

VISTAS AT TIARA RADO CONDOMINIUMS PHASE 1

BEING A REPLAT OF LOT 1 HATCH SUBDIVISION
 BOOK 5265 PAGES 875 & 876
 SITUATE IN THE NW¼ NE¼ SECTION 27
 TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

NOTES

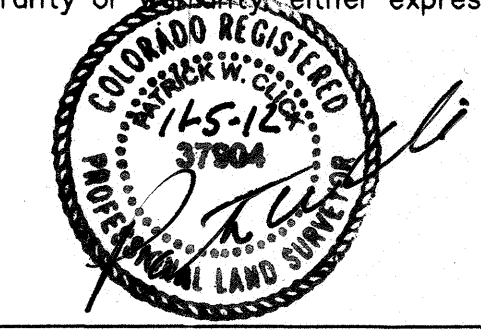
1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ADVANCED TITLE COMPANY.
2. BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ NE¼ SECTION 27, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE VALUE USED S88°20'02"E, WAS SHOWN ON THE RECORDED PLAT FOR HATCH SUBDIVISION. SAID VALUE IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
4. OUTLOT A, OUTLOT B AND OUTLOT C AS SHOWN HEREON ARE SET APART AND ARE RESERVED TO THE OWNERS SHOWN HEREON FOR FUTURE DEVELOPMENT.

ABBREVIATIONS:

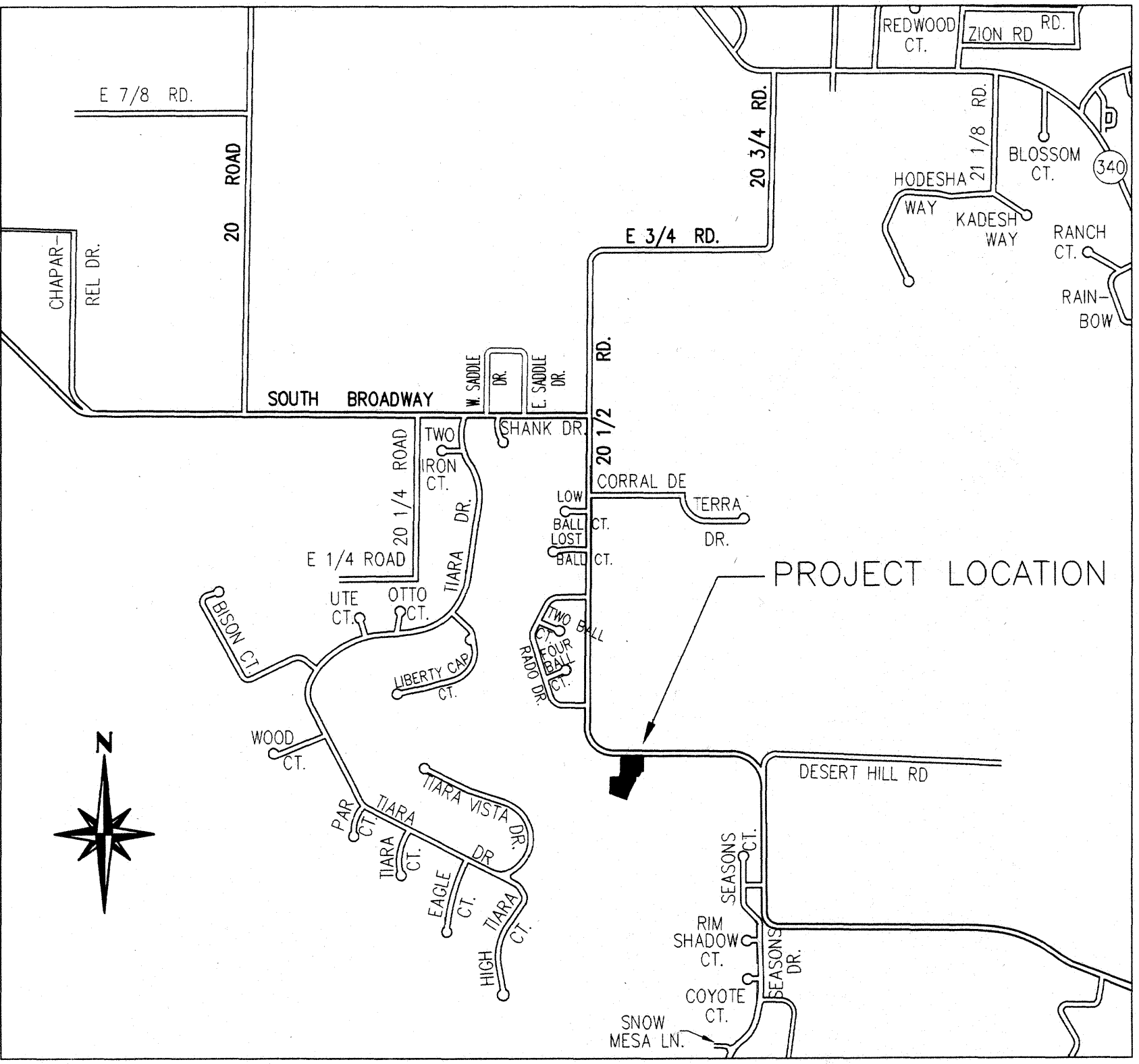
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- # NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- L.C.E. LIMITED COMMON ELEMENT
- G.C.E. GENERAL COMMON ELEMENT

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Condominium Map and Final Plat of the VISTAS AT TIARA RADO CONDOMINIUMS PHASE 1, as laid out, platted, dedicated and shown hereon, that such Condominium Map and Final Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the units, in compliance with Title 38, Article 51, C.R.S., as amended. I further certify that this Condominium Map and Final Plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act. This statement is not a guaranty or warranty, either expressed or implied.



PATRICK W. CLICK
 COLORADO REGISTERED LAND SURVEYOR PLS #37904
 DATE: NOVEMBER 5, 2012



CITY APPROVAL

This Condominium Plat of VISTAS AT TIARA RADO CONDOMINIUMS PHASE 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 15th day of November 20 12.

[Signature]
 City Manager

[Signature]
 President of Council

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA } ss

WE, ADVANCED TITLE COMPANY, 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 VESTED TO THE HATCH 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: November 2, 2012 BY: [Signature]
 NAME AND TITLE
 ADVANCED TITLE COMPANY

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :
 COUNTY OF MESA : ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:49 o'clock A .m., on this 16th day of November 20 12 and was recorded at Reception No. 2633618 Book 5389 and Pages 25, 26, 27, 28.

Drawer No. 99-144, and Fees \$407⁰⁰.

[Signature]
 Clerk and Recorder

[Signature]
 Deputy

LAND USE SUMMARY

COMMON ELEMENTS	0.74 ACRES	60%
CONDOMINIUM UNITS	0.12 ACRES	10%
OUTLOTS	0.37 ACRES	30%
TOTAL	1.23 ACRES	100%

FOR CITY USE ONLY

Associated Book	Recorded Page	Documents Type
<u>5389</u>	<u>30</u>	<u>Statement of Authority</u>
<u>5389</u>	<u>31</u>	<u>Bylaws of Condo Association</u>
<u>5389</u>	<u>43</u>	<u>CCR's</u>

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That, Hatch Investments, LLC is the owner of that real property located in the NW Quarter of the NE Quarter of Section 27, Township 11 South, Range 101 West, of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

LEGAL DESCRIPTION:

Covering the Land in the State of Colorado, County of Mesa Described as:
 LOT 1 HATCH SUBDIVISION
 AS RECORDED IN BOOK 5265 AT PAGE 875 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE

Said parcel contains 1.23 acres.

Said Owners have by these presents laid out, platted and subdivided the above described real property, and designated the same as Condominium Plat of VISTAS AT TIARA RADO CONDOMINIUMS PHASE 1, in the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 2nd day of November, A.D. 2012.
 by: [Signature]
 Robert Curt Hatch for Hatch Investments, LLC

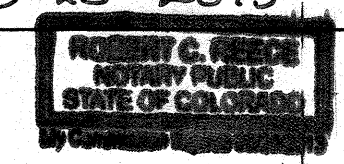
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO :
 COUNTY OF MESA : ss

The foregoing instrument was acknowledged before me this 2nd day of November, A.D. 2012.
 by Robert Curt Hatch for Hatch Investments, LLC

Witness my hand and official seal
 My Commission Expires 3-25-2013

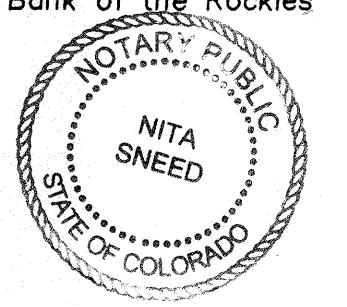
[Signature]
 Notary Public



LIENHOLDER RATIFICATION

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREOF 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 5347 AT PAGE 367 AND BOOK 5347 AT PAGE 375 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Pres. WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF November
CEO FOR: [Signature]
 First National Bank of the Rockies



NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO :
 COUNTY OF MESA : ss

The foregoing instrument was acknowledged before me this 5th day of NOVEMBER, A.D. 2012.
 by NITA SNEED

Witness my hand and official seal
 My Commission Expires 02/02/2014

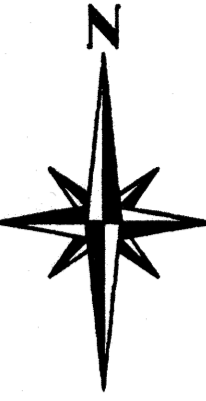
[Signature]
 Notary Public

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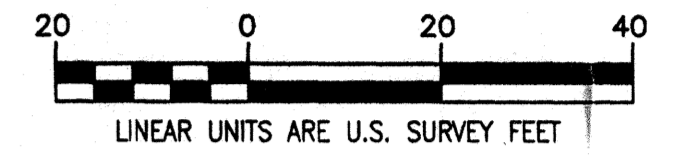
JOB #: 2012018 FIELD WORK: PC
 DATE: 10/30/12 DRAWING NUMBER: 018 SUB DRAWN BY: PC

POLARIS SURVEYING
 PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
 GRAND JUNCTION, CO 81504
 PHONE/FAX (970)434-7038

VISTAS AT TIARA RADO CONDOMINIUMS PHASE I

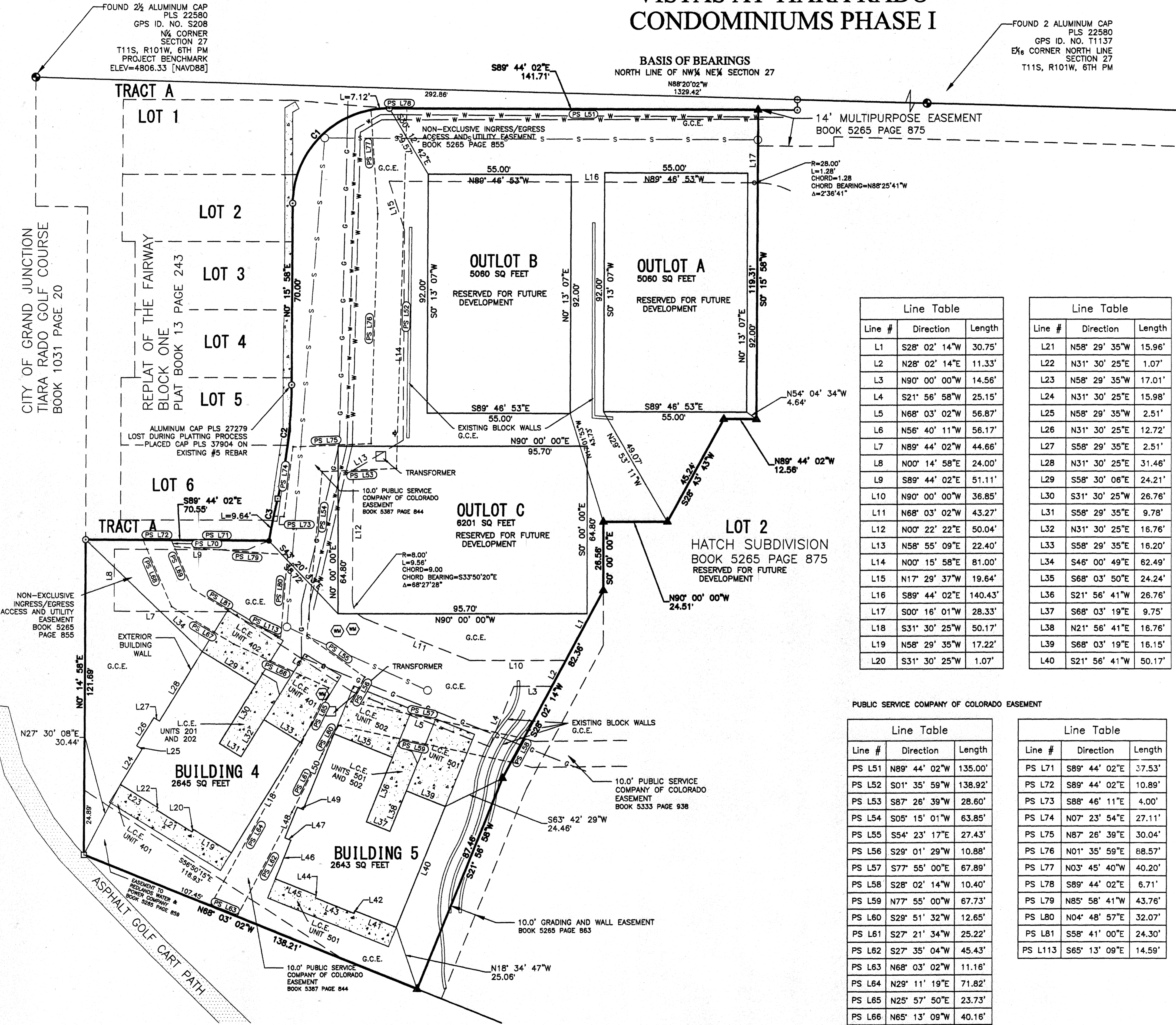


GRAPHIC SCALE:
 1"=20'



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER
- SET No. 5 REBAR PL 37904
- FOUND No. 5 REBAR WITH CAP PLS 27279
- SET MAGNETIC NAIL WITH DISC PLS 37904
- FOUND MAGNETIC NAIL PLS 27279
- EXISTING WATER FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING WATER METER



Line Table

Line #	Direction	Length
L1	S28° 02' 14"W	30.75'
L2	N28° 02' 14"E	11.33'
L3	N90° 00' 00"W	14.56'
L4	S21° 56' 58"W	25.15'
L5	N68° 03' 02"W	56.87'
L6	N56° 40' 11"W	56.17'
L7	N89° 44' 02"W	44.66'
L8	N00° 14' 58"E	24.00'
L9	S89° 44' 02"E	51.11'
L10	N90° 00' 00"W	36.85'
L11	N68° 03' 02"W	43.27'
L12	N00° 22' 22"E	50.04'
L13	N58° 55' 09"E	22.40'
L14	N00° 15' 58"E	81.00'
L15	N17° 29' 37"W	19.64'
L16	S89° 44' 02"E	140.43'
L17	S00° 16' 01"W	28.33'
L18	S31° 30' 25"W	50.17'
L19	N58° 29' 35"W	17.22'
L20	S31° 30' 25"W	1.07'

Line Table

Line #	Direction	Length
L21	N58° 29' 35"W	15.96'
L22	N31° 30' 25"E	1.07'
L23	N58° 29' 35"W	17.01'
L24	N31° 30' 25"E	15.98'
L25	N58° 29' 35"W	2.51'
L26	N31° 30' 25"E	12.72'
L27	S58° 29' 35"E	2.51'
L28	N31° 30' 25"E	31.46'
L29	S58° 30' 06"E	24.21'
L30	S31° 30' 25"W	26.76'
L31	S58° 29' 35"E	9.78'
L32	N31° 30' 25"E	16.76'
L33	S58° 29' 35"E	16.20'
L34	S46° 00' 49"E	62.49'
L35	S68° 03' 50"E	24.24'
L36	S21° 56' 41"W	26.76'
L37	S68° 03' 19"E	9.75'
L38	N21° 56' 41"E	16.76'
L39	S68° 03' 19"E	16.15'
L40	S21° 56' 41"W	50.17'

Line Table

Line #	Direction	Length
L41	N68° 03' 19"W	17.17'
L42	S21° 56' 41"W	1.07'
L43	N68° 03' 19"W	15.96'
L44	N21° 56' 41"E	1.07'
L45	N68° 03' 19"W	17.01'
L46	N21° 56' 41"E	15.98'
L47	N68° 03' 19"W	2.51'
L48	N21° 56' 41"E	12.72'
L49	S68° 03' 19"E	2.51'
L50	N21° 56' 41"E	31.46'

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	58.12'	37.00'	090° 00' 00"	52.33'	N45° 15' 58"E
C2	44.26'	188.58'	013° 26' 54"	44.16'	N06° 59' 25"E
C3*	16.61'	212.58'	004° 28' 40"	16.61'	N11° 28' 32"E

* NON-TANGENT CURVE

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

Line Table

Line #	Direction	Length
PS L51	N89° 44' 02"W	135.00'
PS L52	S01° 35' 59"W	138.92'
PS L53	S87° 26' 39"W	28.60'
PS L54	S05° 15' 01"W	63.85'
PS L55	S54° 23' 17"E	27.43'
PS L56	S29° 01' 29"W	10.88'
PS L57	S77° 55' 00"E	67.89'
PS L58	S28° 02' 14"W	10.40'
PS L59	N77° 55' 00"W	67.73'
PS L60	S29° 51' 32"W	12.65'
PS L61	S27° 21' 34"W	25.22'
PS L62	S27° 35' 04"W	45.43'
PS L63	N68° 03' 02"W	11.16'
PS L64	N29° 11' 19"E	71.82'
PS L65	N25° 57' 50"E	23.73'
PS L66	N65° 13' 09"W	40.16'
PS L67	N58° 41' 00"W	28.08'
PS L68	N23° 06' 34"W	27.99'
PS L69	S23° 06' 34"E	20.44'
PS L70	S23° 06' 34"E	20.44'

Line Table

Line #	Direction	Length
PS L71	S89° 44' 02"E	37.53'
PS L72	S89° 44' 02"E	10.89'
PS L73	S88° 46' 11"E	4.00'
PS L74	N07° 23' 54"E	27.11'
PS L75	N87° 26' 39"E	30.04'
PS L76	N01° 35' 59"E	88.57'
PS L77	N03° 45' 40"W	40.20'
PS L78	S89° 44' 02"E	6.71'
PS L79	N85° 58' 41"W	43.76'
PS L80	N04° 48' 57"E	32.07'
PS L81	S58° 41' 00"E	24.30'
PS L113	S65° 13' 09"E	14.59'



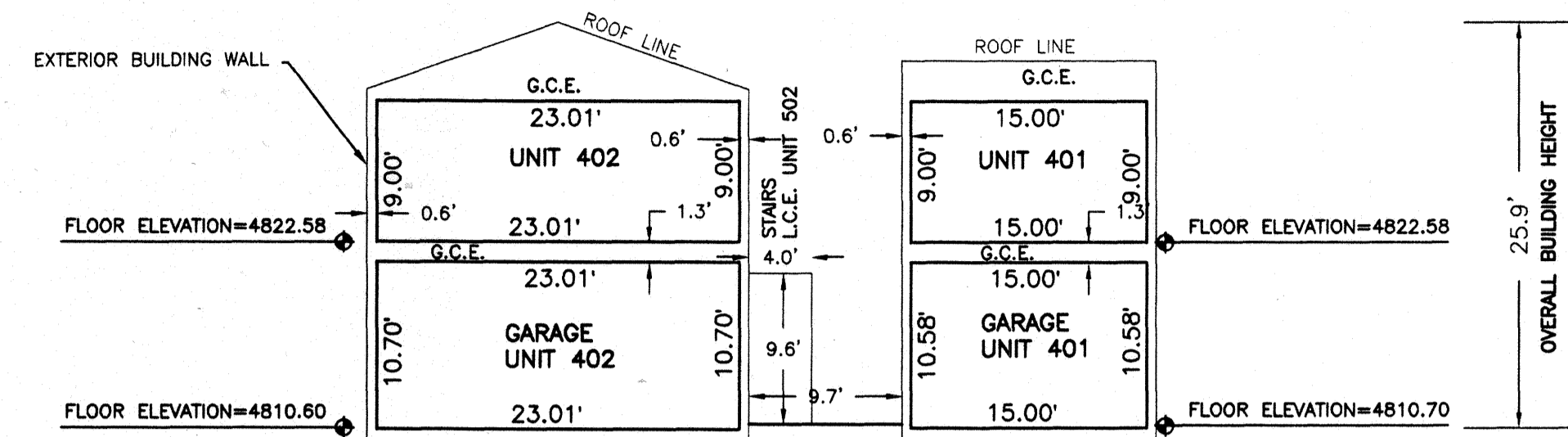
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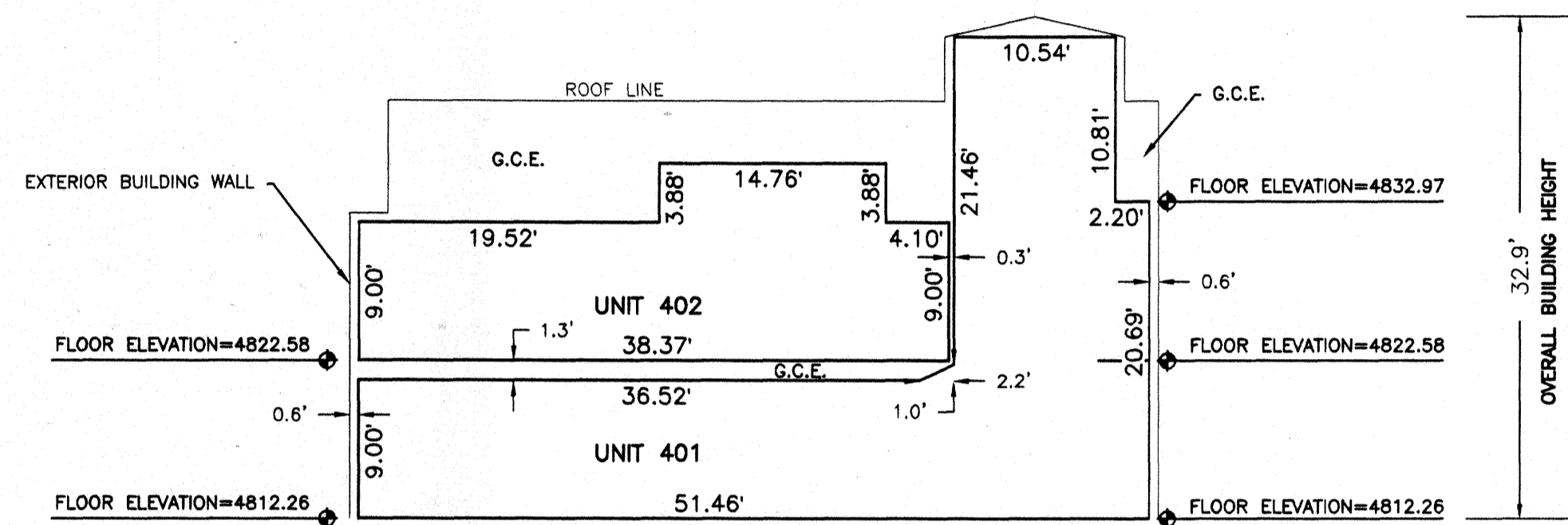
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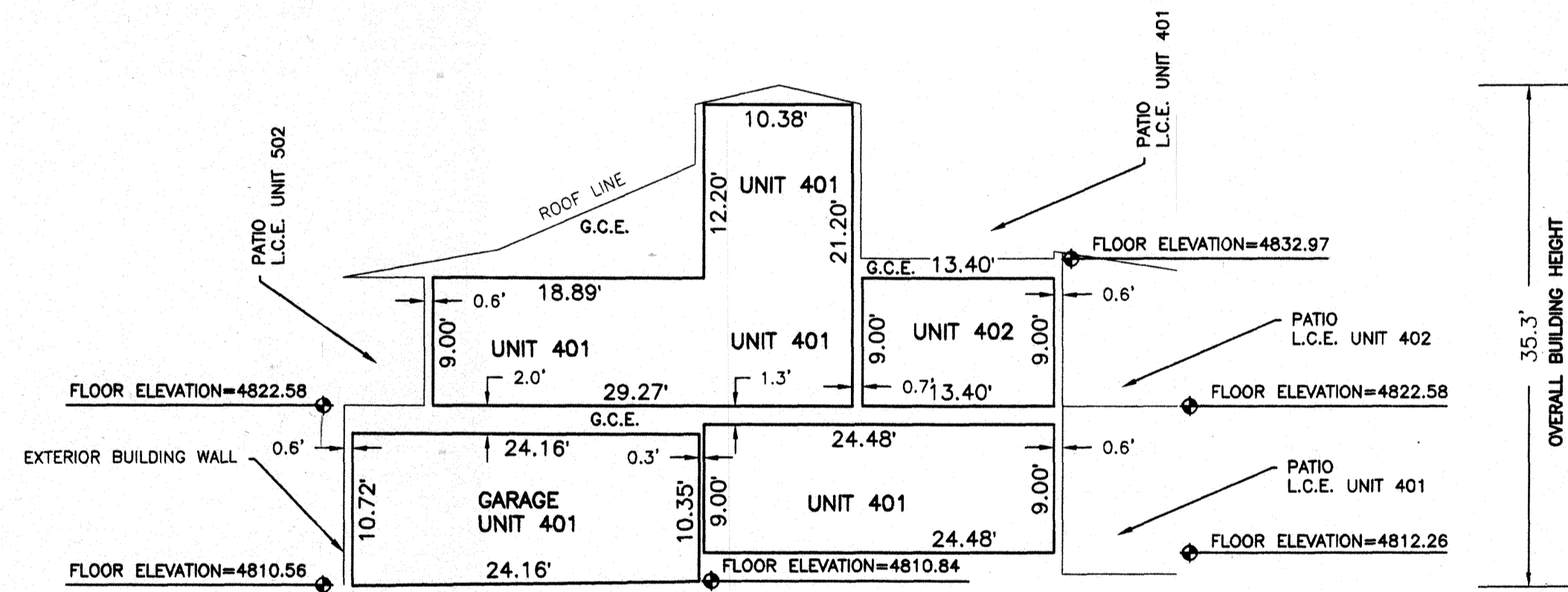
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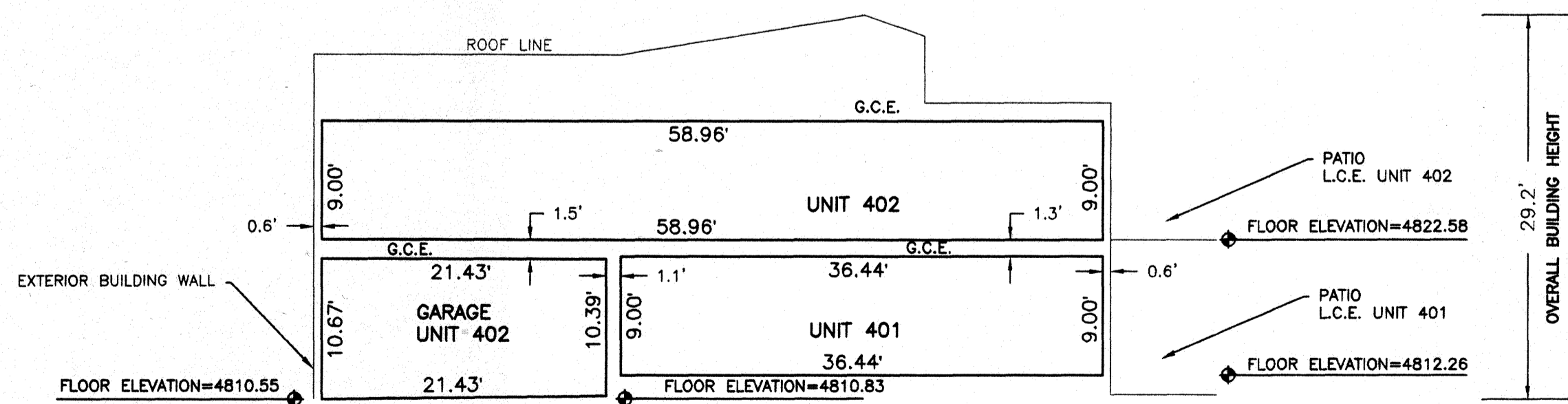
SECTION A-A



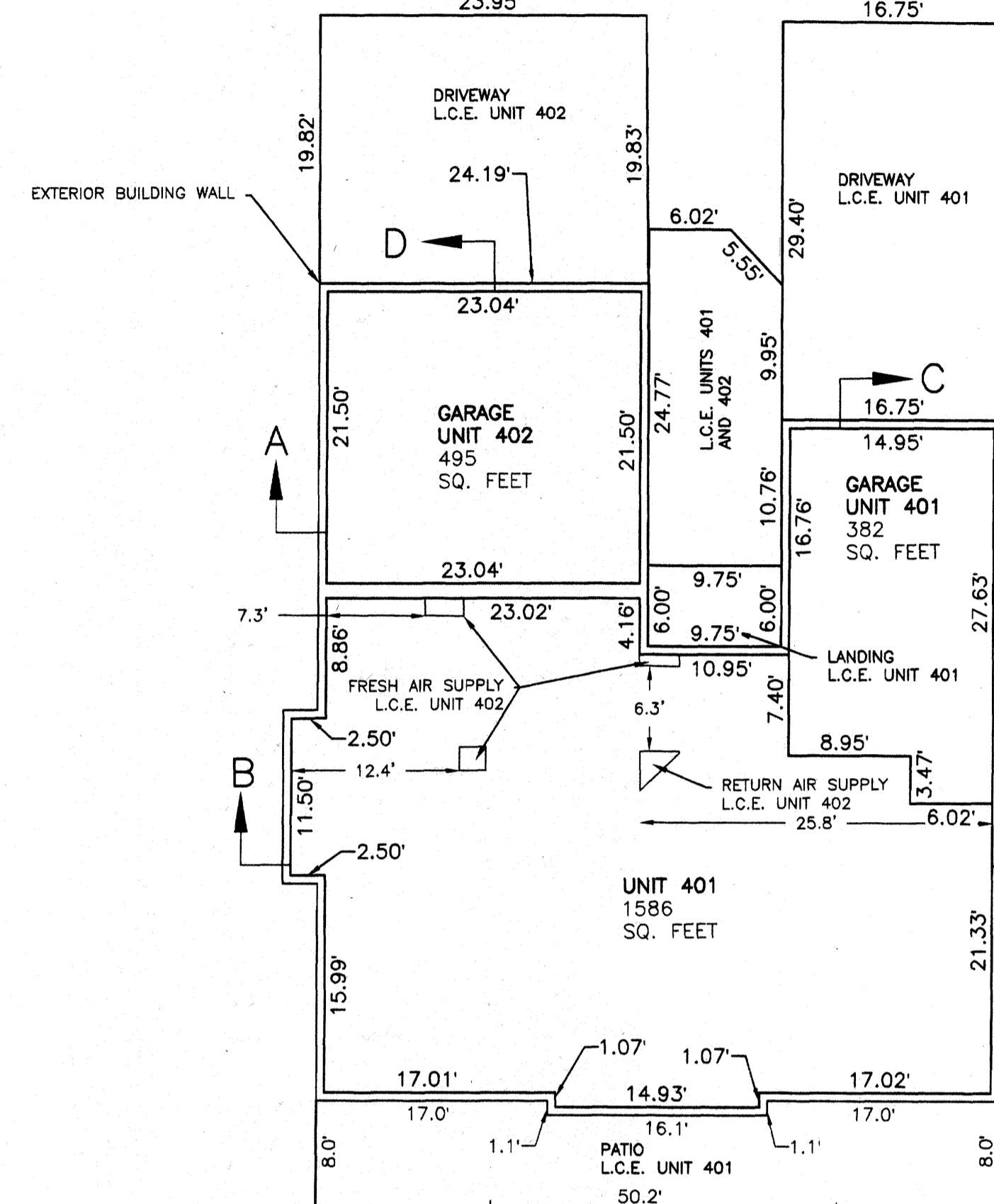
SECTION B-B



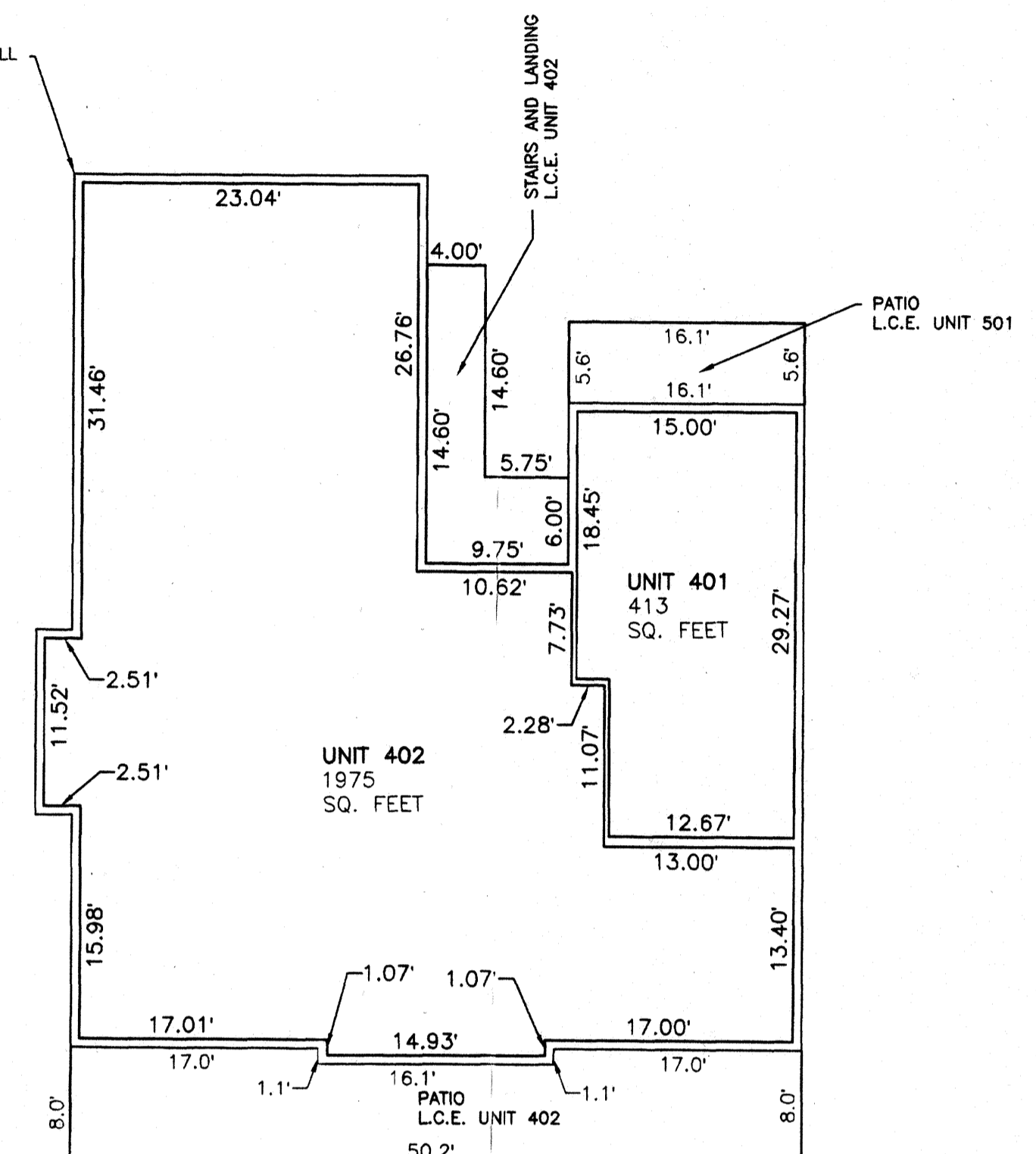
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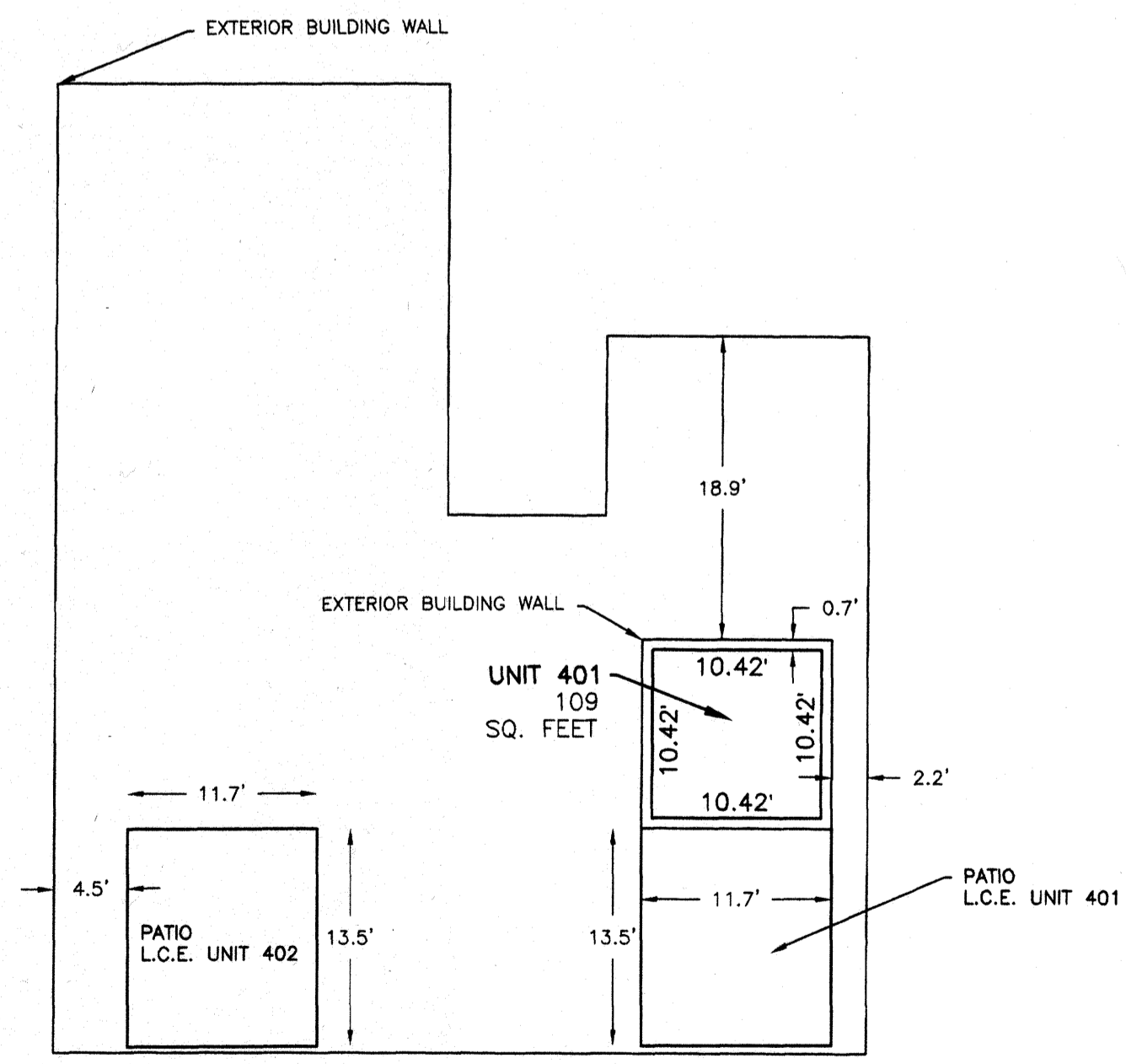
SECTION D-D



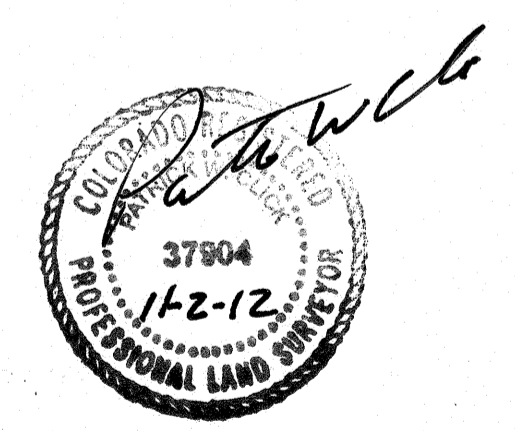
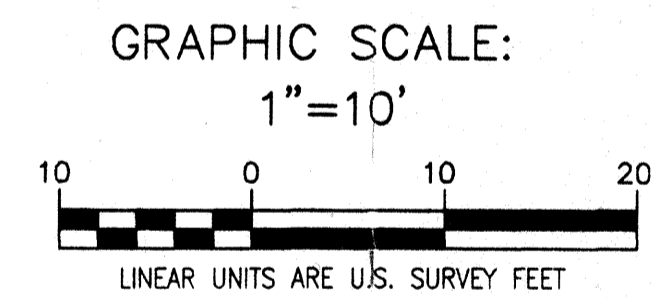
BUILDING 4
 FLOOR 1



BUILDING 4
 FLOOR 2



BUILDING 4
 FLOOR 3



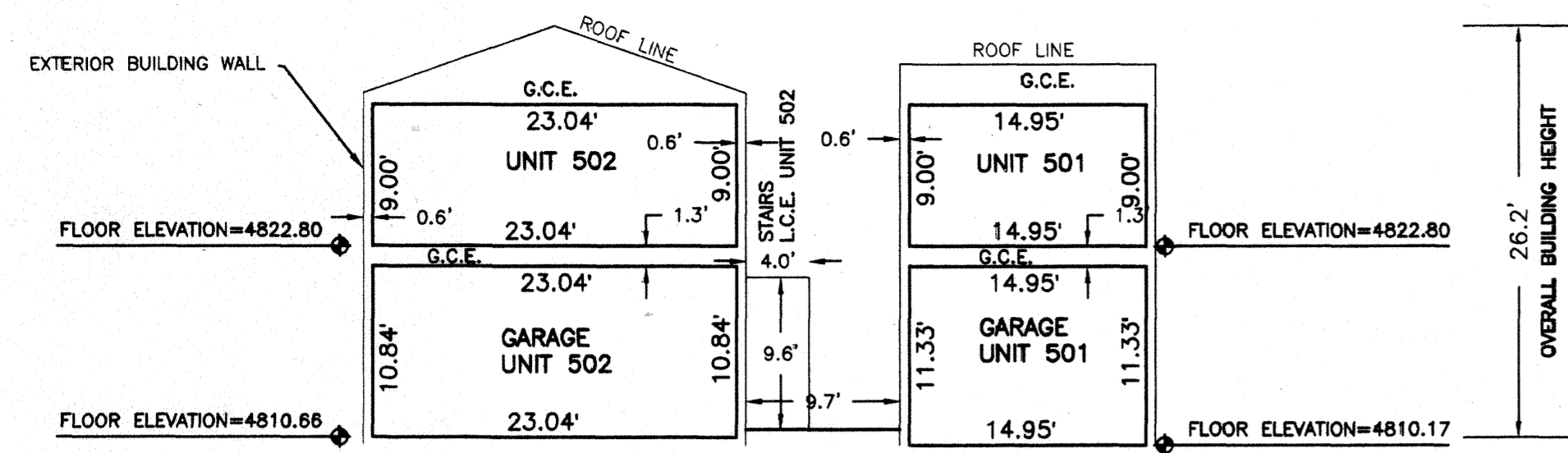
BUILDING NUMBER 4

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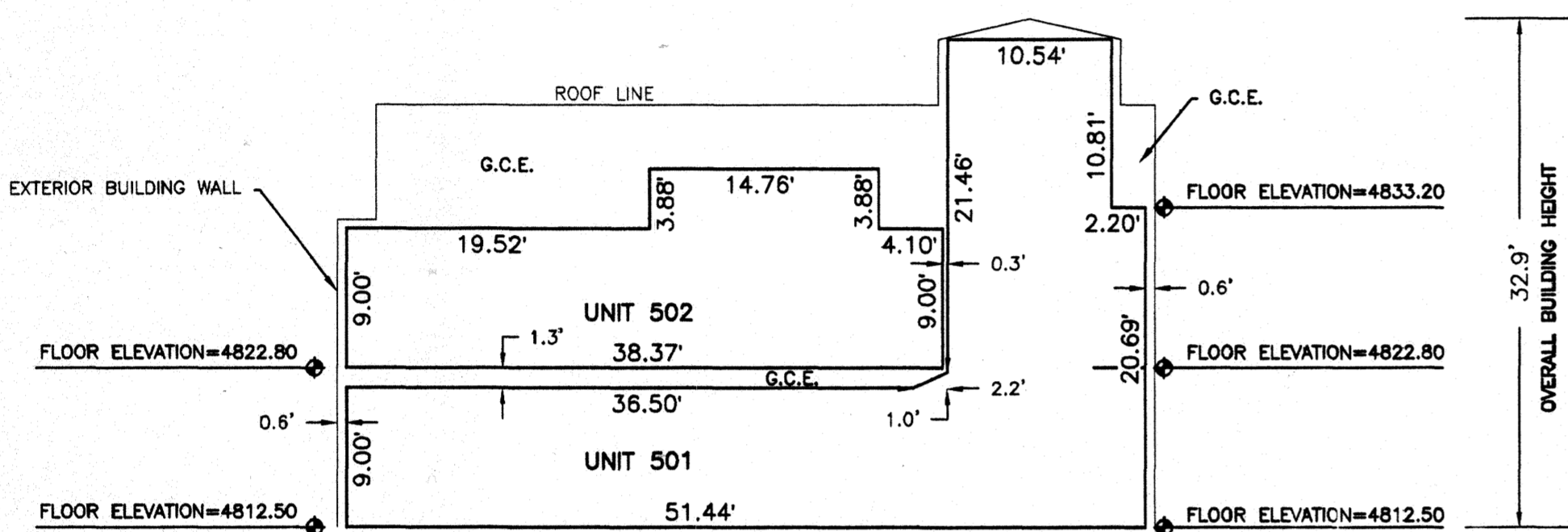
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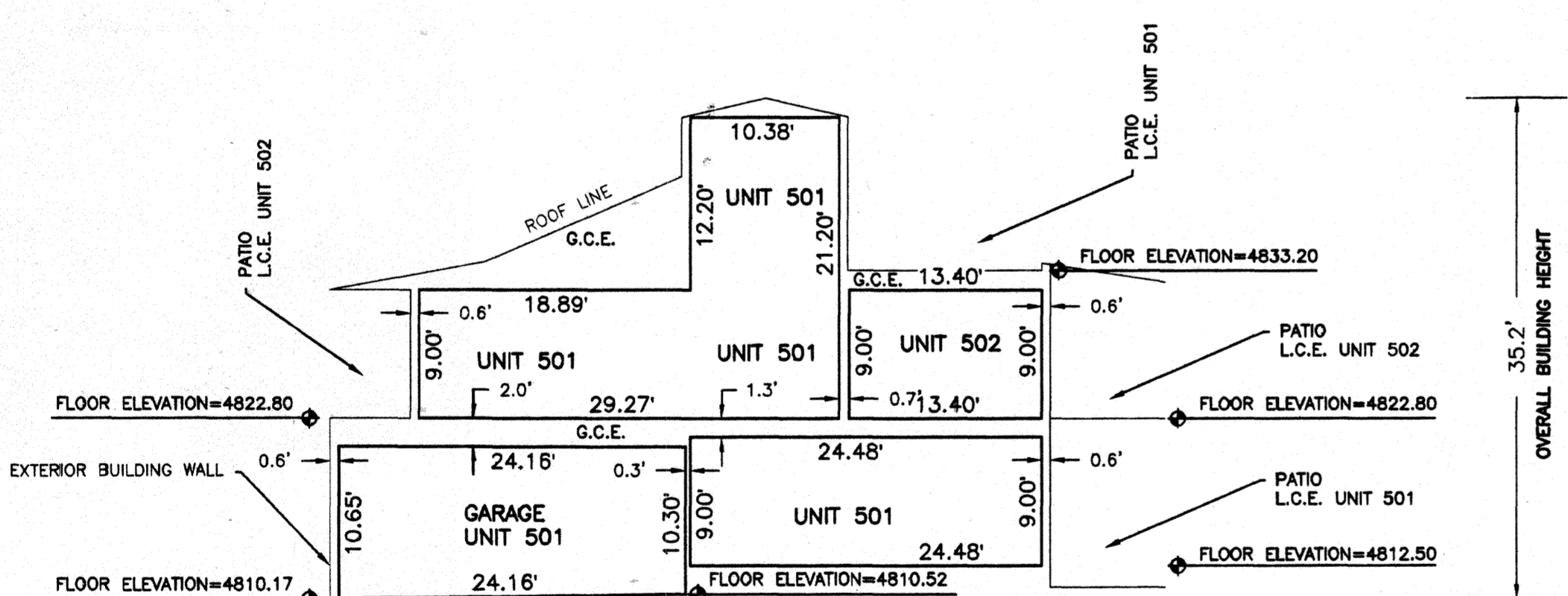
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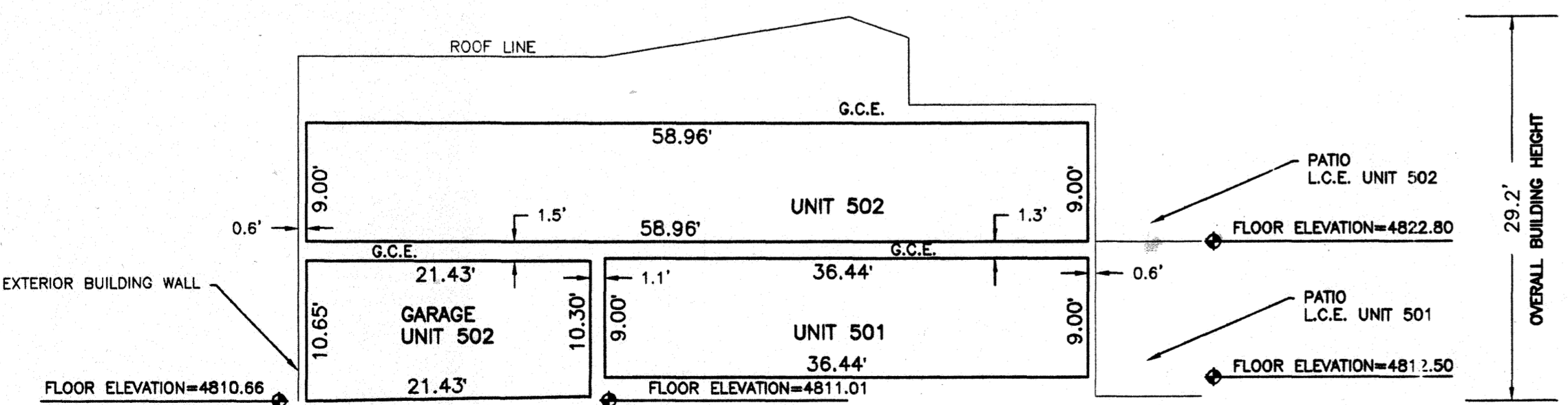
SECTION A-A



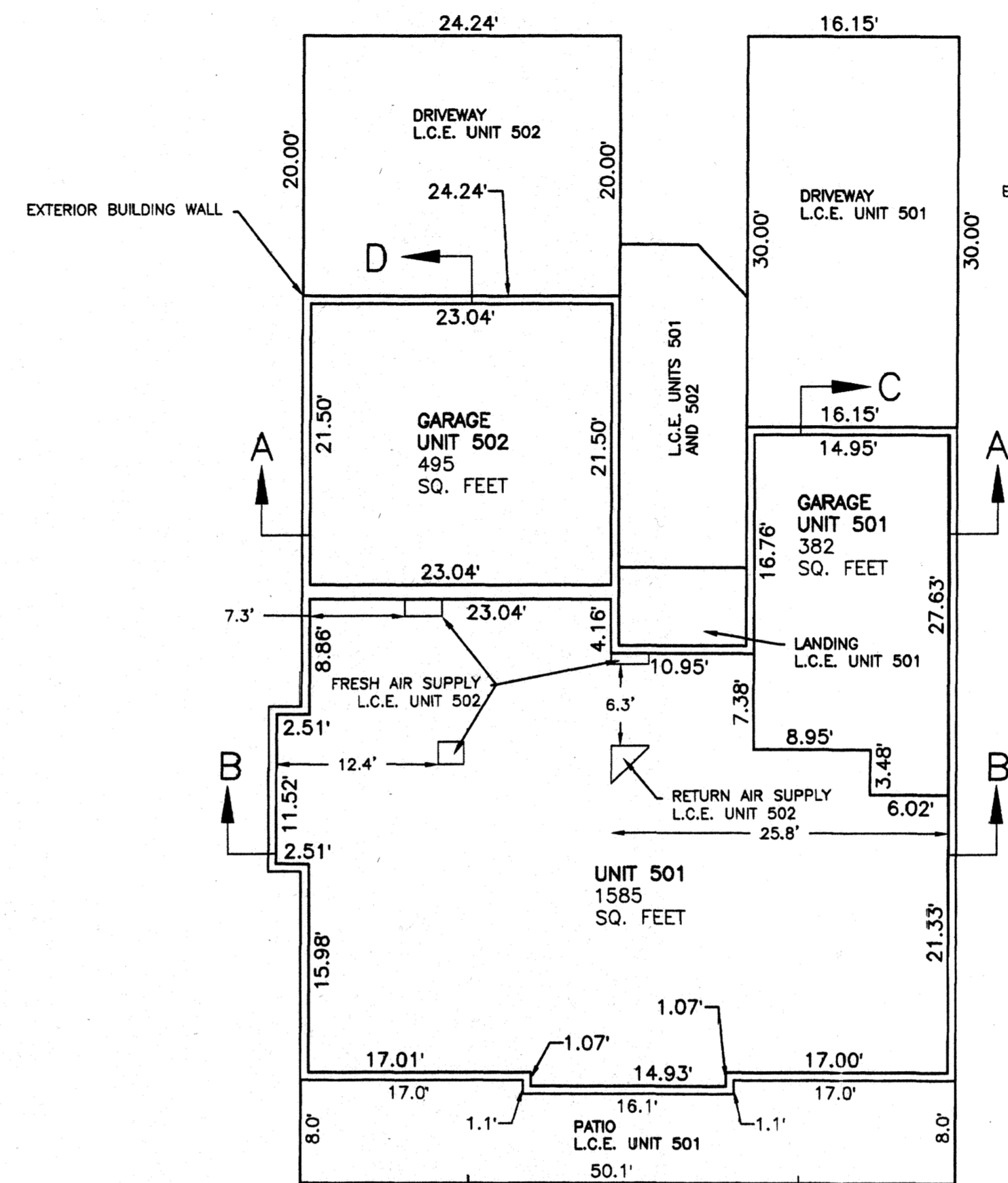
SECTION B-B



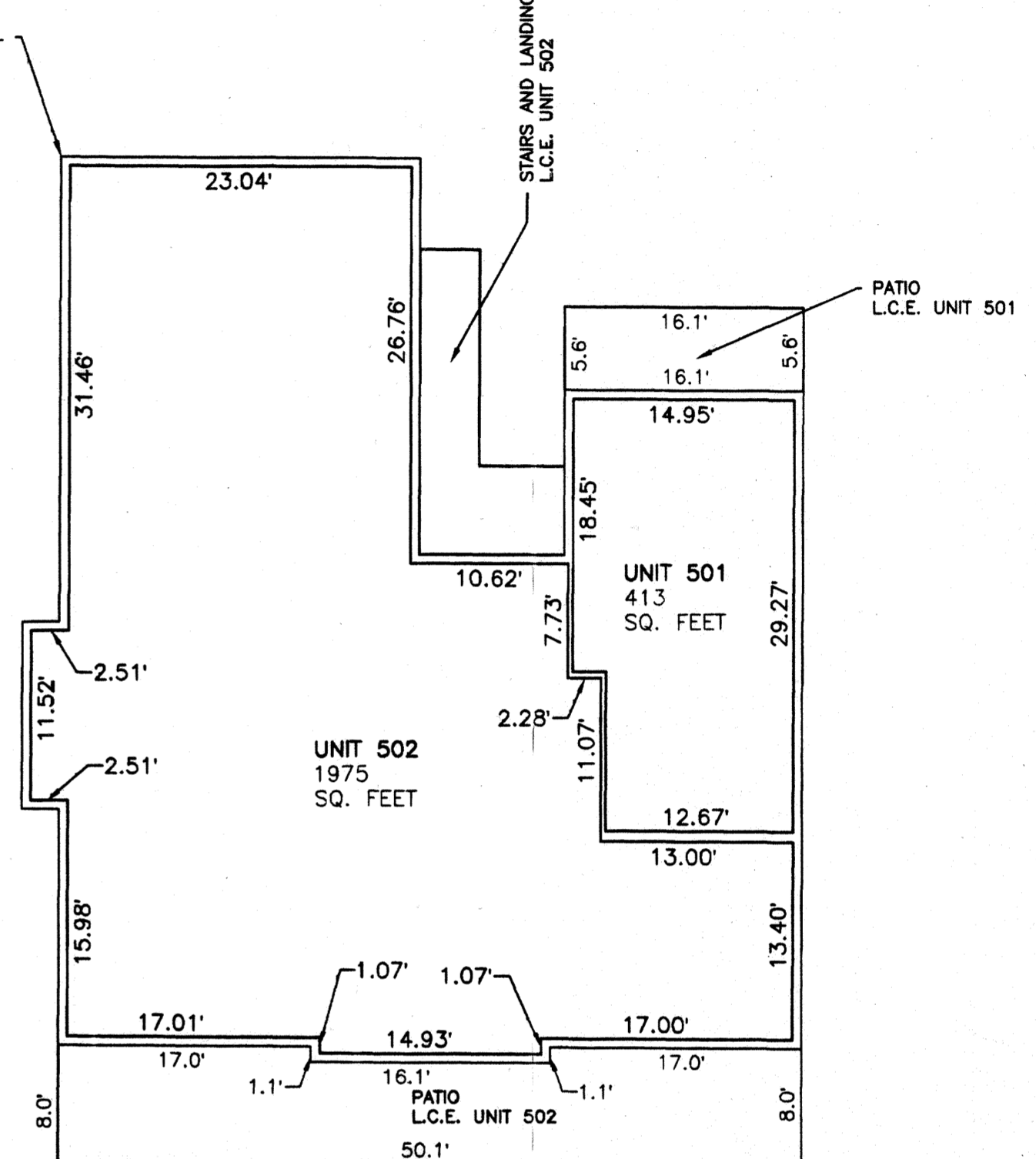
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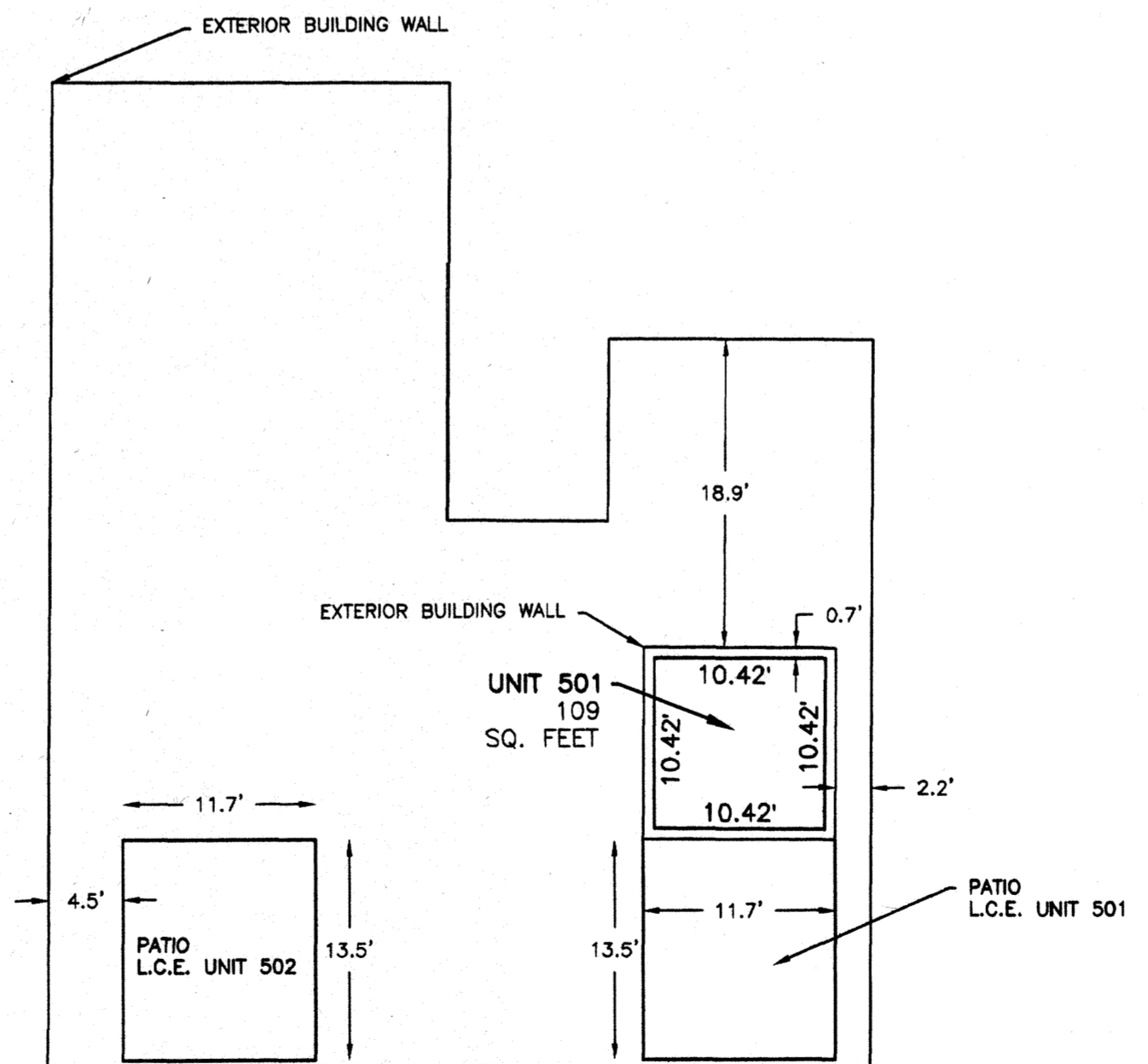
SECTION D-D



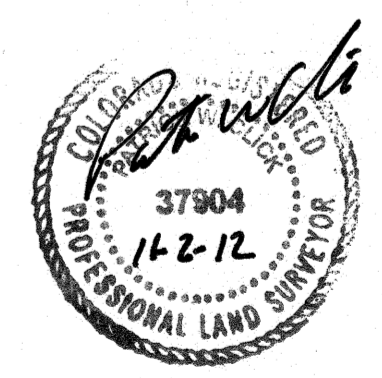
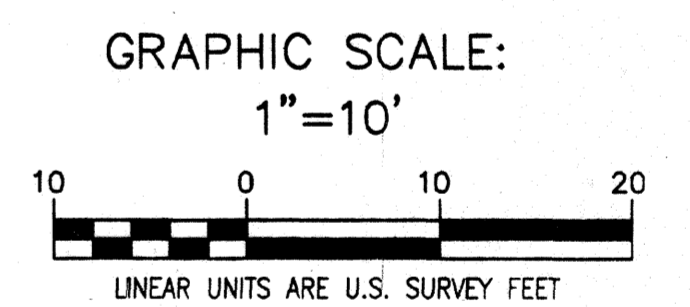
BUILDING 5
 FLOOR 1



BUILDING 5
 FLOOR 2



BUILDING 5
 FLOOR 3



BUILDING NUMBER 5

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