

RED TAIL RIDGE II SUBDIVISION, FILING ONE

NE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC. 32, T1S, R1E, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Red Tail Development, LLC, a Colorado Limited Liability Company is the owner of that real property located in the SE 1/4 NW 1/4 and the NW 1/4 SE 1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows:

All that part of the NW 1/4 SW 1/4 SE 1/4 and the SE 1/4 NE 1/4 SW 1/4 of said Section 32. Said parcel contains 19.77 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as RED TAIL RIDGE II SUBDIVISION, FILING ONE, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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.
- All Multipurpose and Utility Easements 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 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 owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.
- Tract W and X are dedicated to the City of Grand Junction as a Multipurpose Easement as shown hereon and as described above. The city of Grand Junction is granted reasonable access for the use by the public providers including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.
- Tract Y and X are dedicated to the City of Grand Junction as a Drainage Easement as a perpetual easement 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 Red Tail Ridge Homeowner's Association, Inc. is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.
- Tract Y shown hereon is granted to the Red Tail Ridge Homeowner's Association, Inc. for the benefit of the owners of the lots hereby platted as undivided interest, subject to partition, for (a) the conveyance of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this plat.
- All Irrigation and Drainage Easements shown hereon are granted to the Red Tail Ridge Homeowner's Association, Inc. for the benefit of the owners of lots and Tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.
- Tracts W and X shown hereon are granted to the Red Tail Ridge Homeowner's Association, Inc. for the benefit of the owners, for ingress/egress and private utility connections and to access Lots 9, 10, 11 & 12 (Tract W) Lot 19 (Tract X).
- 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.
- All lienholders of record are shown hereon.

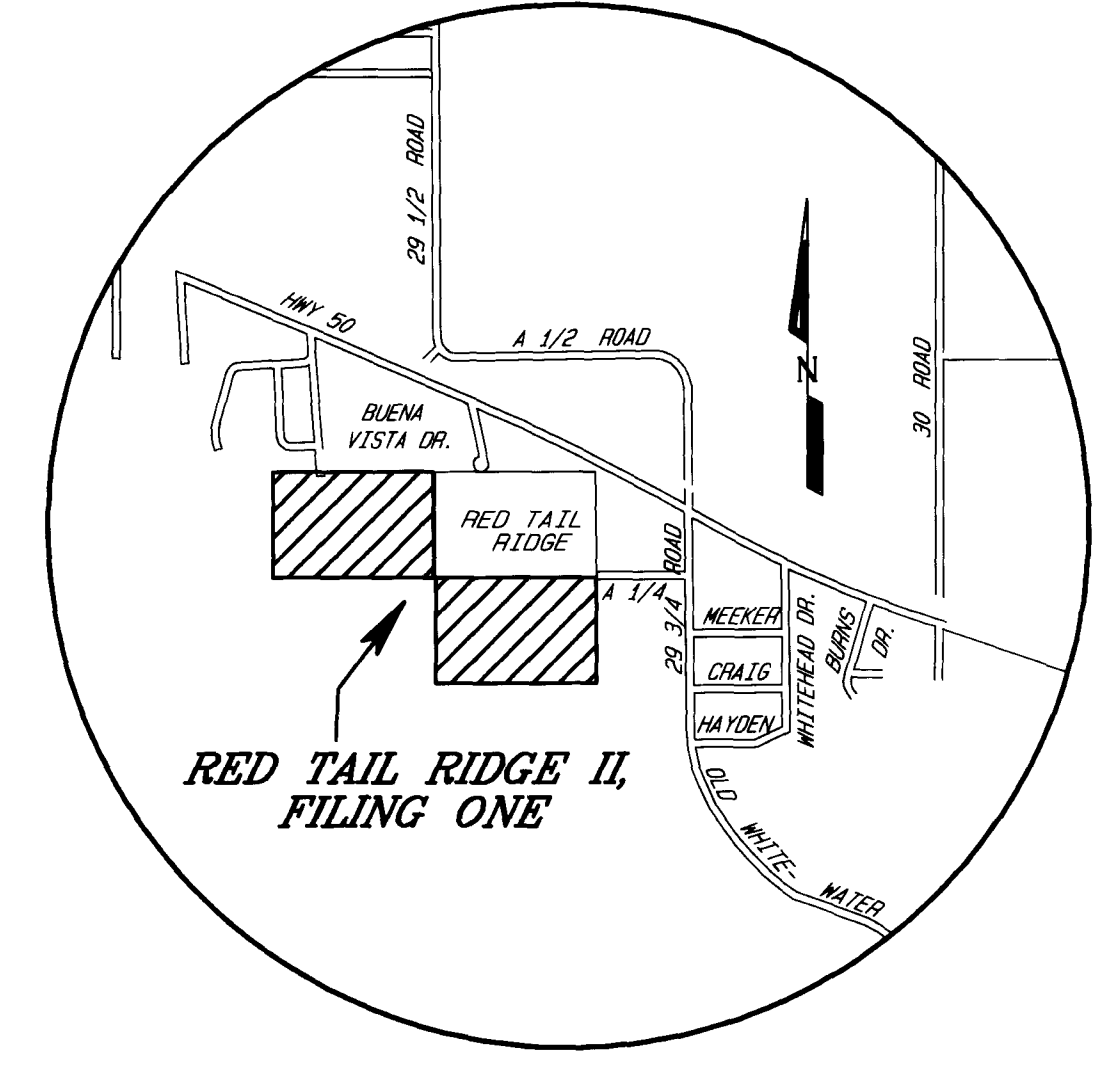
TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Land Title Guarantee Company - Grand Junction, 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 Red Tail Development, LLC, a Colorado Limited Liability Company, that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon. *2010 taxes still owing.

Date: 4-13-2011

By: Tara R. Crispin
Rose A. Carson / Lic. Title Examiner



VICINITY MAP
N.T.S.

CITY APPROVAL

This plat of RED TAIL RIDGE II SUBDIVISION, FILING ONE a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 19th day of April, 2011.

Kenneth B. Milyard, Jr.
City Manager

Teresa L. Coors
City Mayor

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Red Tail Ridge Homeowner's Association, Inc. recorded in Book 5148 at Pages 665.

Tract W, X & Y, Irrigation and Drainage Easements conveyed to the Red Tail Ridge Homeowner's Association, Inc. in Book 5148 at Pages 678.

Off site Drainage Easement across LDS Church property conveyed to the Red Tail Ridge Homeowner's Association, Inc. in Book 4565 at Pages 318.

City of Grand Junction resolution to vacate temporary turnaround easements recorded in Book 3710 at Page 283

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:45 o'clock P., on this 20th day of April, A.D. 2011, and was recorded at Reception No. 2569802 Book 5148 and Page 662-664 Drawer No. 44-35 and Fees \$304.00

Sheila Reiner
Clerk and Recorder

Sharon Bridgman
Deputy

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company - Grand Junction under Order No. 6J055016264.

Michael W. Drissel
Professional Land Surveyor

Red Tail Development, LLC.

Kenneth B. Milyard, Jr.
Manager

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 11 day of April, A.D., 2011 by Kenneth B. Milyard, Jr. Manager, Red Tail Development, LLC.

Witness my hand and official seal: Victoria A. Sagrillo Notary Public

My commission expires: 2/8/2013



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon and defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.

RED TAIL RIDGE II SUBDIVISION, FILING ONE
NE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC. 32, T1S, R1E, U.M.

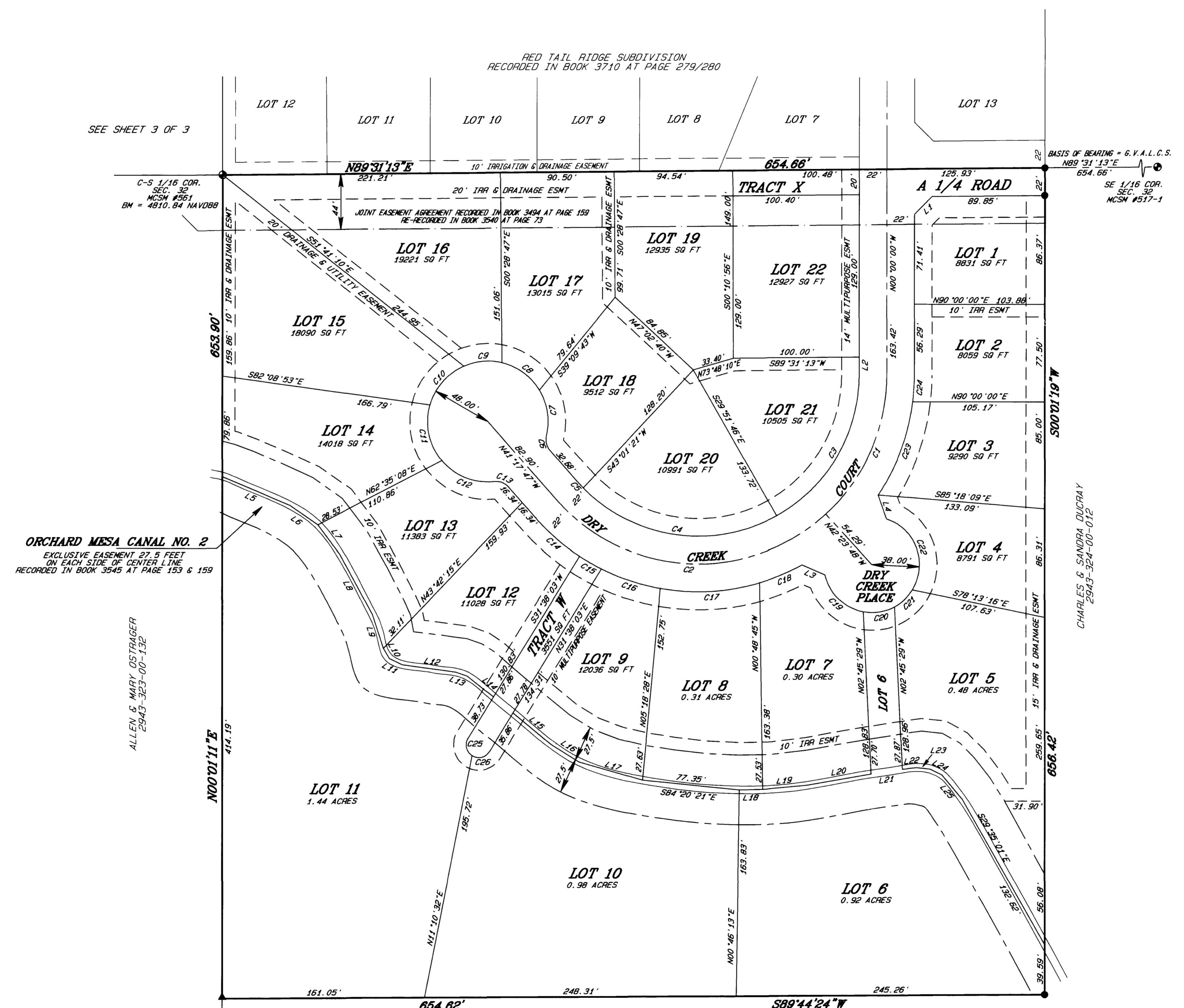
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	N. W. D.	Checked By	S. L. H.	Job No.	665-04-02
Drawn By	TMODEL	Date	MARCH 2011	Sheet	1 OF 3

RED TAIL RIDGE II SUBDIVISION, FILING ONE

NE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC. 32, T1S, R1E, U.M.

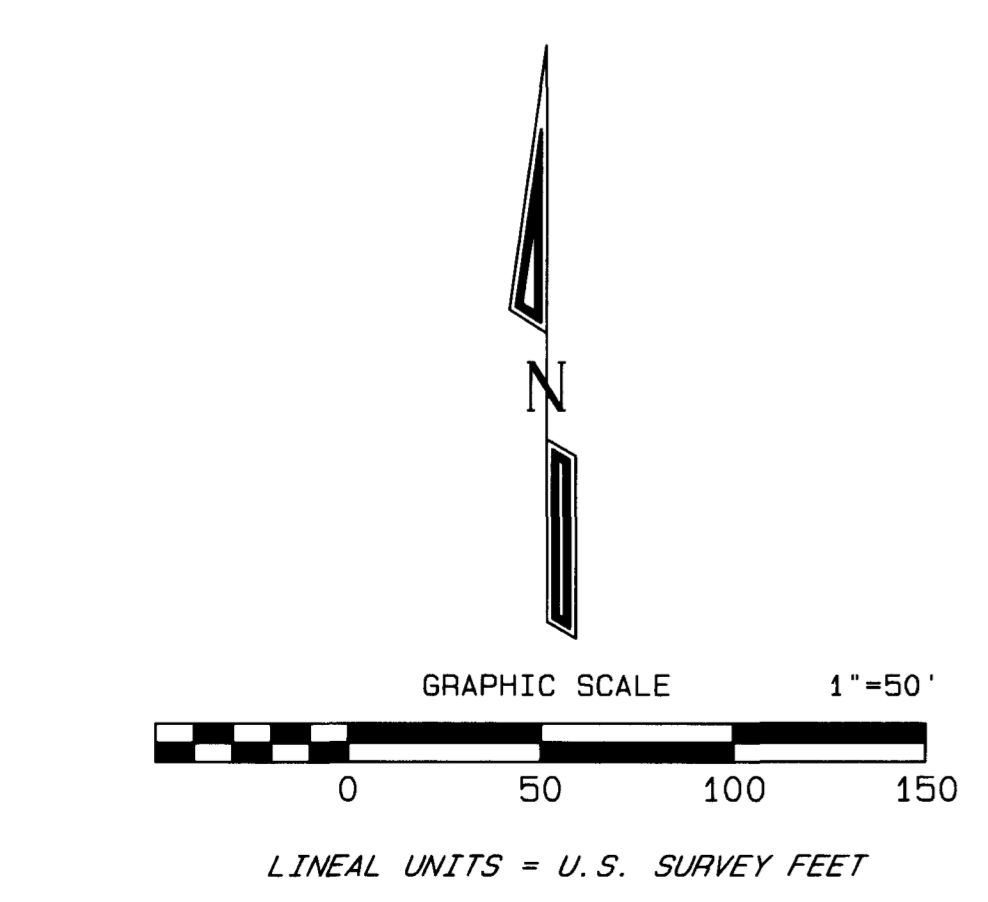
LINE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1	20.02'				N44°45'37"E
L2	14.42'				N00°00'00"E
C1	47°28'07"	124.27'	150.00'	120.75'	S23°44'03"W
C2	91°14'06"	238.65'	150.00'	214.41'	N86°54'50"W
C3	60°46'07"	135.76'	126.00'	129.48'	N30°23'03"E
C4	74°53'34"	167.31'	126.00'	155.65'	S81°47'06"E
C5	3°02'32"	6.80'	126.00'	6.80'	N42°49'03"W
L3	20.09'				S66°33'02"E
L4	20.16'				N19°08'18"W
L5	56.62'				S67°00'58"E
C6	54°44'37"	12.90'	13.50'	12.41'	N13°35'28"W
C7	44°11'30"	37.44'	48.00'	36.50'	S08°53'55"E
C8	45°18'44"	37.96'	48.00'	36.98'	S53°54'02"E
C9	36°54'26"	30.92'	48.00'	30.39'	N84°59'24"E
C10	50°30'45"	42.32'	48.00'	40.96'	N41°16'48"E
C11	56°12'30"	47.09'	48.00'	45.22'	N12°04'50"W
C12	55°51'19"	46.79'	48.00'	44.96'	N68°06'44"W
C13	54°44'37"	12.90'	13.50'	12.41'	S68°40'06"E
L6	26.68'				S55°30'24"E
L7	29.05'				S36°39'40"E
L8	54.60'				S28°19'03"E
C14	15°27'31"	46.41'	172.00'	46.27'	N49°01'33"W
C15	6°40'09"	20.02'	172.00'	20.01'	N60°05'23"W
C16	16°27'14"	49.39'	172.00'	49.22'	N71°39'04"W
C17	26°41'51"	80.15'	172.00'	79.42'	S85°46'24"W
C18	12°08'03"	36.43'	172.00'	36.36'	S67°21'26"W
L9	28.15'				S18°04'13"E
C19	67°03'55"	44.48'	38.00'	41.98'	N46°12'05"W
C20	38°39'09"	25.64'	38.00'	25.15'	S80°56'23"W
C21	29°48'34"	19.77'	38.00'	19.55'	S46°42'32"W
C22	103°55'43"	68.93'	38.00'	59.86'	S20°09'37"E
L10	9.43'				N30°46'49"W
C23	26°33'56"	79.75'	172.00'	79.04'	S20°21'56"W
C24	7°04'58"	21.26'	172.00'	21.25'	S03°32'29"W
L11	11.11'				S64°38'47"E
L12	42.93'				N82°11'46"W
L13	9.68'				S70°40'00"E
L14	26.57'				N51°48'10"W
L15	39.12'				N50°31'52"W
L16	26.21'				N58°06'44"W
L17	52.63'				N73°58'12"W
L18	18.78'				N88°59'54"E
L19	34.77'				S85°00'02"W
L20	52.32'				S79°58'42"W
L21	25.14'				S81°14'08"W
L22	11.32'				S84°00'23"W
L23	10.74'				S83°36'46"E
L24	10.61'				N64°05'29"W
L25	25.38'				S40°02'45"E
C25	90°00'00"	15.71'	10.00'	14.14'	S13°21'57"E
C26	90°00'00"	15.71'	10.00'	14.14'	N76°38'03"E



AREA SUMMARY

DED. ROADS	= 0.90 AC. / 04%
LOTS	= 18.49 AC. / 93%
TRACTS	= 0.38 AC. / 03%
TOTAL	= 19.77 AC. / 100%

- ### LEGEND
- MESA COUNTY SURVEY MARKER
 - ⊗ FOUND CITY MONUMENT IN MONUMENT BOX
 - ⊗ FOUND 3.25" ALUMINUM MONUMENT STAMPED THOMPSON-LANGFORD LS 18478
 - FOUND #5 REBAR, SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
 - ▲ FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED LS 2376
 - SET/FOUND #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
 - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - ESMT = EASEMENT
 - IRR = IRRIGATION
 - SQ FT = SQUARE FEET
 - BM = BENCHMARK
 - SEC. = SECTION
 - T = TOWNSHIP
 - U. M. = UTE MERIDIAN
 - EXTERIOR MONUMENTATION SET IN CONCRETE



CHARLES & SANDRA DUCRAY
2943-324-00-013

**RED TAIL RIDGE II SUBDIVISION,
FILING ONE**
NE 1/4 SW 1/4 & SW 1/4 SE 1/4
SEC. 32, T1S, R1E, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

NOTE
ALL LOTS WILL REQUIRE LOT SPECIFIC GRADING PLANS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER AT THE TIME OF PLANNING CLEARANCE.

Designed By	M. M. D.	Checked By	S. L. H.	Job No.	655-04-02
Drawn By	TMODEL	Date	MARCH 2011	Sheet	2 OF 3

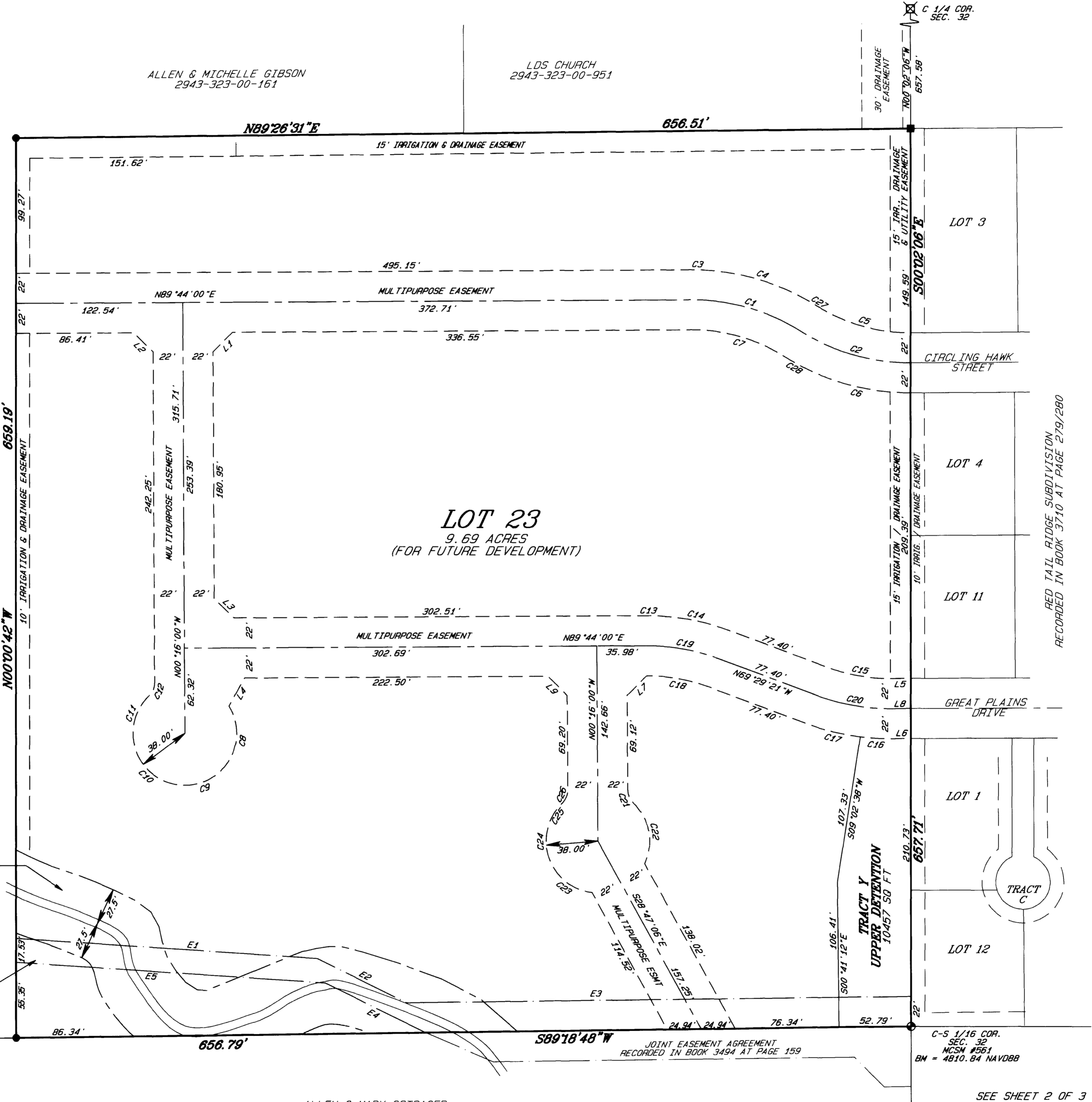


RED TAIL RIDGE II SUBDIVISION, FILING ONE

NE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC. 32, T1S, R1E, U.M.

LINE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	32°29'58"	85.08'	150.00'	83.95'	S74°01'01"E
C2	32°27'58"	85.00'	150.00'	83.86'	S74°00'01"E
C3	3°55'57"	11.81'	172.00'	11.80'	S88°18'01"E
C4	26°22'26"	79.17'	172.00'	78.48'	S73°08'50"E
C5	32°30'01"	72.61'	128.00'	71.64'	S74°01'02"E
C6	26°28'50"	79.49'	172.00'	78.79'	N76°58'03"W
C7	32°29'58"	72.50'	128.00'	71.63'	N74°01'01"W
L1		20.07'			N44°35'00"E
L2		20.07'			S45°25'00"E
L3		20.07'			N45°09'55"W
L4		23.54'			N29°02'25"E
C8	80°19'27"	53.27'	38.00'	49.02'	S08°30'33"W
C9	44°35'54"	29.58'	38.00'	28.84'	S70°58'13"W
C10	73°32'46"	52.76'	38.00'	48.62'	N46°57'27"W
C11	53°20'29"	35.38'	38.00'	34.11'	N19°29'11"E
C12	46°25'25"	10.94'	13.50'	10.64'	S22°56'43"W
C13	2°46'58"	8.35'	172.00'	8.35'	S88°52'31"E
C14	17°59'41"	54.02'	172.00'	53.80'	S78°29'12"E
C15	20°43'45"	46.31'	128.00'	46.06'	S79°51'14"E
L5		15.37'			S89°46'54"W
L6		15.37'			N89°46'54"E
C16	7°14'37"	21.74'	172.00'	21.73'	N86°35'48"W
C17	13°29'08"	40.48'	172.00'	40.39'	N76°13'55"W
C18	20°41'56"	46.24'	128.00'	45.99'	N79°50'19"W
L7		20.07'			N44°35'00"E
C19	20°46'38"	54.39'	150.00'	54.10'	S79°52'41"E
C20	20°43'45"	54.27'	150.00'	53.97'	S79°51'14"E
L8		15.44'			N89°46'54"E
C21	46°25'25"	10.94'	13.50'	10.64'	N23°28'45"W
C22	72°31'46"	48.10'	38.00'	44.96'	S10°25'35"E
C23	60°57'29"	40.43'	38.00'	38.55'	N52°55'46"W
C24	41°14'36"	27.35'	38.00'	26.77'	N01°49'44"W
C25	27°21'49"	18.15'	38.00'	17.98'	N32°28'28"E
C26	46°25'25"	10.94'	13.50'	10.64'	S22°56'40"W
L9		20.07'			S45°25'00"E
C27	2°11'35"	6.58'	172.00'	6.58'	S88°51'49"E
C28	5°57'37"	17.89'	172.00'	17.88'	N60°44'50"W

GENESTE MEDICAL GROUP, INC.
2943-323-00-172



AREA SUMMARY

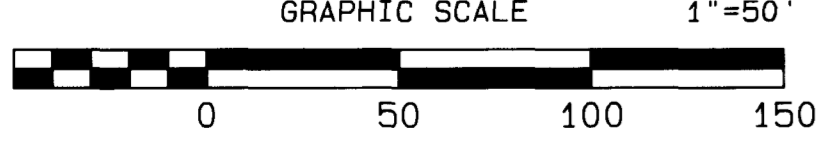
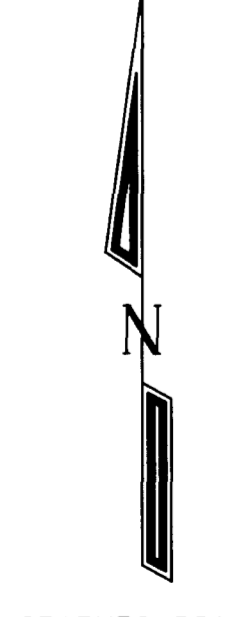
DED. ROADS	= 0.90 AC. / 04%
LOT	= 18.55 AC. / 94%
TRACTS	= 0.32 AC. / 02%
TOTAL	= 19.77 AC. / 100%

- LEGEND**
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 BM = BENCHMARK
 NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
 EXTERIOR MONUMENTATION SET IN CONCRETE

ORCHARD MESA CANAL NO. 2
 EXCLUSIVE EASEMENT 27.5 FEET ON EACH SIDE OF CENTER LINE RECORDED IN BOOK 3545 AT PAGE 153 & 159

JOINT EASEMENT AGREEMENT RECORDED IN BOOK 3494 AT PAGE 159 RE-RECORDED IN BOOK 3540 AT PAGE 73

JOINT EASEMENT AGREEMENT RECORDED IN BOOK 3494 AT PAGE 159



JOINT EASEMENT AGREEMENT

E	BEARING	DISTANCE
E1	N86°08'30"W	221.38'
E2	N63°37'05"W	73.23'
E3	S89°18'48"W	370.29'
E4	S63°37'05"E	82.01'
E5	S86°08'30"E	227.47'

ALLEN & MARY OSTRAGER
2943-323-00-132

NOTE
 ALL LOTS WILL REQUIRE LOT SPECIFIC GRADING PLANS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER AT THE TIME OF PLANNING CLEARANCE.

SEE SHEET 2 OF 3



RED TAIL RIDGE II SUBDIVISION, FILING ONE
 NE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC. 32, T1S, R1E, U.M.
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Designed By	M. W. D.	Checked By	S. L. H.	Job No.	665-04-02
Drawn By	TMODEL	Date	MARCH 2011	Sheet	3 OF 3