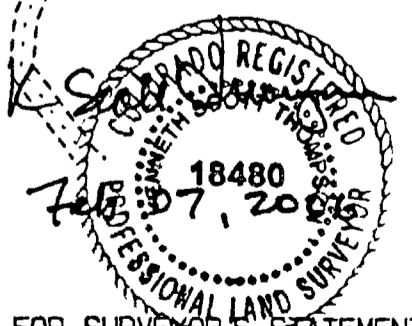
**REDLANDS MESA
FILING 6
Final Plat**

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

THOMPSON-LANGFORD CORPORATION

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

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Drawn: kst Checked: drs Date: Feb 7, 2006 Sheet 2 of 2



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

REDLANDS MESA

FILING 6

NOTES:

- 1) The builder must verify that the proposed structure is not exceeding the maximum structure height elevation.
- 2) Building Envelope limits are not at a consistent setback from the property lines. The location of all proposed structures should be field verified by persons competent to determine that such structures will be within the building envelope.
- 3) Each of lots 1, 2, 3, 4, 5, and 6 shall have the right-of-way option, in addition to normal accessory structures, such as garages, to have one Accessory Dwelling Unit (ADU), attached or detached, which may have a full kitchen facility. The Accessory Dwelling Unit may not exceed 30% of the living space area of the primary dwelling unit, and must comply with all bulk standards, ridge-line and height restrictions, the Redlands Mesa Design Guidelines, the Master Declaration of Covenants, Conditions, and Restrictions and any other restriction applicable to the building site for each lot.
- 4) The design and location of the ADU shall be subordinate to the design and location of the Principal Dwelling Unit. One off-street parking space shall be required for the ADU.
- 5) The ADU may be used as a caretaker employee unit for the Primary Dwelling, or as a guest house, but may not be rented to a non-employee of the Primary Dwelling.
- 6) Primary elements necessary to mitigate the presence of homes on the ridgeline are:

Building Height

1. All structures within the primary building envelope shall be no higher than the maximum structure height elevation noted on the site plan. That height shall be 26' above the center lot elevation, with the exception of Lot 1 and Lot 6, which shall be 32'.
2. All structures or portions of structures within the secondary building envelope shall be no higher than the maximum structure height elevation shown on the site plan. That height shall be 18' above the center lot elevation.

Building Massing:

1. Walls shall start low at the edges and mass towards the center.
2. Horizontal elevations shall be broken with changes in materials, plane, and fenestration.

Roofs:

1. Roof pitch shall be a min. of 3:12 and max. of 6:12 with consistent pitches.
2. The minimum roof overhang shall be 24".
3. Hipped roof forms are encouraged.
4. Covered entries, porches and arcades, at human scale, are encouraged.

Exterior Materials and Colors:

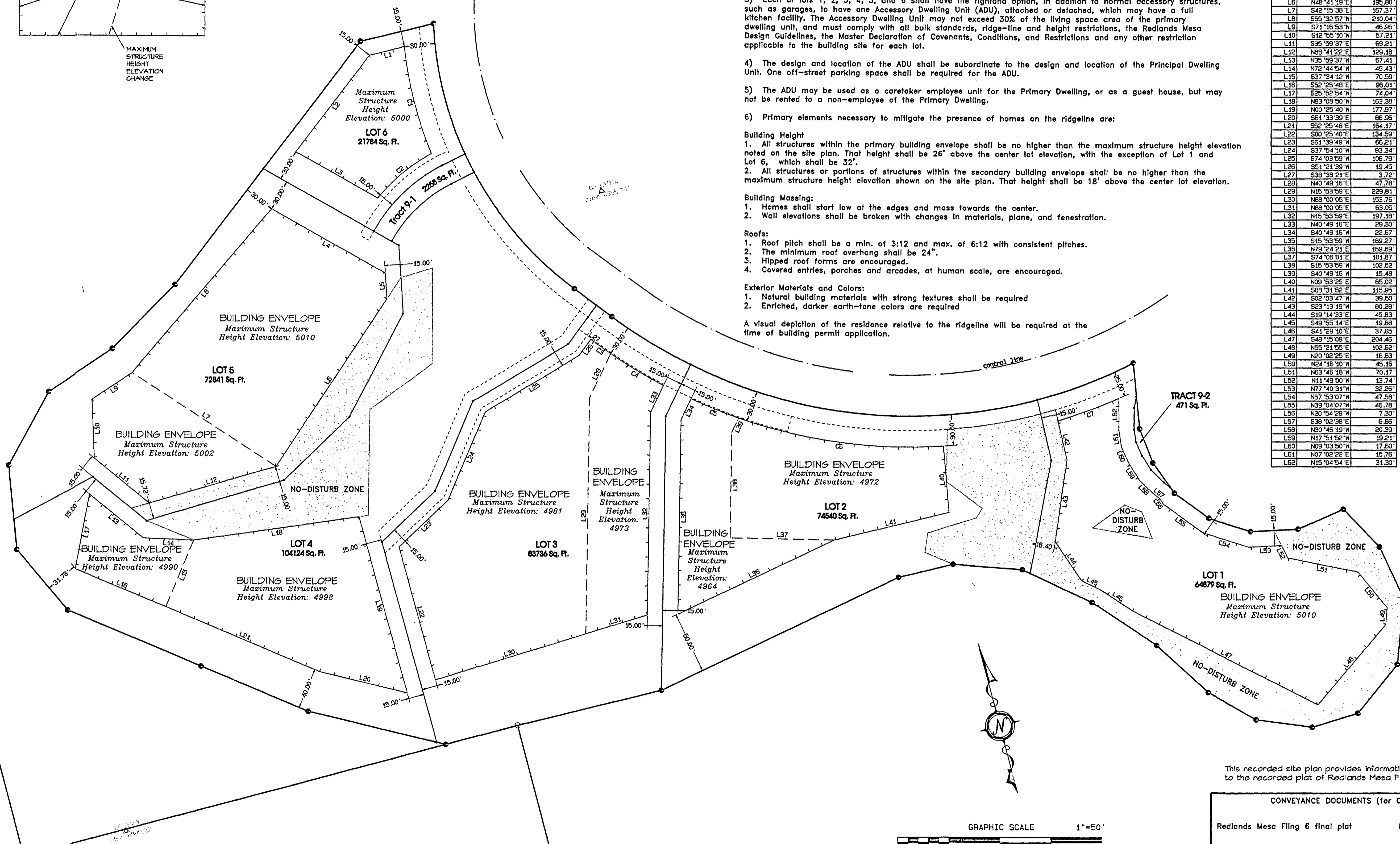
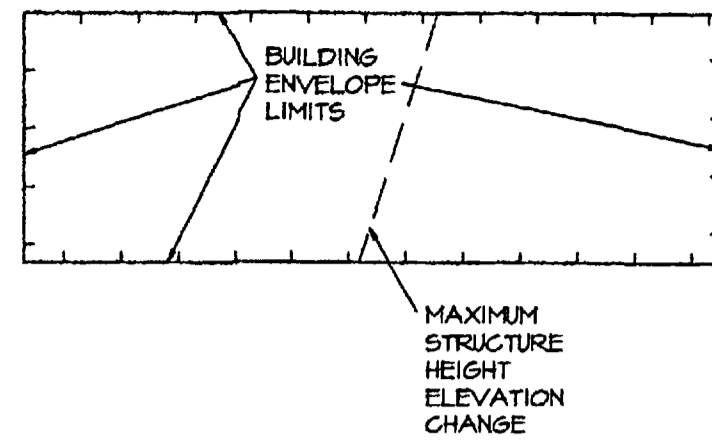
1. Natural building materials with strong textures shall be required
2. Enriched, darker earth-tone colors are required

A visual depiction of the residence relative to the ridgeline will be required at the time of building permit application.

BUILDING SETBACK LINE TABLE

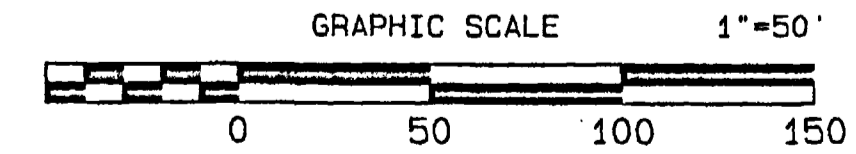
LINE	BEARING	DISTANCE
L1	N88°16'59"W	35.26'
L2	S52°21'45"W	118.84'
L3	S45°48'38"E	82.04'
L4	N45°48'38"W	127.35'
L5	N11°15'47"E	25.18'
L6	N48°44'19"E	195.80'
L7	S42°15'38"E	167.37'
L8	S55°32'57"W	210.04'
L9	S71°16'53"W	46.95'
L10	S12°55'10"W	57.21'
L11	S35°59'37"E	68.21'
L12	N88°41'22"E	129.18'
L13	N35°59'37"W	67.41'
L14	N72°44'54"W	49.43'
L15	S37°34'12"W	70.59'
L16	S52°23'48"E	96.01'
L17	S25°52'54"W	74.04'
L18	N63°08'50"W	163.38'
L19	N00°25'40"W	177.97'
L20	S61°33'39"E	86.96'
L21	S52°25'48"E	164.17'
L22	S00°25'40"E	134.59'
L23	S61°39'49"W	66.21'
L24	S37°54'10"W	93.34'
L25	S74°03'59"W	106.79'
L26	S51°21'39"W	19.45'
L27	S38°38'21"E	3.72'
L28	N40°43'16"E	47.78'
L29	N15°53'53"E	223.81'
L30	N88°00'05"E	153.76'
L31	N88°00'05"E	63.05'
L32	N15°53'59"E	197.18'
L33	N40°48'16"E	29.30'
L34	S40°48'16"W	22.67'
L35	S15°53'59"W	189.27'
L36	N79°24'21"E	169.69'
L37	S74°06'01"E	101.87'
L38	S15°53'59"W	102.62'
L39	S40°48'16"W	15.48'
L40	N09°53'25"E	65.02'
L41	S85°31'52"E	115.95'
L42	S02°03'47"W	39.50'
L43	S23°13'19"W	80.28'
L44	S19°14'33"E	45.83'
L45	S49°55'14"E	19.88'
L46	S41°28'10"E	37.65'
L47	S48°15'09"E	204.46'
L48	N55°21'55"E	102.62'
L49	N20°02'25"E	16.63'
L50	N24°16'10"W	45.16'
L51	N63°46'18"W	70.17'
L52	N11°49'00"W	13.74'
L53	N77°40'31"W	32.26'
L54	N57°53'07"W	47.58'
L55	N59°04'07"W	46.78'
L56	N20°53'29"W	7.30'
L57	S38°02'38"E	6.65'
L58	N30°46'19"W	20.39'
L59	N17°51'52"W	19.21'
L60	N09°03'50"W	17.60'
L61	N07°02'22"E	15.76'
L62	N15°04'54"E	31.30'

LINE TYPE LEGEND



LINE	ARC	RADIUS	DELTA	CHORD	CHORD
C1	167.75'	370.00'	16°41'06"	S00°40'32"W	107.37'
C2	68.49'	172.64'	22°43'56"	S65°32'45"W	68.05'
C3	20.39'	520.00'	2°14'49"	S39°45'46"E	20.39'
C4	60.26'	520.00'	6°38'23"	S44°12'22"E	60.23'
C5	50.17'	520.00'	6°31'40"	S53°35'45"E	50.15'
C6	203.44'	520.00'	22°24'57"	S67°34'04"E	202.15'
C7	63.64'	515.00'	7°04'50"	N84°54'44"E	63.60'

MAXIMUM ELEVATIONS ARE BASED UPON THE NAVD29 DATUM; REFERENCE CAN BE MADE TO CONTROL POINT SADY, A #5 REBAR NEAR THE SOUTH LINE OF TRACT B; ELEVATION = 4899.99'.
OR CONTROL POINT LYDIA, A #5 REBAR WITH ALUMINUM CAP IN LOT 15, BLOCK 4, FILING 2; ELEVATION = 4965.74'.



The bearings hereon are relative to the recorded plat of Redlands Mesa Filing 1 which referenced a bearing of South 01°14'38" West from a standard 3/2" 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.

This recorded site plan provides information supplemental to the recorded plat of Redlands Mesa Filing 6.

CONVEYANCE DOCUMENTS (for City use only)

Redlands Mesa Filing 6 final plat Book 4099 Page 993-995

REDLANDS MESA

FILING 6

SITE PLAN

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

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0356 redmesa\02B f6\02B.prd Job No. 0356-028
Drawn: kst Checked: drs Date: Feb 7, 2006 Sheet 1 of 1