

REDLANDS MESA FILING 8

A REPLAT OF BLOCK 2, REDLANDS MESA FILING 7
 SE¼ SW¼ & SE¼ Section 20, Township 1 South, Range 1 West, Ute Meridian

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Brightstar Redlands Mesa Investment LLC, a Delaware limited liability company is the owner of certain real property in the City of Grand Junction, 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 4420 at Page 793 of the records of the Mesa County Clerk and Recorder, and as shown hereon, said property being more particularly described as follows:

Block 2, Redlands Mesa Filing 7, according to the Final Plat thereof recorded February 23, 2006 at Reception No. 2303274 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 Parcels, Lots, Tracts and Streets as shown hereon, and designates the same as Redlands Mesa Filing 8, 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 are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements as shown hereon are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual 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 sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

Said Owner certifies that all lienholders, if any, are represented hereon.

IN WITNESS WHEREOF said Owners have caused their names to be hereunto subscribed

this 26th day of February, 2010.

BRIGHTSTAR REDLANDS MESA INVESTMENT LLC
 a Delaware limited liability company

By: William D. Keogh
 William D. Keogh, Manager

State of California }
 County of San Diego } ss

On FEB 26, 2010 before me, PAMELA S. MONTAYA, NOTARY

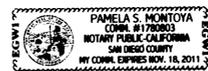
personally appeared William D. Keogh, Manager, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California

that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Pamela S. Montoya (Seal)



PLAT NOTES

1. The lands within Redlands Mesa Filing 8 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 21, 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 23, 2006 in Book 4100 at Page 22-27 of said records, and the Fifth Supplemental Declaration to Master Declaration for Redlands Mesa recorded February 23, 2006 in Book 4100 at Page 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 8 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. Tract 1 shall be conveyed to the Master Association by separate instrument for open space 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.

4. The undersigned Owner reserves the right from time to time, but shall have no obligation, to further subdivide and/or develop all or portions of the Parcel of Filing 8, 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 Parcel or Parcels. All Supplemental Plats or Maps or other subdivisions of a platted Block shall be approved by the City of Grand Junction.

5. The undersigned Owner reserves the right from time to time to alter the boundary lines common to Block Two, Filing 8 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.

6. The GOLF EASEMENT shown hereon shall be granted by separate instrument for golf course purposes to the owner of Golf Block 17 as platted as a part of Redlands Mesa Filing 1, reception no. 195750 in the Mesa County records.

TITLE CERTIFICATION

We, ~~Heritage Title Co.~~ 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 Brightstar Redlands Mesa Investment 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: 3-10-10

BY: Jonathan V. Berres, Franier
~~Heritage Title Co.~~ Heritage Title Co.

CITY APPROVAL

This plat of REDLANDS MESA FILING 8, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 17th day of MARCH, 2010.

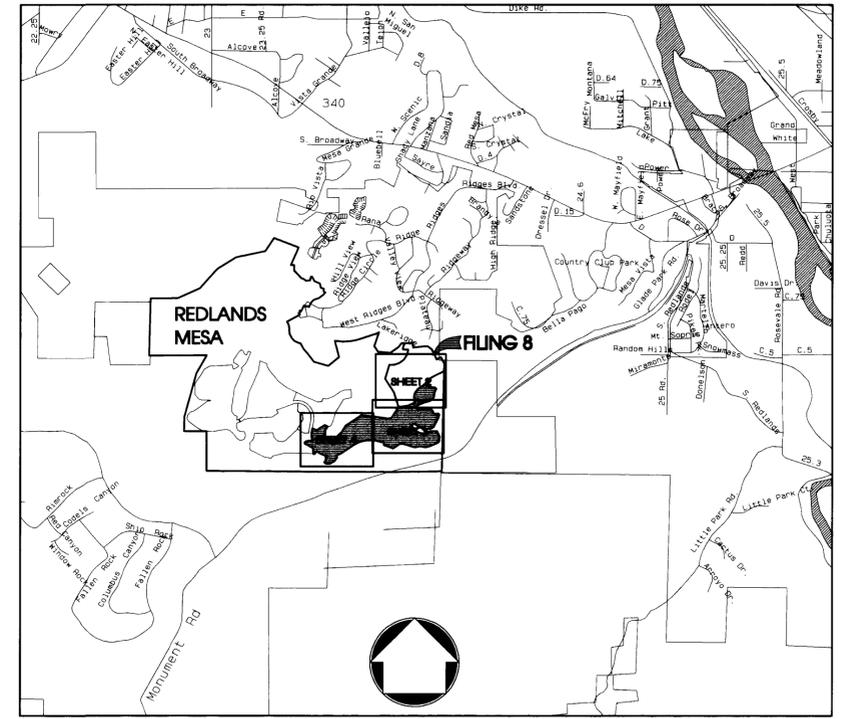
Sam M. Kaded
 City Manager

Ken Hill
 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 8, 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



VICINITY MAP / KEY MAP

1" = 2000'

ABBREVIATIONS

Bld.	Boulevard
C	Curve
CL	Centerline
Devel.	Development
Drain.	Drainage
E	East
Esmt	Easement
L	Line
MCSM	Mesa County Survey Marker
M-P	Multi-Purpose
N	North
No.	Number
PLS	Professional Land Surveyor
PLSS	Public Land Survey System
Rec.	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
Δ	Delta angle

AREA SUMMARY

LOTS	0.842 acre	1.86 %
OPEN SPACE TRACTS	0.444 acre	0.98 %
STREETS	4.721 acre	10.42 %
DEVELOPABLE TRACTS	39.293 acre	86.74 %
TOTAL	45.300 acre	100.00 %

CONVEYANCE DOCUMENTS (for City use only)

Book _____	Page _____

Tract 1 to the Master Association
 Golf Easement to Golf Course

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the Mesa County Clerk and Recorder at 10:35 o'clock A.m., on the 23rd day of March, 2010, and is duly recorded at Reception No. 2527029. Book 4991 Page 714-717.
 Drawer No. KK-89 Fees: \$600.00

Janice Rich by Teresa Horn
 Clerk and Recorder of Mesa County Deputy

REDLANDS MESA FILING 8 CITY OF GRAND JUNCTION

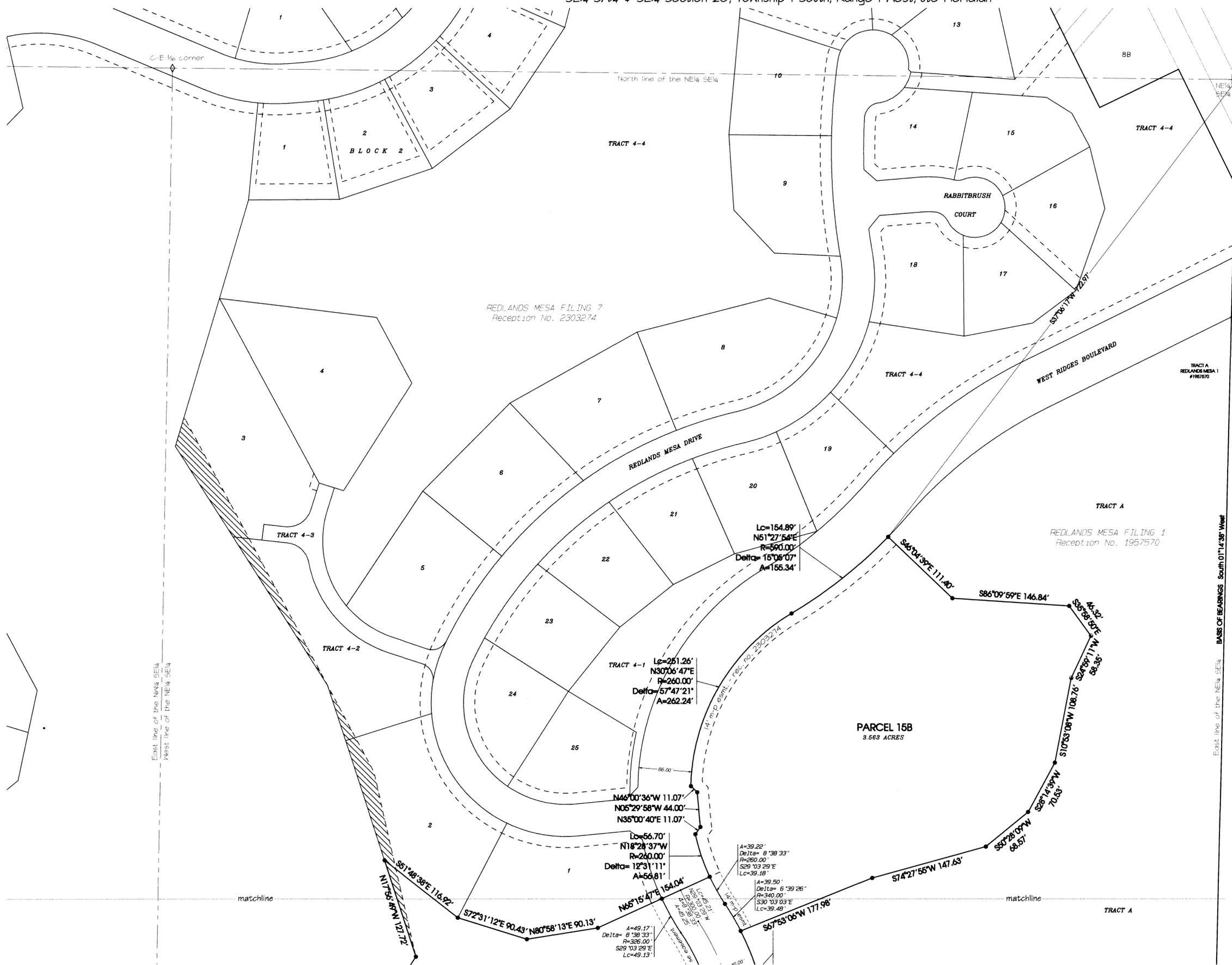
SE¼ SW¼ & SE¼ Section 20, Township 1 South, Range 1 West, Ute Meridian			
Sheet 1 of 4	Date: Feb 15, 2010	Job No. 0356-031	
Design: kst	Drawn: kst	Checked: drs	Approved: kst
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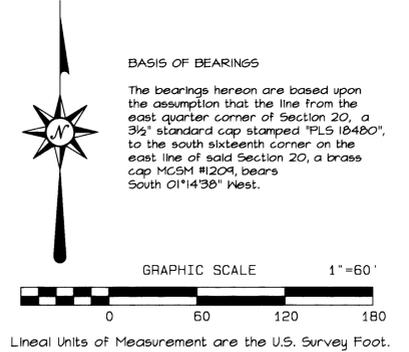
744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

REDLANDS MESA FILING 8

A REPLAT OF BLOCK 2, REDLANDS MESA FILING 7
 SE1/4 SW1/4 & SE1/4 Section 20, Township 1 South, Range 1 West, Ute Meridian



- LEGEND**
- found Mesa County Survey Marker
 - found aluminum monument as noted
 - found rebar and cap as noted
 - calculated position - no monument
 - set 1" brass disk in rock PLS 18480
 - set 24" #5 rebar/aluminum cap PLS 18480 (boundary rebar monuments set in concrete)



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

REDLANDS MESA FILING 8
 CITY OF GRAND JUNCTION

SE1/4 SW1/4 & SE1/4 Section 20, Township 1 South, Range 1 West, Ute Meridian

Sheet 2 of 4 | Date: Feb 15, 2010 | Job No. 0356-031

Design: kst | Drawn: kst | Checked: drs | Approved: kst

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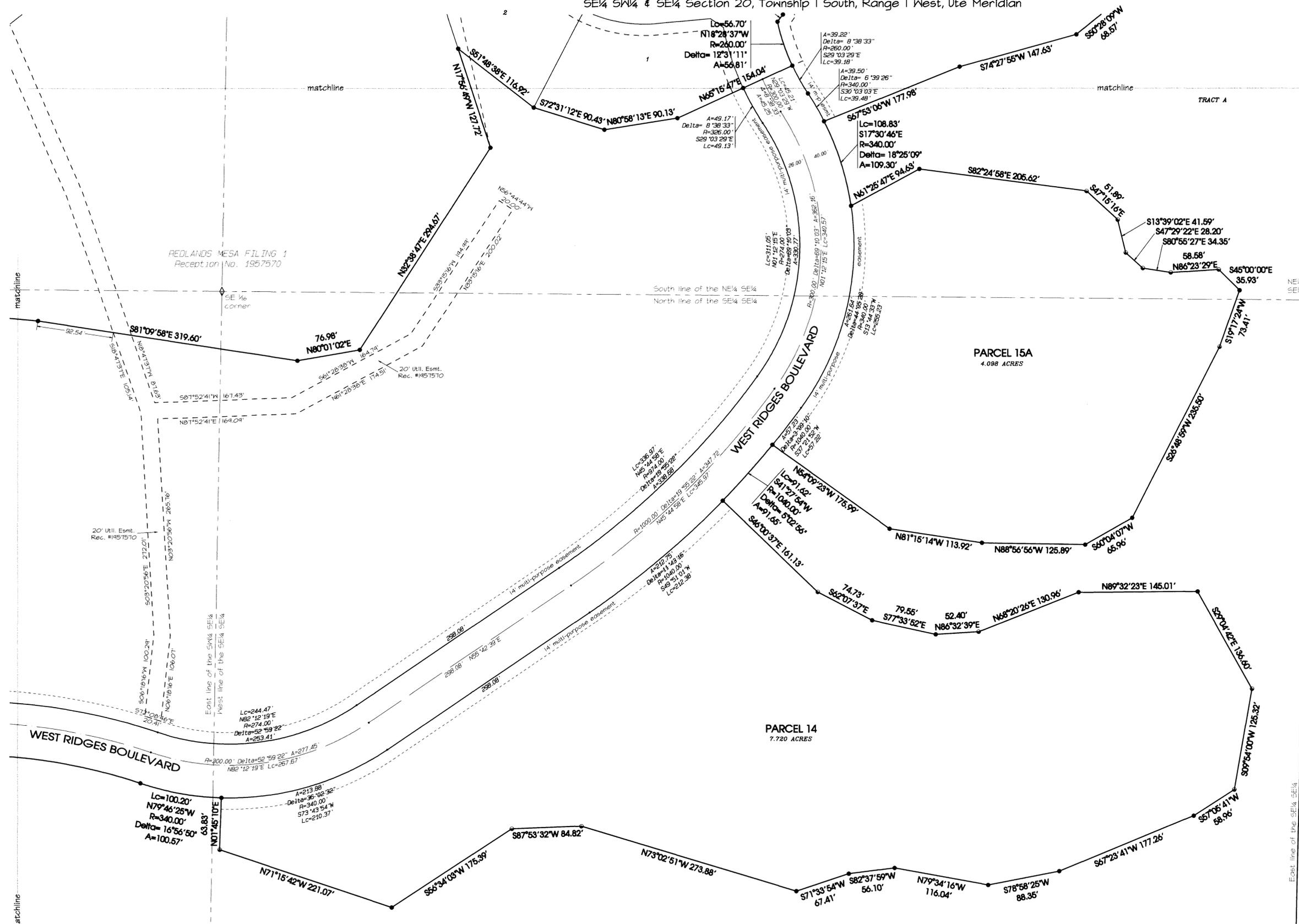
RIVER CITY CONSULTANTS

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REORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

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TRACT A
 NE¼ SE¼
 S. 1/16 CORNER

LEGEND

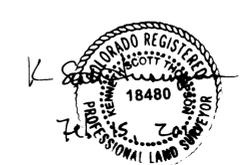
- Found Mesa County Survey Marker
- Found aluminum monument as noted
- Found rebar and cap as noted
- calculated position - no monument
- set 1" brass disk in rock PLS 10480
- set 24" #5 rebar/aluminum cap PLS 10480 (boundary rebar monuments set in concrete)

BASIS OF BEARINGS

The bearings herein are based upon the assumption that the line from the east quarter corner of Section 20, a 3/4" standard cap stamped "PLS 10480", to the south sixteenth corner on the east line of said Section 20, a brass cap MCGM #1209, bears South 01°14'38" West.

GRAPHIC SCALE 1" = 60'

0 60 120 180
 Lineal Units of Measurement are the U.S. Survey Foot.



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REDLANDS MESA FILING 8

CITY OF GRAND JUNCTION

SE¼ SW¼ & SE¼ Section 20, Township 1 South, Range 1 West, Ute Meridian

Sheet 3 of 4 Date: Feb 15, 2010 Job No. 0356-031

Design: kst Drawn: kst Checked: drs Approved: kst

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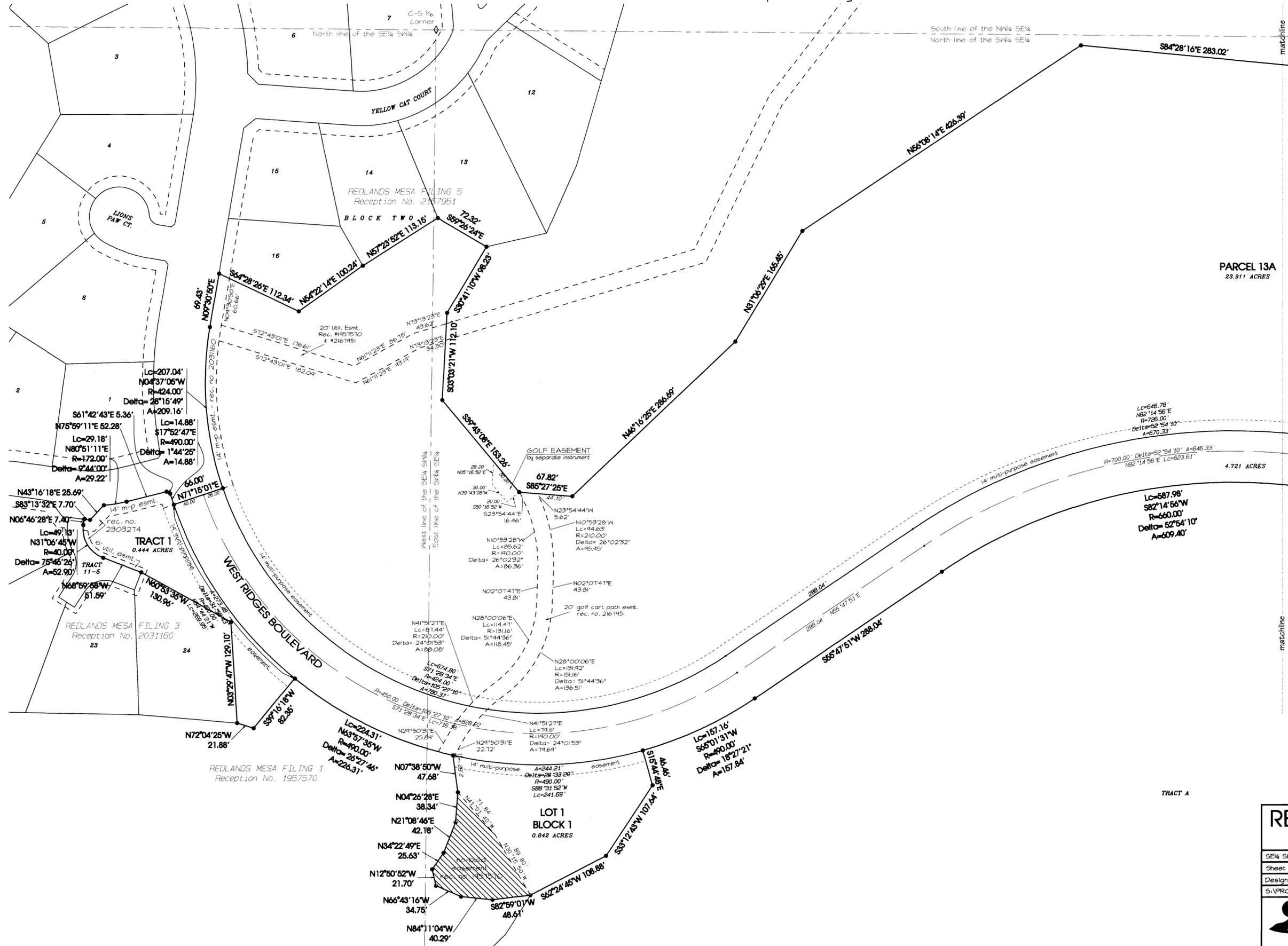
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REDLANDS MESA FILING 1
 Reception No. 1957570

REDLANDS MESA FILING 8

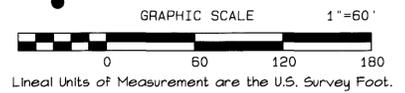
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