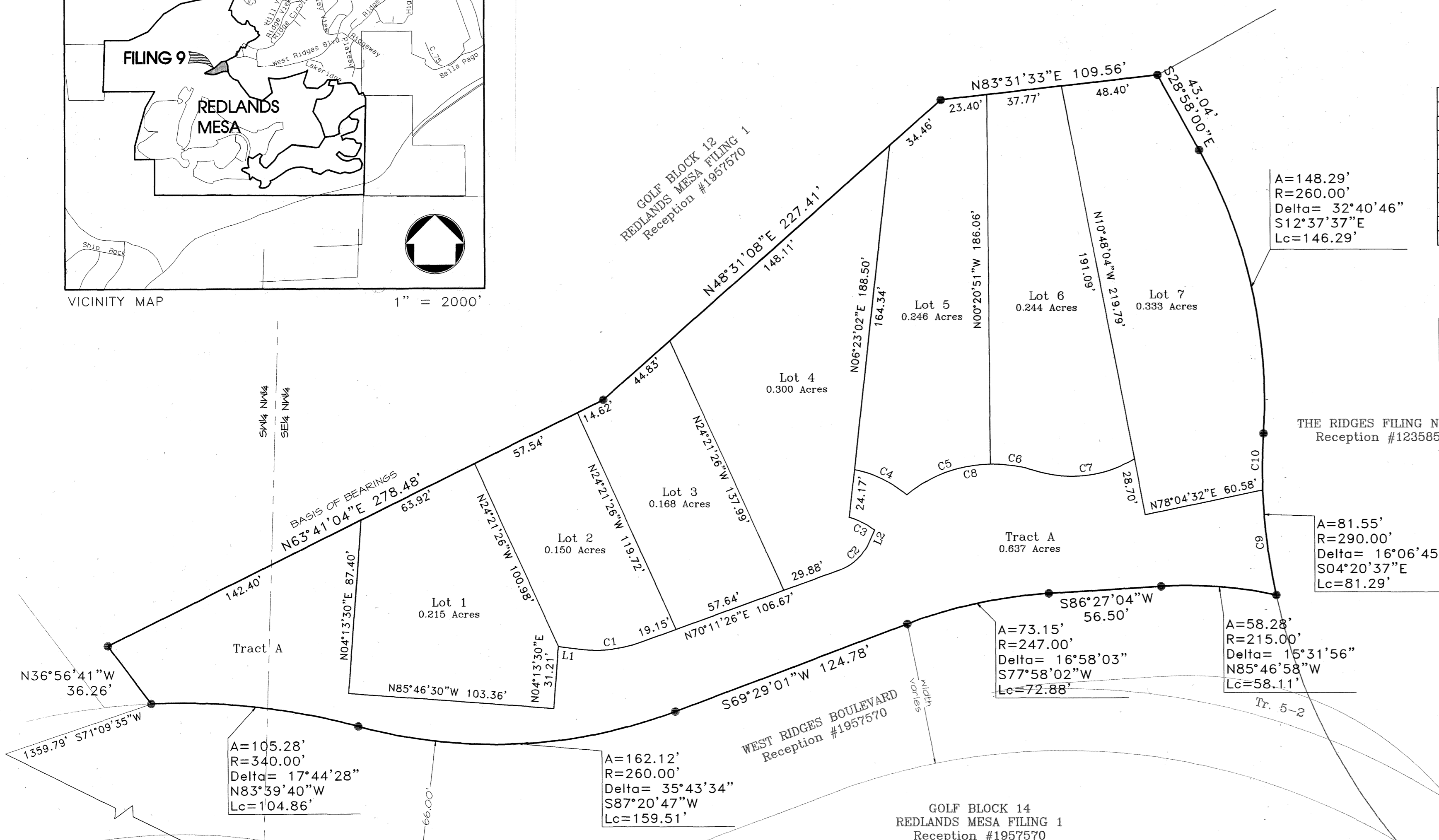
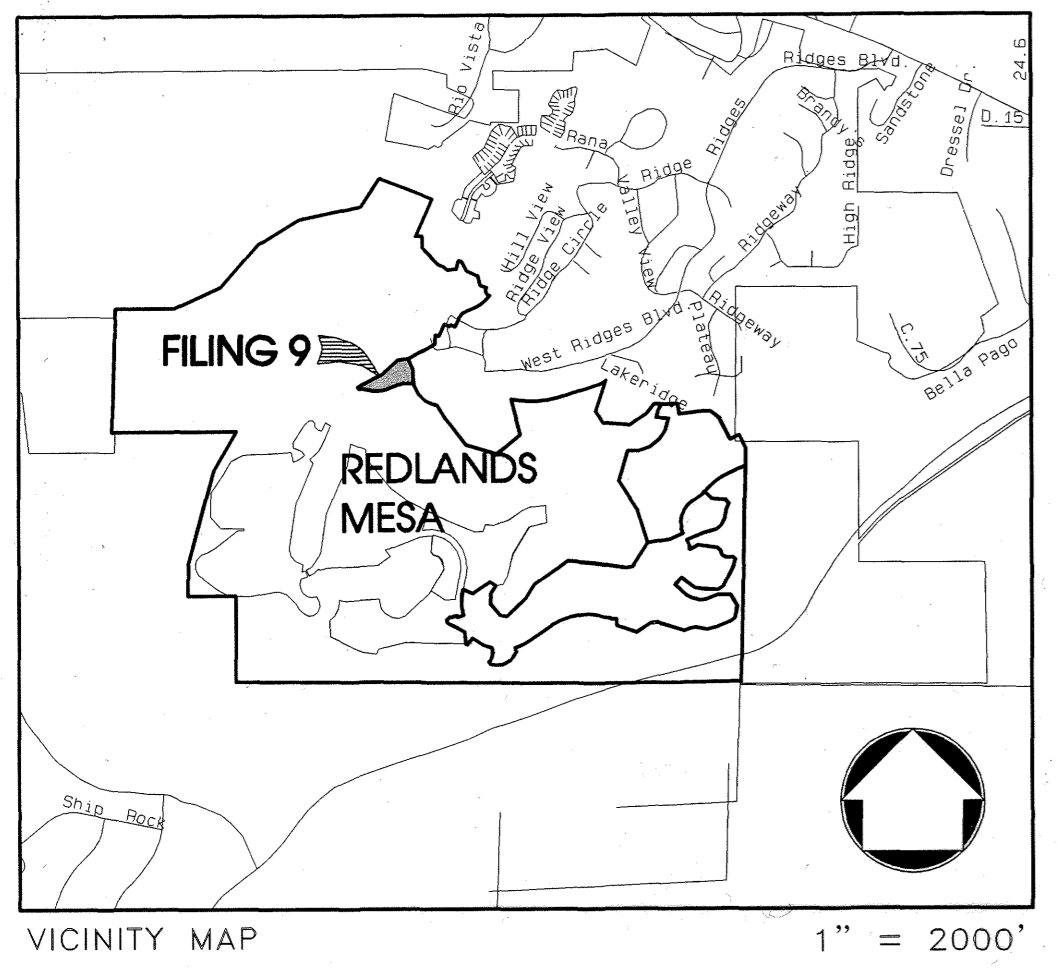


# REDLANDS MESA FILING 9

A REPLAT OF BLOCK 8, REDLANDS MESA FILING 1 (Reception #1957570), CITY OF GRAND JUNCTION  
 1/2 NW1/4 Section 20, Township 1 South, Range 1 West, Ute Meridian



LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.70'	66.00'	27°31'20"	N83°57'06"E	31.40'
C2	20.98'	26.00'	46°14'33"	N47°04'10"E	20.42'
C3	14.27'	36.00'	22°43'00"	N63°33'44"W	14.18'
C4	29.37'	60.00'	28°02'36"	S64°23'24"E	29.07'
C5	45.77'	69.00'	38°00'11"	N70°06'01"E	44.93'
C6	22.44'	69.00'	18°37'52"	S81°34'58"E	22.34'
C7	52.01'	61.00'	48°51'22"	N83°18'17"E	50.45'
C8	68.20'	69.00'	56°38'03"	S79°24'57"W	65.46'
C9	53.11'	290.00'	10°29'33"	N07°09'13"W	53.03'
C10	28.45'	290.00'	5°37'12"	N00°54'10"E	28.43'

LINE	BEARING	DISTANCE
L1	S82°17'14"E	10.16'
L2	N23°56'53"E	6.71'

- ABBREVIATIONS**
- A Arc Length
  - Blvd. Boulevard
  - C Curve
  - CL Centerline
  - Devel. Development
  - Drain. Drainage
  - E East
  - Esmt. Easement
  - L Line
  - Lc Long Chord
  - MCSM Mesa County Survey Marker
  - M-P Multi-Purpose
  - N North
  - No. Number
  - PLS Professional Land Surveyor
  - PLSS Public Land Survey System
  - R Radius
  - Rec. Reception
  - r-o-w Right-of-way
  - S South
  - San. Sanitary
  - Sec. Section
  - Sen. Sewer
  - Sp. Space
  - Sq. Ft. Square Feet
  - Tr. Tract
  - W West
  - Δ Delta angle

**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 south half of the northwest 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, sold property being more particularly described as follows:

Block 8, 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 and Tracts as shown hereon, and designates the same as Redlands Mesa Filing 9, in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following dedications and grants:

A non-exclusive Multipurpose Easement over Tract A is 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 30<sup>th</sup> day of April, 2012.

BRIGHTSTAR REDLANDS MESA INVESTMENT LLC  
 a Delaware limited liability company

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

State of Colorado  
 County of Mesa

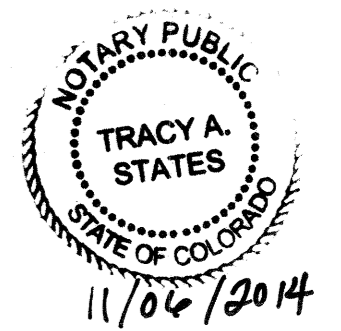
On 4/30/2012 before me, Tracy A. States

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 Tracy A. States (Seal)



**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 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: 5-1-2012 BY: Jonathan Berrie, Examiner  
 First American Heritage Title Co.

**CITY APPROVAL**

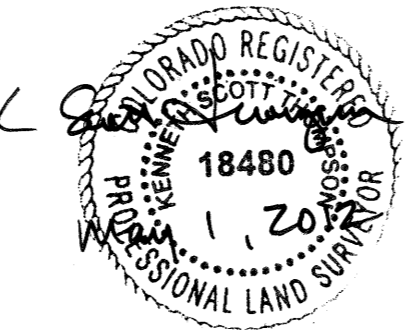
This plat of REDLANDS MESA FILING 9, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 27<sup>th</sup> day of May, 2012.

City Manager: [Signature]  
 Mayor: [Signature]

**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 9, 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



**PLAT NOTES**

1. The lands within Redlands Mesa Filing 9 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 9 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 A 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 subject to that Auto Court Declaration as recorded for the benefit of Lots 1, 2, 3, 4, 5, 6 and 7 and shall constitute Common Area under the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa.

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the Office of the Mesa County Clerk and Recorder at 12:39 o'clock P. on the 4<sup>th</sup> day of May, 2012, and is duly recorded at Reception No. 2609790, BK 5295, PG 508

Drawer No. YY-106 Fees: 16<sup>00</sup>  
 Sheila Reiner  
 Clerk and Recorder of Mesa County

Ginny Daughman  
 Deputy Clerk

**AREA SUMMARY**

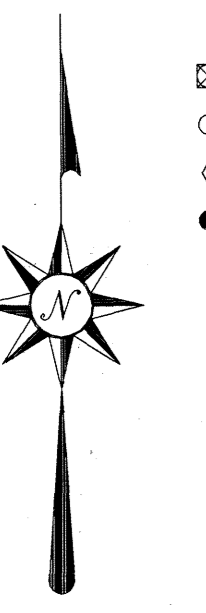
LOTS	1.656 acre	72.23 %
TRACT	0.637 acre	27.77 %
TOTAL	2.293 acre	100.00 %

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

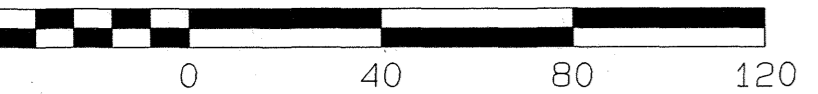
Auto Court Declaration Book \_\_\_\_\_ Page \_\_\_\_\_  
 Tract A to the Master Association Book \_\_\_\_\_ Page \_\_\_\_\_

**LEGEND**

- ☒ found aluminum monument as noted
- found rebar and cap as noted
- ◇ calculated position - no monument
- recovered previously set 24" #5 rebar with aluminum cap "PLS 18480"



GRAPHIC SCALE 1"=40'



Lineal Units of Measurement are the U.S. Survey Foot.

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.

## REDLANDS MESA FILING 9

A REPLAT OF BLOCK 8, REDLANDS MESA FILING 1

1/2 NW1/4 Section 20, Township 1 South, Range 1 West, Ute Meridian  
 Sheet 1 of 1 Date: Apr 21, 2012 Job No. 0356-035  
 Design: \_\_\_\_\_ Drawn: kst Checked: drs Approved: kst  
 S:\PROJECTS\0356 Redlands Mesa\035 Filing 9 - Parcel 3\survey\plat.pro



744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722