

# REDLANDS MESA

## FILING 7

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redlands Mesa, LLC, a Colorado limited liability company, owner of Block One and portions of Block Two hereon, undeveloped property, and Sunflower Investment, LLC, a Colorado limited liability company, owner of portions of Block Two hereon, undeveloped property, are the owners of certain real property in the County of Mesa, State of Colorado, being situated in the southeast quarter of the southwest quarter, the southwest quarter of the southeast quarter, the east half of the southeast quarter and the southeast quarter of the northeast quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, described in Book 3996 Pages 964 and in Book 4058 Pages 685-688 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 5, according to the Final Plat thereof recorded December 18, 2003 at Reception No. 2167951 in the Office of the Clerk and Recorder of Mesa County, Colorado.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks, Tracts and Streets as shown hereon, and designates the same as Redlands Mesa Filing 7, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following dedications and grants:

- All streets shown hereon, being West Ridges Boulevard, Redlands Mesa Drive, Redlands Mesa Court and Rabbitbrush Court, 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. In accordance with applicable City regulations, all such dedicated street rights-of-way, and any improved pathways that may be located within said dedicated street rights-of-way, shall be subject to the rights of the undersigned Owners, the Owners and Occupants of Lots in Redlands Mesa, the Redlands Mesa Master Association (hereafter the "Master Association"), and the owner of the "Golf Land" as platted on the recorded Final Plat of Redlands Mesa Filing 1, to use said street rights-of-way for access, egress and ingress to their respective properties, and for the installation, operation and maintenance of underground utility lines serving such lands, and for the operation of golf carts.
  - Perpetual, non-exclusive Multi-Purpose Easements as shown on Sheets 2-5 hereof are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owners, 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.
  - 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.
  - The Pedestrian Easement shown hereon is hereby dedicated across Tract 4-4 to the City of Grand Junction as a perpetual non-exclusive easement for ingress and egress use by the public forever for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.
  - All Drainage Easements are dedicated to the City of Grand Junction and the Master Association, and reserved to the Owners as perpetual non-exclusive easements for the inspection, installation, operation, maintenance and repair/replacement of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. By this plat the City of Grand Junction does not assume responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.
  - A perpetual, non-exclusive Drainage Easement over the entirety of Tract 4-4, as shown hereon, is hereby granted to the Master Association and reserved to the undersigned Owner for the installation, operation, maintenance, and repair/replacement of drainage facilities 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.
  - A perpetual, non-exclusive Utility Easement over the entirety of Tract 4-4, as shown hereon, is 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.
- All of the easements described in Paragraphs 2-7 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 Owners have caused their names to be hereunto subscribed this 13<sup>th</sup> day of February, 2006.

Redlands Mesa, LLC,  
a Colorado limited liability company  
By: Ronald D. Austin  
Ronald D. Austin, Manager

Sunflower Investment, 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 13<sup>th</sup> 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 of the State of Colorado this 13<sup>th</sup> day of February, 2006.  
Connie R. Whalen  
Notary Public

STATE OF COLORADO }  
COUNTY OF MESA } ss  
My Commission Expires 01/24/2007

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2006, by Ronald D. Austin as Manager of Sunflower Investment, LLC, a Colorado limited liability company.

Witness my hand and official seal of the State of Colorado this 13<sup>th</sup> day of February, 2006.  
Connie R. Whalen  
Notary Public

STATE OF COLORADO }  
COUNTY OF MESA } ss  
My Commission Expires 01/24/2007

**PLAT NOTES**

- The lands within Redlands Mesa Filing 7 are subject to the terms and conditions of the Development Improvements Agreement for Redlands Mesa Filing 7 recorded \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Agreement may be amended from time to time.
- The lands within Redlands Mesa Filing 7 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, as amended by Instrument recorded March 27, 2003 in Book 3307 at Page 754 of said records, and as further amended by Instrument recorded May 19, 2003 in Book 3362 at Page 1, the Third Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 11, 2003 in Book 3553 at Page 935 of said records, the Fourth Supplemental Declaration to Master Declaration for Redlands Mesa recorded February 22, 2006 in Book 4100 at Pages 22-27 of said records, and the Fifth Supplemental Declaration to Master Declaration for Redlands Mesa recorded February 23, 2006 in Book 4100 at Pages 28-33 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 and/or Fifth Supplemental Declaration may be amended from time to time. This Final Plat of Redlands Mesa Filing 7 constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.
- 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.
- Tract 4-1, Tract 4-2, and Tract 4-4 shall be conveyed to the Master Association by separate instrument for open space and trail purposes subject to the various easements granted or reserved on this plat, and shall constitute Common Area under the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa.
- At the time Lots 3 and 4 are conveyed to third parties by Owner(s), each of such conveyances shall include an undivided one-half interest as a tenant in common in Tract 4-3, 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.
- 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.
- The rock outcrops within the Preserve Zones shown and described hereon shall be preserved but may be incorporated into usable landscape features including water features, benches, natural paths, etc., all of which shall be subject to approval by the Design Review Committee.
- The undersigned Owners reserve the right from time to time, but shall have no obligation, to further subdivide and/or develop all or portions of Block Two, Filing 7, 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.
- The No Build Easements (or approximate locations thereof), as shown hereon, are subject to the terms of the Declaration of Golf Course and Community Area Easements referred to above.
- The undersigned Owners reserve the right from time to time to alter the boundary lines common to Block Two, Filing 7 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(s) 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.
- A perpetual non-exclusive Irrigation Easement shall be granted by separate instrument to the Master Association over, across and beneath Lot 11 Block One and Tract 4-4, as shown hereon, for the use and benefit of the Master Association and the owners of Lots in Redlands Mesa Filing 7 for the installation, operation, maintenance and repair/replacement of irrigation systems and facilities and to supply and drain irrigation water.

**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 and to Sunflower Investments, 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.

**CITY APPROVAL**

This plat of REDLANDS MESA FILING 7, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 23<sup>rd</sup> day of February, A.D. 2006.

[Signature] City Manager  
[Signature] Mayor

**SURVEYOR'S STATEMENT**

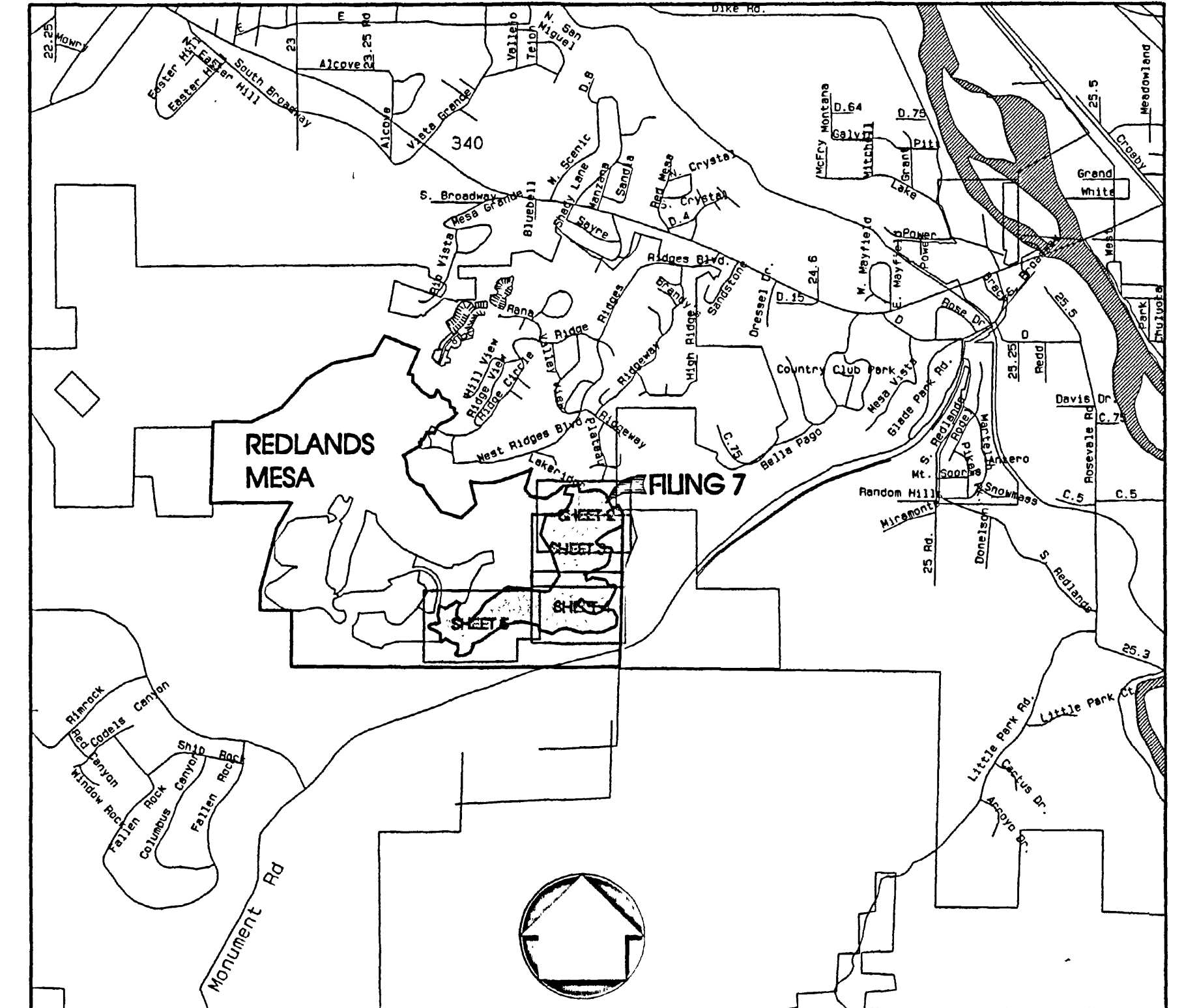
I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of REDLANDS MESA FILING 7, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents 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, liensholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,  
Colorado PLS 18480



**ABBREVIATIONS**

- Bld. Boulevard
- C Curve
- CL Centerline
- Devel. Development
- Drain. Drainage
- E East
- Easmt Easement
- L Line
- 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



VICINITY MAP / KEY MAP

1" = 2000'

**BULK STANDARDS**

- Minimum Lot Area..... - 8,500 sf
- Minimum Street Frontage..... - 20 feet
- Maximum Structure Height..... - 32 feet
- Minimum Side Yard Setback..... - 15 feet
- Minimum Front Yard Setback
  - West Ridges Blvd..... - 20 feet from r-o-w (path side)
  - West Ridges Blvd..... - 30 feet from r-o-w (non-path side)
  - Note: pathside is that side 40 feet from control line shown inside r-o-w.
- Minimum Rear Yard Setback..... - 30 feet from property line (common rear yard lot lines)
- 30 feet from property line (adjacent to golf or open space)

**BASIS OF BEARINGS**

The bearings hereon are based upon the assumption that the line from the east quarter corner of Section 20, a 3" standard cap stamped "PLS 18480", to the south sixteenth corner on the east line of said Section 20, a brass cap MCSM #1209, bears South 01°14'38" West.

NOTE: Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all Lots.

NOTE: Engineered foundations are required.

NOTE: Individual sanitary sewer pumps are required for Lots 3 & 4.

NOTE: The Building Envelope of each Lot is all that portion of the Lot lying within the setbacks as described in the Bulk Standards hereof. 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 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.

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 replat this subdivision plat.

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.

**AREA SUMMARY**

Lots	10.331 Acres	15.00%
Roads	3.337 Acres	4.85%
Tracts	9.906 Acres	14.38%
Block Two	45.300 Acres	65.77%
<b>Total</b>	<b>68.874 Acres</b>	<b>100.00%</b>

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the Office of the Mesa County Clerk and Recorder at 2:23 o'clock P.m., on the 23<sup>rd</sup> day of February, 2006, and is duly recorded at Reception No. 2303274. Book 4100 Pages 1-5  
Drawer No. RR-115. Fees: 50.00+1.00

Clerk and Recorder of Mesa County

**CONVEYANCE DOCUMENTS (for City use only)**

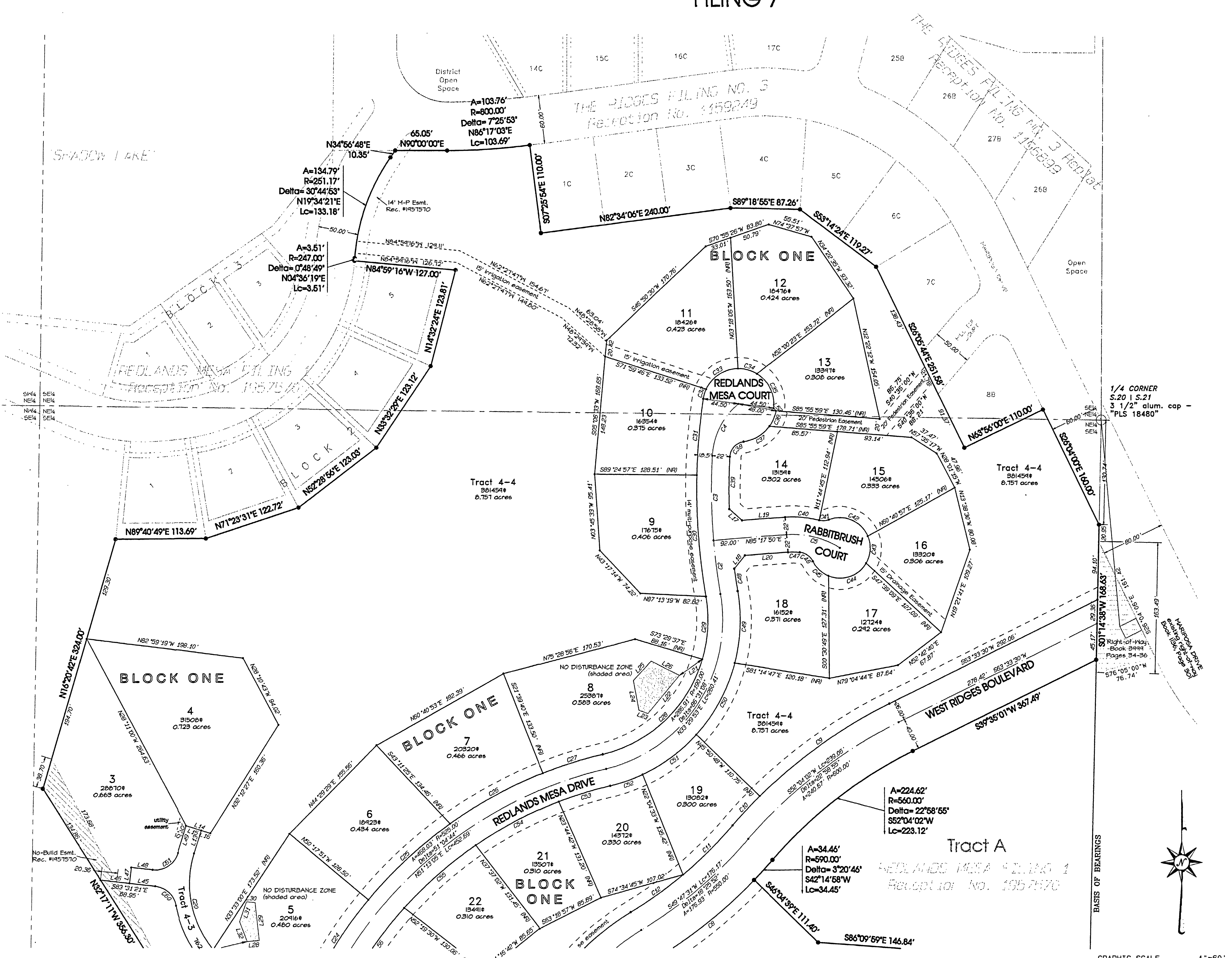
Tract 4-1 to the Master Association	Book <u>4100</u> Page <u>34</u>
Tract 4-2 to the Master Association	Book <u>4100</u> Page <u>34</u>
Tract 4-4 to the Master Association	Book <u>4100</u> Page <u>34</u>
Common Driveway Declaration (Tract 4-3)	Book <u>4100</u> Pages <u>16-18</u>
Grant of Easements	Book <u>4100</u> Pages <u>9-11</u>

**REDLANDS MESA**  
**FILING 7**  
**Final Plat**

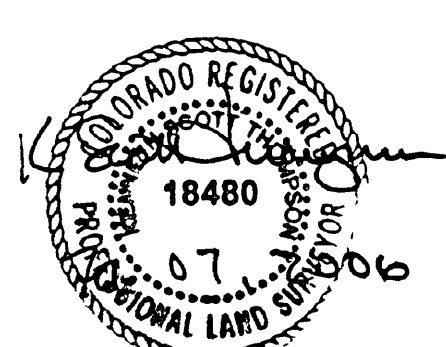
SE1/4 SW1/4, SE1/4 NE1/4, SE1/4 SEC. 20, T.1 S., R.1 W., UTE MERIDIAN	
<b>THOMPSON-LANGFORD CORPORATION</b>	
629 25 1/2 ROAD - B-210	(970) 243-6067
Grand Junction CO 81505	tlc@tlcwest.com
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Drawn: kst	Checked: drs
Date: Feb 7, 2006	Sheet 1 of 5



# REDLANDS MESA FILING 7



LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.73	300.00	19°14'25"	S15°07'05"E	100.29
C2	67.81	788.00	5°03'31"	S07°13'55"E	67.79
C3	109.76	789.00	7°53'25"	S01°45'27"E	105.88
C4	74.86	91.30	46°58'46"	S25°40'38"W	72.78
C5	69.95	109.35	36°39'03"	N76°22'38"W	69.76
C6	56.81	260.00	12°31'11"	S18°28'37"E	56.70
C7	262.24	260.00	57°47'21"	S30°06'47"W	251.26
C8	155.34	590.00	15°05'07"	S51°27'54"W	154.83
C9	201.10	626.00	18°24'22"	N54°21'19"E	200.24
C10	49.99	626.00	4°34'33"	N42°51'51"E	49.98
C11	87.66	624.00	9°35'07"	N45°22'08"E	87.56
C12	80.90	624.00	8°50'46"	N54°35'05"E	80.82
C13	78.31	326.00	13°45'45"	N17°15'20"W	78.12
C14	92.36	168.50	31°24'24"	N79°47'46"W	91.21
C15	179.20	168.50	69°34'30"	N34°18'19"W	167.42
C16	40.47	168.50	13°45'43"	N02°21'48"E	40.37
C17	48.33	168.50	16°25'04"	N17°27'41"E	48.17
C18	28.43	20.00	81°57'55"	N31°12'48"W	28.14
C19	157.81	148.00	61°05'42"	N41°03'20"W	150.44
C20	127.19	128.00	56°56'00"	S11°13'35"E	122.02
C21	71.29	128.00	31°54'37"	S56°58'53"E	70.37
C22	28.65	20.00	82°05'01"	N67°32'09"E	28.26
C23	5.53	543.50	0°35'00"	S25°58'13"W	5.53
C24	127.49	543.50	13°26'26"	N32°58'56"E	127.20
C25	139.93	543.50	14°45'04"	N47°04'40"E	139.54
C26	132.71	543.50	13°59'25"	N61°26'55"E	132.38
C27	78.86	543.50	8°18'49"	N72°36'02"E	78.79
C28	180.35	171.50	60°15'04"	N46°37'55"E	172.15
C29	78.63	171.50	26°16'04"	N03°22'21"E	77.94
C30	152.57	786.50	11°06'54"	N04°12'14"W	152.34
C31	96.02	786.50	6°59'41"	N04°51'03"E	95.96
C32	16.63	44.50	16°15'45"	N16°28'21"E	16.59
C33	50.34	44.50	64°48'05"	N57°00'46"E	47.70
C34	24.86	44.50	32°00'38"	S74°34'22"E	24.54
C35	50.77	44.50	65°12'17"	S25°52'55"E	48.06
C36	21.33	48.00	25°27'34"	S23°04'43"W	21.16
C37	38.84	48.00	46°21'53"	S58°29'27"W	37.79
C38	27.57	20.00	78°59'08"	S42°40'49"W	25.44
C39	65.23	746.00	5°00'36"	S00°40'57"W	65.21
C40	43.01	131.35	18°45'48"	S85°19'16"E	42.82
C41	12.35	20.00	35°29'08"	N86°22'04"E	12.16
C42	58.54	38.00	88°15'59"	S67°11'31"E	52.92
C43	35.34	38.00	53°16'45"	S03°34'51"W	34.08
C44	54.44	38.00	82°04'55"	S71°15'41"W	49.90
C45	27.46	38.00	41°24'35"	N45°59'44"W	26.87
C46	20.49	20.00	58°42'44"	N55°39'59"W	19.61
C47	14.78	87.35	9°11'49"	N89°51'15"W	14.71
C48	26.36	746.00	2°10'43"	S08°40'20"E	26.36
C49	90.06	212.00	24°20'24"	S02°24'31"W	89.38
C50	102.35	212.00	27°39'45"	S28°24'35"W	101.36
C51	84.64	212.00	22°52'33"	S53°40'44"W	84.08
C52	43.07	212.00	11°38'26"	S70°56'14"W	43.00
C53	67.49	503.00	7°41'14"	S72°54'50"W	67.43
C54	117.83	503.00	13°25'20"	S62°21'33"W	117.56
C55	119.16	503.00	13°34'22"	S48°21'42"W	118.88
C56	114.34	503.00	13°01'27"	S35°34'48"W	114.09
C57	29.61	503.00	3°22'21"	S27°21'54"W	29.60
C58	180.76	128.00	80°54'29"	S14°45'31"E	180.10
C59	89.96	128.00	40°16'12"	S75°21'52"E	89.12
C60	38.23	30.00	73°00'51"	N47°00'55"W	38.70
C61	41.49	30.00	79°14'14"	N56°51'32"E	38.26
C62	331.33	326.00	58°13'57"	N29°53'29"E	317.25
C63	80.12	336.00	13°39'45"	N05°45'17"E	79.93



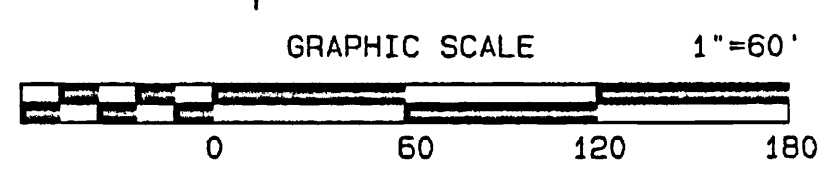
SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 7 Final Plat

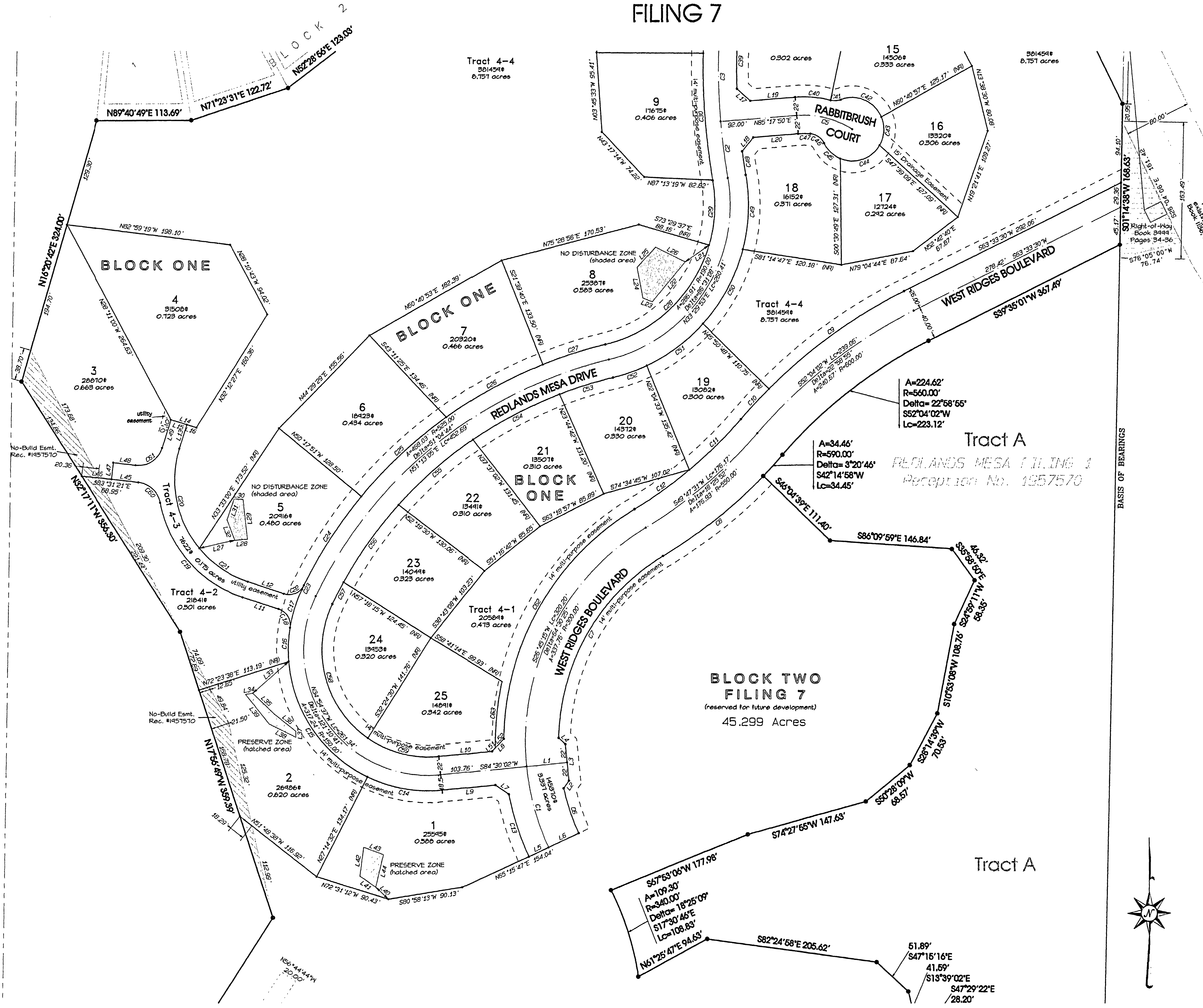
SE1/4 SW1/4, SE1/4 NE1/4, SE1/4 SEC. 20, T.1 S., R.1 W., UTE MERIDIAN

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

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Drawn: kst Checked: drs Date: Feb 7, 2006 Sheet 2 of 5



# REDLANDS MESA FILING 7



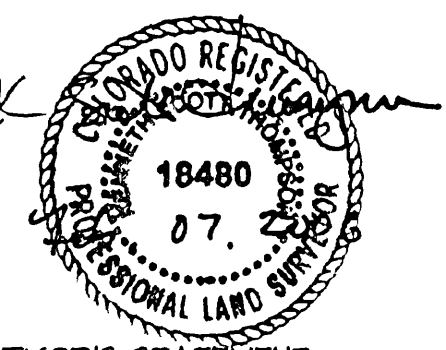
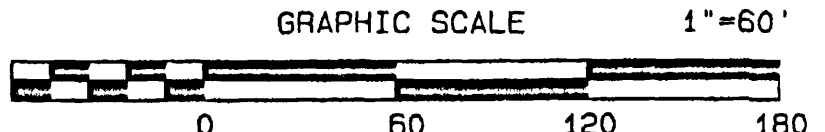
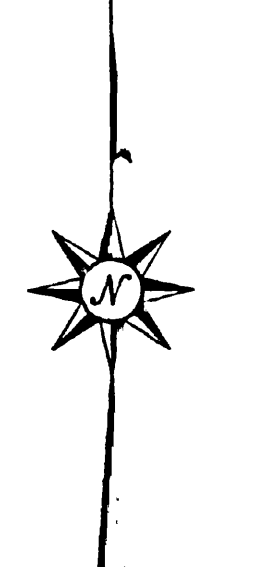
LINE	BEARING	DISTANCE
L1	S84°30'02"W	48.97'
L2	N33°00'40"E	11.07'
L3	N05°29'58"W	44.00'
L4	N46°00'36"W	11.07'
L5	S65°15'47"W	26.00'
L6	S65°15'47"W	40.00'
L7	N55°15'35"W	19.51'
L8	N42°55'12"E	20.53'
L9	N84°30'02"E	64.35'
L10	S84°30'02"W	64.35'
L11	S72°01'34"E	45.53'
L12	N71°14'25"W	45.52'
L13	S17°14'25"W	30.20'
L14	N72°45'35"W	32.00'
L15	S72°45'35"E	20.00'
L16	S72°45'35"E	12.00'
L17	S48°18'50"E	21.39'
L18	S38°54'30"W	21.39'
L19	S65°17'50"W	54.31'
L20	N85°17'50"E	54.31'
L21	N55°12'29"E	35.00'
L22	N39°44'26"E	61.85'
L23	S70°39'36"E	12.20'
L24	S10°35'29"E	37.75'
L25	S42°49'24"W	33.05'
L26	N63°20'44"W	39.75'
L27	N76°55'29"E	43.69'
L28	N65°39'49"E	15.23'
L29	N06°08'16"W	48.23'
L30	N87°00'54"W	10.78'
L31	N19°02'51"E	26.58'
L32	S20°38'19"E	26.27'
L33	S48°58'28"W	57.53'
L34	S80°52'40"W	8.66'
L35	N45°55'39"W	35.49'
L36	N51°27'43"W	33.45'
L37	N01°18'45"W	7.35'
L38	S63°46'32"E	35.99'
L39	S38°16'51"E	45.35'
L40	N46°11'08"W	21.03'
L41	S55°11'51"E	23.26'
L42	S07°38'53"W	34.75'
L43	N69°48'28"W	25.53'
L44	N13°42'01"E	40.04'
L45	N83°31'21"W	38.41'
L46	N83°31'21"W	36.54'
L47	S06°28'39"W	20.00'
L48	N83°31'21"W	26.78'
L49	N17°14'25"E	35.53'
L50	S42°55'12"W	5.89'
L51	S42°55'12"W	14.64'
L52	N42°08'45"W	4.52'

A=224.62'  
R=560.00'  
Delta=22°58'55"  
S52°04'02"W  
Lc=223.12'

A=34.46'  
R=590.00'  
Delta=3°20'46"  
S42°14'58"W  
Lc=34.45'

S67°53'06"W 177.98'  
A=109.30'  
R=340.00'  
Delta=18°25'09"  
S17°30'46"E  
Lc=108.83'

S82°24'58"E 205.62'  
51.89'  
S47°15'16"E  
41.69'  
S13°39'02"E  
S47°29'22"E  
/28.20'



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 7 Final Plat

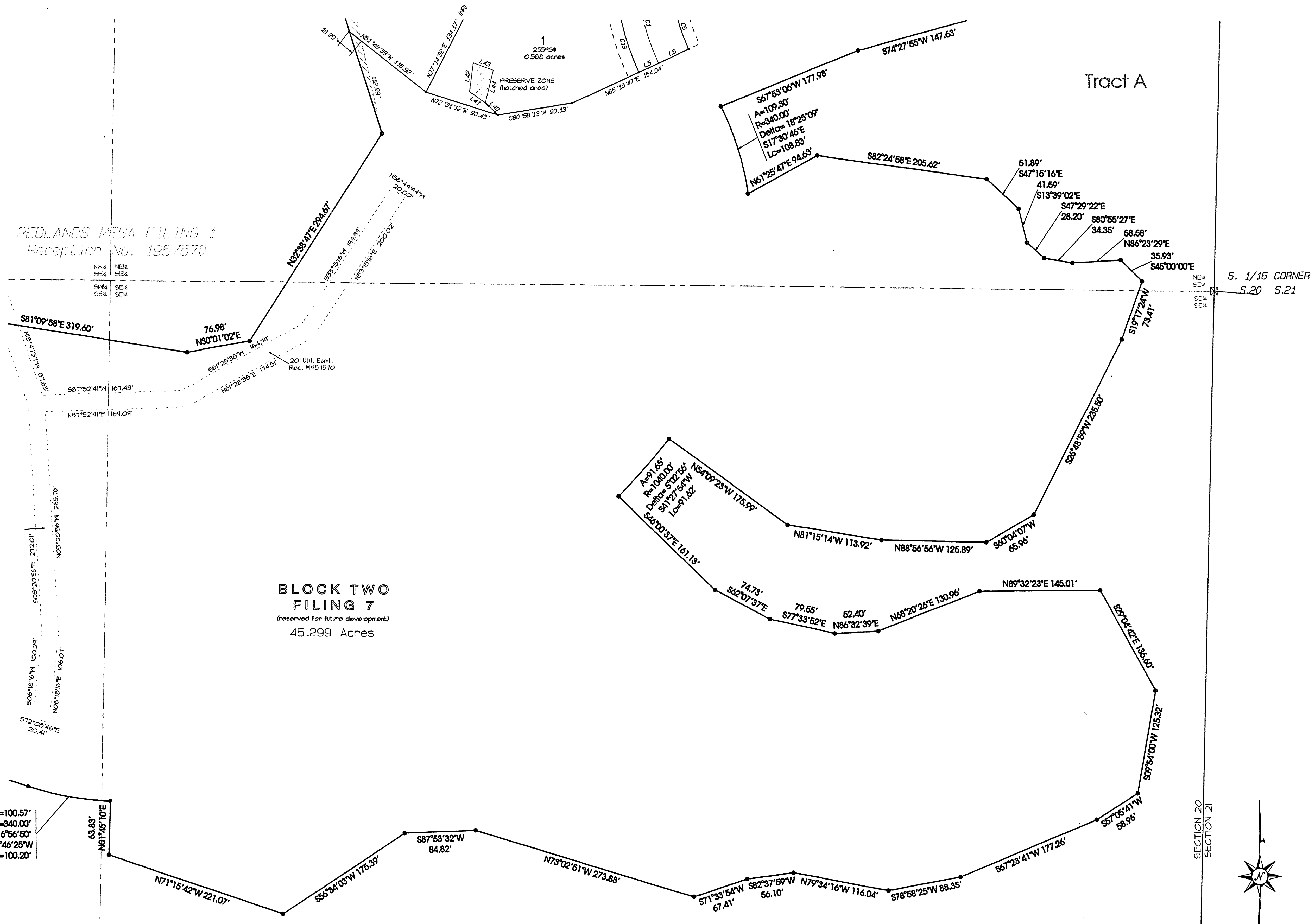
SE1/4 SW1/4, SE1/4 NE1/4, SE1/4 SEC. 20, T.1 S., R.1 W., UTE MERIDIAN

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

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Drawn: kst Checked: drs Date: Feb 7, 2006 Sheet 3 of 5



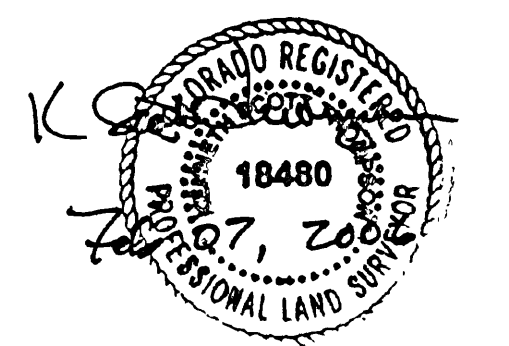
# REDLANDS MESA FILING 7



REDLANDS MESA FILING 7  
Reception No. 1957570

**BLOCK TWO  
FILING 7**  
(reserved for future development)  
45.299 Acres

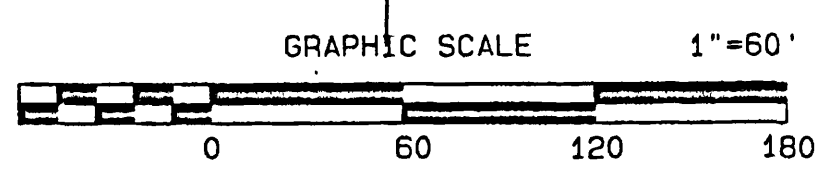
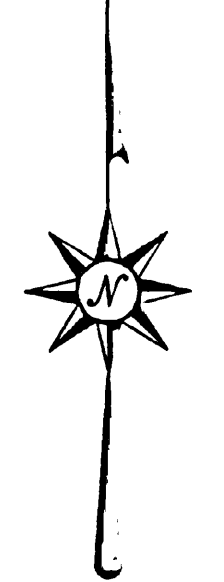
REDLANDS MESA FILING 7  
Reception No. 1957570



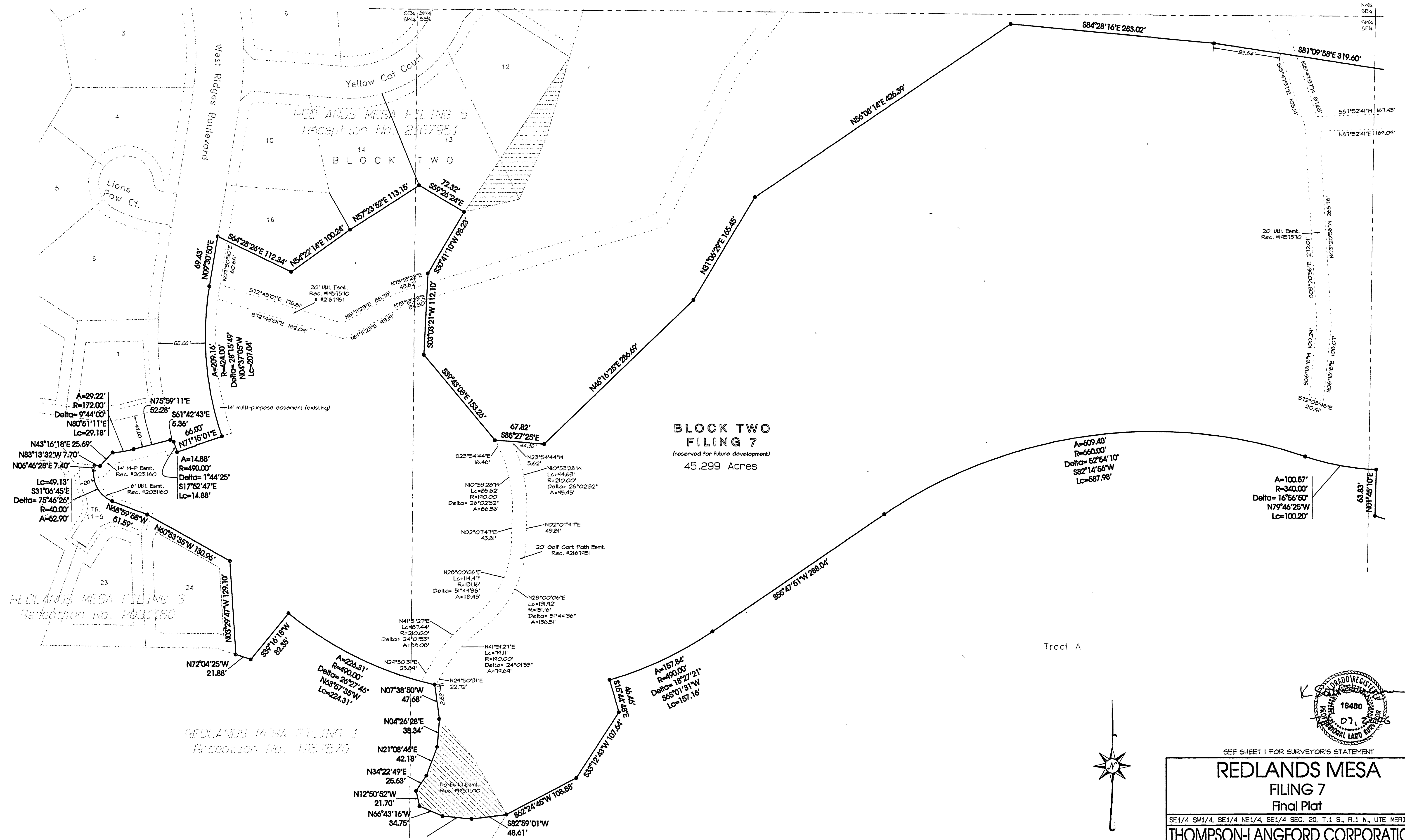
SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 7 Final Plat

SE1/4 SW1/4, SE1/4 NE1/4, SE1/4 SEC. 20, T.1 S., R.1 W., UTE MERIDIAN	
THOMPSON-LANGFORD CORPORATION	
529 25 1/2 ROAD - B-210	(970) 243-6067
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S:\Survey\0356 redmesa\027 f7\027.pro	Job No. 0356-02704
Drawn: kst	Checked: drs
Date: Feb 7, 2006	Sheet 4 of 5



# REDLANDS MESA FILING 7



**BLOCK TWO  
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45.299 Acres



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

**REDLANDS MESA  
FILING 7  
Final Plat**

SE1/4 SW1/4, SE1/4 NE1/4, SE1/4 SEC. 20, T.1 S., R.1 W., UTE MERIDIAN

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Drawn: kst Checked: drs Date: Feb 7, 2006 Sheet 5 of 5