

# TEN OVERLOOK

## A REPLAT OF GOLF BLOCK 12 - REDLANDS MESA FILING 1

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Red Junction, 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 east half of the northwest quarter, and the southwest quarter of the northwest quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, described in Book 2730 Page 148 of the records of the Mesa County Clerk and Recorder, and as shown hereon, said property being more particularly described as follows:

Golf Block 12, 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.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots 1 through 6, and Golf Block 12r, as shown hereon, and designates the same as TEN OVERLOOK, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

- All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
- 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 and its assigns, 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.
- 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.
- All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair 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. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

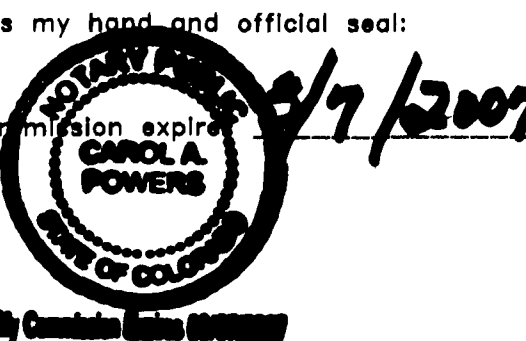
IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 28<sup>th</sup> day of February, 2007.

By: Rochelle A. Mullen  
Rochelle A. Mullen, as Manager of Redlands Mesa Development LLC, a Colorado limited liability company, as Manager of Red Junction, LLC, a Colorado limited liability company

STATE OF Colorado  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 2007 by Rochelle A. Mullen, as Manager of Redlands Mesa Development LLC, a Colorado limited liability company, as Manager of Red Junction, LLC, a Colorado limited liability company

Witness my hand and official seal:  
My commission expires 2/7/2007



### PLAT NOTES

- The lands within TEN OVERLOOK 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 86 in the Office of the Clerk and Recorder of Mesa County, Colorado, and as amended by instrument recorded May 16, 2001, in Book 2581 at Page 9, and as further amended by instrument recorded December 17, 2001, in Book 2982 at Page 820, and as further amended by instrument recorded March 21, 2003, in Book 3362 at Page 1, and as further amended by instrument recorded December 18, 2003, in Book 3553 at Page 935, and as further amended by instrument recorded February 23, 2006, in Book 4100 at Page 19, and as further amended by instrument recorded February 23, 2006, in Book 4100 at Page 22, and as further amended by instrument recorded February 23, 2006, in Book 4100 at Page 28. This Final Plat of TEN OVERLOOK constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.
- Ten Overlook 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.

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3503 at Page 202 and modified in Book 4111 Page 845 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its BR. President with the authority of its board of directors this 1st day of MARCH.  
By: BR. PROS For: EC Louner  
TITLE Bank of Colorado

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by EC Louner this 1st day of March, 2007

Witness my hand and official seal:  
My commission expires 01/06/2009 Allyson Kenagy  
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 in Red Junction, 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: 3-1-07 By: Tom Snyr - Title Examiner  
First American Heritage Title Co.

### CITY OF GRAND JUNCTION APPROVAL

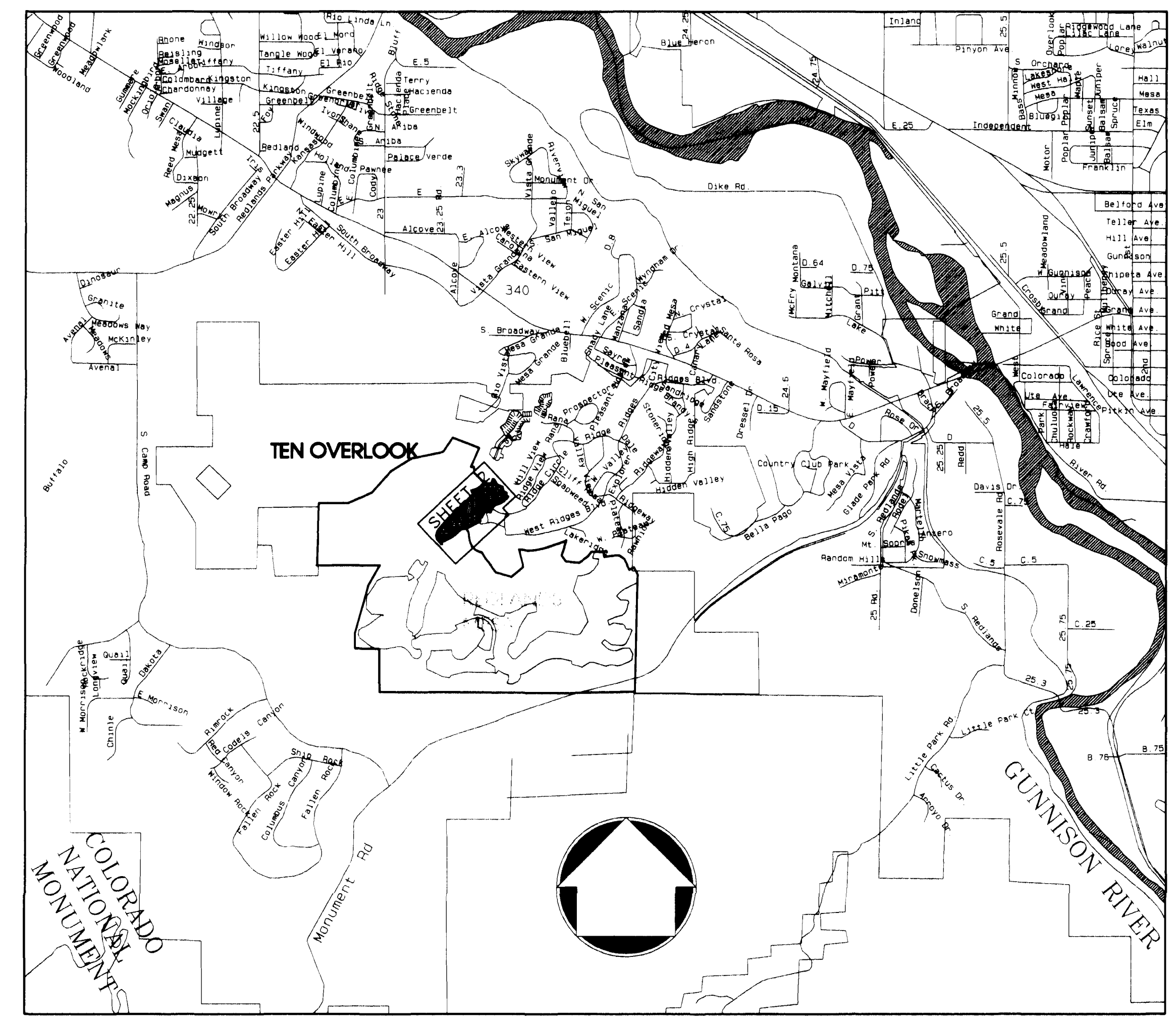
This Plat of TEN OVERLOOK, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 22<sup>nd</sup> day of MARCH, 2007.

By: David Varley City Manager  
By: Allyson Kenagy 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 12:59 o'clock P.M., on this 24<sup>th</sup> day of APRIL, 2007, and was recorded at Reception No. 2372371 Book 4388 Page 741-2 Drawer No. 11-63 Fees 20<sup>00</sup> /<sup>00</sup>

By: Janice Rich Clerk and Recorder  
By: Quinn McElroy Deputy



VICINITY MAP / KEY MAP

1" = 2000'

AREA SUMMARY		
Lots	1,536 Acres	9.40 %
Right-of-Way	0,421 Acres	2.58 %
Golf Block	14,378 Acres	88.02 %
<b>Total</b>	<b>16,335 Acres</b>	<b>100.00 %</b>

### ABBREVIATIONS

- Bldg. Building
- Bivd. Boulevard
- C Curve
- CL 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

### CITY REQUIRED NOTES

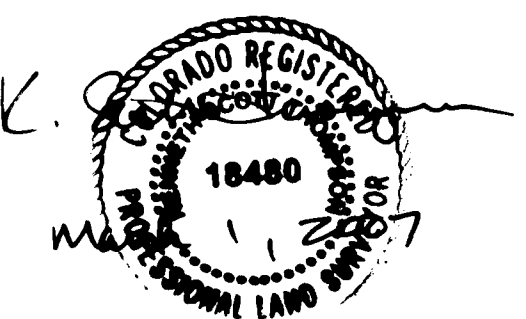
- RSF-4 is the default zoning district for all dimensional standards, including set-backs.
- The available fire flow recorded on 01/07/2005 is 1200 gallons per minute. Based on this fire flow, any proposed structures with a fire area\* exceeding 3600 square feet of fire area will be required to install a residential fire sprinkler system, approved by the Grand Junction Fire Department, before a building permit is issued.  
\*Fire area is defined on page 351 of the IFG, 2000 edition.
- For adequate foundation performance properly engineered foundation systems based upon lot specific geotechnical investigations will be necessary.

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 River City Consultants, Inc 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 River City Consultants, Inc 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.

### 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 TEN OVERLOOK, 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.



For and on behalf of River City Consultants, Inc. Kenneth Scott Thompson, Colorado PLS 18480

**TEN OVERLOOK**  
A REPLAT OF GOLF BLOCK 12  
REDLANDS MESA FILING 1

NW ¼ Section 20, Township 1 South, Range 1 West, Ute Meridian

River City CONSULTANTS, INC.

Integrated Design Solutions 744 Horizon Court, Suite 110  
Grand Junction, CO 81508  
Phone: 970-241-4722  
Email: info@rcowest.com

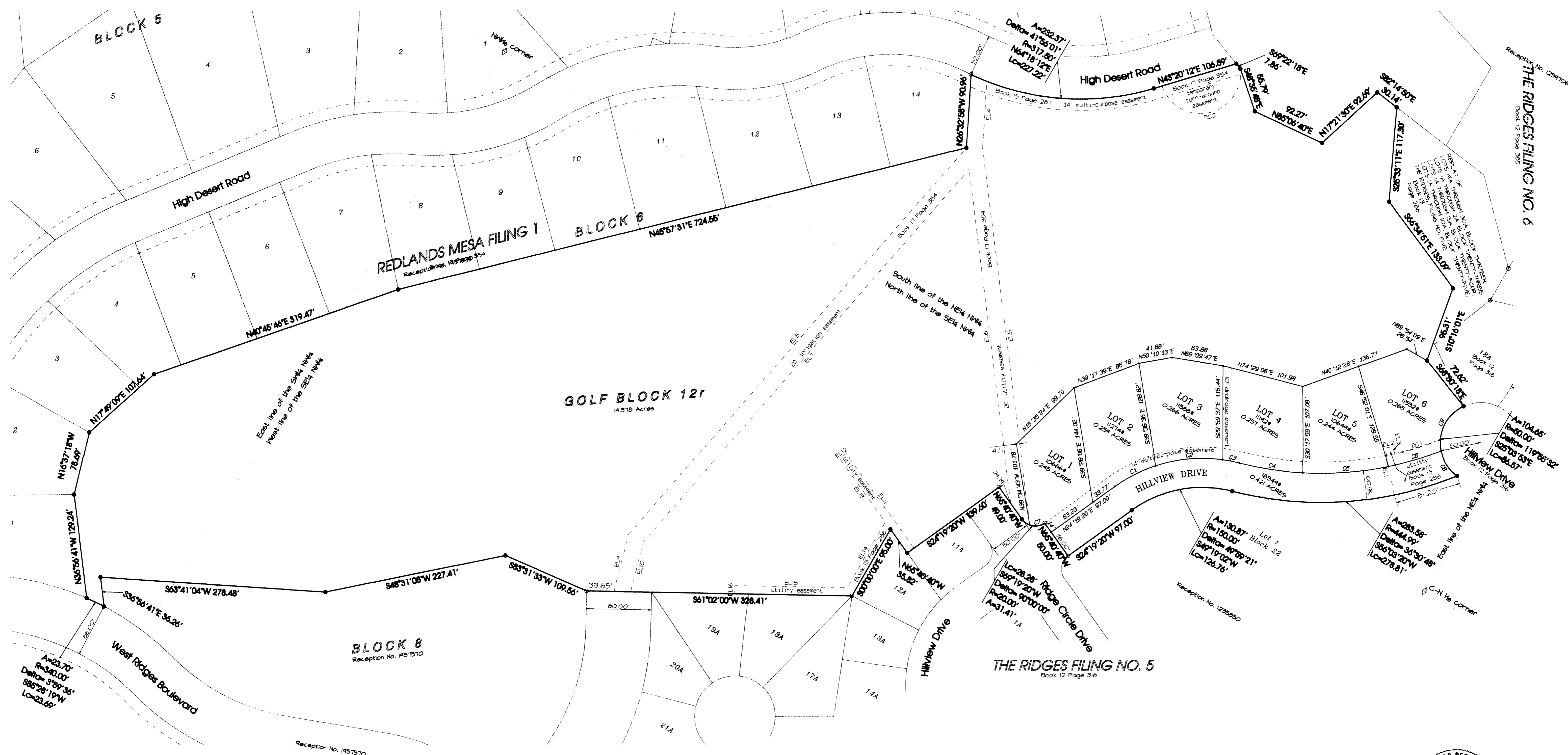
Sheet 2 of 2 Date: Feb 20, 2007

Job No. 0356-025 Drawn: kst Checked: drs Approved: kst

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# TEN OVERLOOK

## A REPLAT OF GOLF BLOCK 12 - REDLANDS MESA FILING 1



The bearings hereon are based on the northwesterly line of Golf Block 12 having a length of 724.55' and a bearing of North 45°37'31" East as shown hereon and being also relative to 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 as shown on the original plat of Redlands Mesa Filing 1.

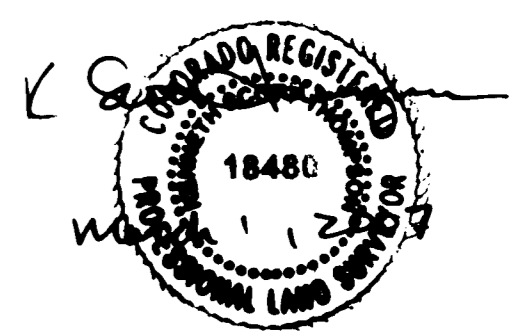
- LEGEND**
- found rebar and cap as noted
  - ◇ calculated position - no monument
  - 24" #5 rebar/alum. cap PLS 18480 set now or previously

**CURVE TABLE**

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	56.99	186.00	17°33'15"	N33°05'59"E	56.76'
C2	83.86	186.00	25°49'59"	N54°47'38"E	83.15'
C3	21.43	186.00	5°36'08"	N71°00'39"E	21.42'
C4	79.33	408.99	11°08'49"	N68°45'19"E	79.21'
C5	106.47	408.99	14°54'53"	N55°44'28"E	106.17'
C6	67.67	408.99	9°28'47"	N43°32'38"E	67.59'
C7	19.37	20.00	55°30'22"	N52°04'31"E	18.82'
C8	37.65	50.00	43°08'51"	N63°27'13"W	36.77'
C9	67.00	50.00	76°46'41"	N03°29'28"W	62.10'

**Existing Easements Line/Curve Table**

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
EL1	54.24			N41°43'55"W	
EL2	10.00			N48°16'05"E	
EL3	10.00			S41°43'55"E	
EC1	54.46	345.88	8°36'22"	S42°31'05"W	54.41'
EC2	146.65	50.00	168°02'42"	N47°31'06"E	44.46'
EL4	82.78			S26°33'58"E	
EL5	470.52			S37°15'51"E	
EL6	416.81			N37°15'51"W	
EL7	61.88			S11°03'56"W	
EL8	634.61			N11°03'56"E	
EL9	73.10			N15°40'36"W	
EL10	63.62			S15°40'36"E	
EL11	144.00			S65°40'40"E	
EL12	10.00			N24°18'20"E	
EL13	47.71			N65°140'40"W	
EL14	49.63			N03°00'00"W	
EL15	140.02			N61°02'00"E	
EL16	10.00			N28°58'00"W	



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

### TEN OVERLOOK

A REPLAT OF GOLF BLOCK 12  
REDLANDS MESA FILING 1

NM 1/4 Section 20, Township 1 South, Range 1 West, Ute Meridian

**River City CONSULTANTS, INC.**  
Integrated Design Solutions

744 Horizon Court, Suite 110  
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Phone: 970-241-4722  
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