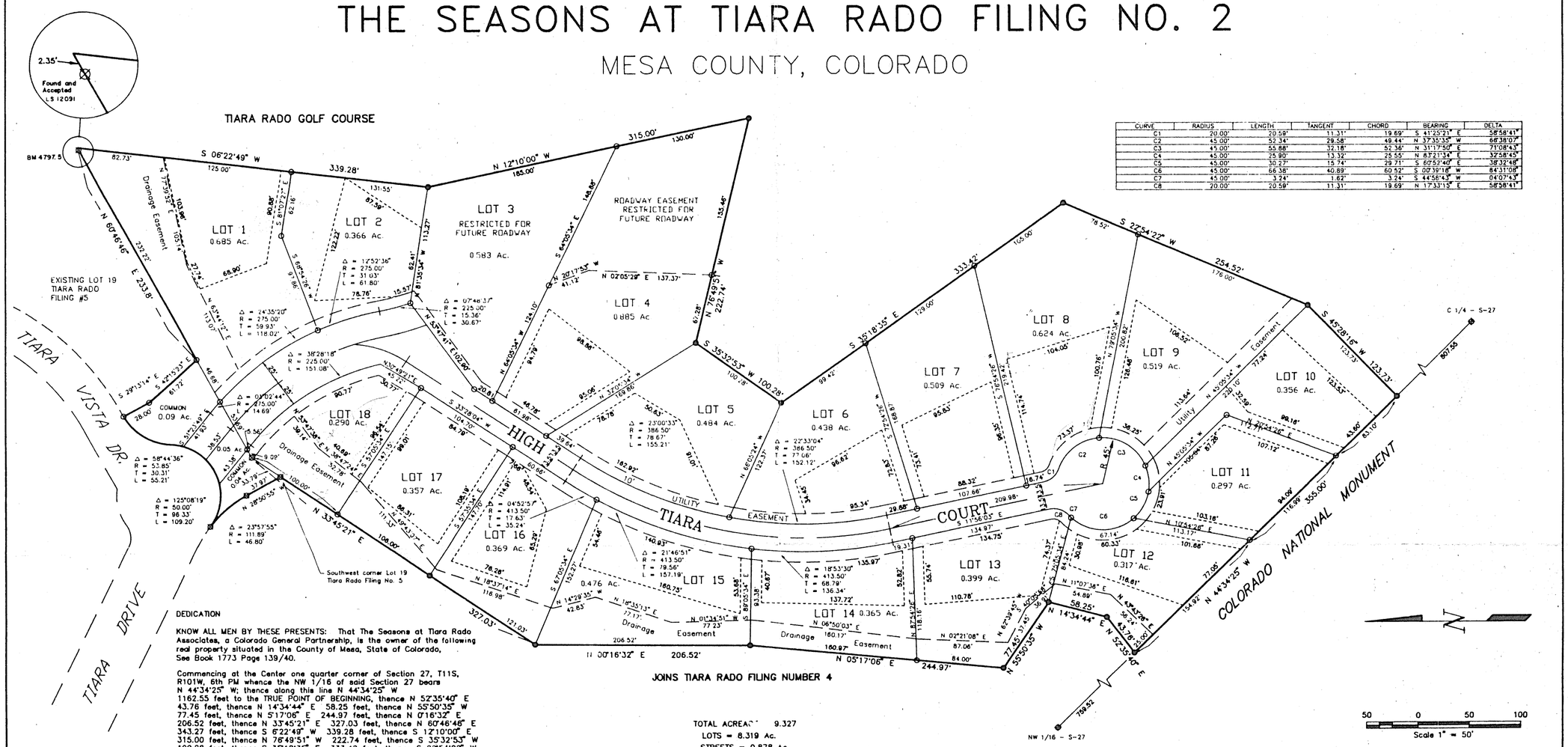
THE SEASONS AT TIARA RADO FILING NO. 2

MESA COUNTY, COLORADO



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	20.59'	11.31'	19.69'	S 41°25'21" E	58°58'41"
C2	45.00'	52.34'	29.58'	49.44'	N 37°35'35" W	66°38'07"
C3	45.00'	55.88'	32.18'	52.36'	N 31°17'50" E	71°08'43"
C4	45.00'	25.90'	13.32'	25.55'	N 63°21'34" E	32°58'45"
C5	45.00'	30.27'	15.74'	29.71'	S 60°52'40" E	38°32'48"
C6	45.00'	66.38'	40.89'	60.52'	S 00°39'18" W	84°31'08"
C7	45.00'	3.24'	1.62'	3.24'	S 44°56'43" W	04°07'43"
C8	20.00'	20.59'	11.31'	19.69'	N 17°33'15" E	58°58'41"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That The Seasons at Tiara Rado Associates, a Colorado General Partnership, is the owner of the following real property situated in the County of Mesa, State of Colorado, See Book 1773 Page 139/40.

Commencing at the Center one quarter corner of Section 27, T11S, R101W, 6th PM whence the NW 1/16 of said Section 27 bears N 44°34'25" W; thence along this line N 44°34'25" W 1162.55 feet to the TRUE POINT OF BEGINNING, thence N 52°35'40" E 43.76 feet, thence N 14°34'44" E 58.25 feet, thence N 55°50'35" W 77.45 feet, thence N 5°17'06" E 244.97 feet, thence N 0°16'32" E 206.52 feet, thence N 33°45'21" E 327.03 feet, thence N 60°46'46" E 343.27 feet, thence S 6°22'49" W 339.28 feet, thence S 12°10'00" E 315.00 feet, thence N 76°49'51" W 222.74 feet, thence S 35°32'53" W 100.28 feet, thence S 35°18'35" E 333.42 feet, thence S 27°54'22" W 254.52 feet, thence S 45°28'16" W 124.00 feet, thence N 44°31'44" W 355.00 feet to the TRUE POINT OF BEGINNING Containing 9.139 Acres.

Also a Part of Lot 19 Tiara Rado Filing Number 5 in Mesa County, Colorado, more particularly described as follows: Book 1836 Page 62/63

Beginning at the Southwest corner of said Lot 19, which is The TRUE POINT OF BEGINNING: thence N 33°45'21" E 33.79 feet along the southerly property line of said Lot 19; thence N 60°46'46" E 109.46 feet to a point on the southerly property line of said Lot 19; thence N 42°15'23" W 61.72 feet; thence N 29°13'14" W 28.00 feet to the South right-of-way of Tiara Drive; thence along said right-of-way on the arc of a curve to the left with a radius of 53.85 feet and a central angle of 58°44'36" for a distance of 55.21 feet; the chord bears S 31°24'23" W 52.83 feet; thence along said right-of-way on the arc of a curve to the right with a radius of 50.0 feet and a central angle of 125°08'19", for a distance of 109.20 feet, the chord bears S 64°36'26" W 88.75 feet; thence along the westerly property line of said Lot 19 on the arc of a curve to the right with a radius of 111.89 feet and a central angle of 23°57'55" for a distance of 46.80 feet, the chord bears S 40°50'13" E 46.48 feet; thence along the westerly property line of said Lot 19 S 28°50'55" E 37.97 feet to the POINT OF BEGINNING. Containing 0.18 acres.

That said owner has caused the said real property to be laid out and surveyed as THE SEASONS AT TIARA RADO FILING No. 2, a sub-division of a part of Mesa County, Colorado.

That said owner does hereby dedicate the streets and roadways shown hereon to the use of the public and does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

Lot 3 and portion of lot 4 is restricted pursuant to that certain covenant dated _____ and recorded in book _____ page ___ Mesa County Clerk and Recorders records.

TOTAL ACREAGE 9.327
LOTS = 8.319 Ac.
STREETS = 0.878 Ac.
COMMON AREA = 0.13 Ac.

WITNESS WHEREOF: Said owners have caused their names to be hereunto subscribed this 27th day of February, 1992

The Seasons at Tiara Rado Associates, a Colorado General Partnership.
By: Transmontane Development Corporation

Jack Acuff President
Transmontane Development Corp., Partner

NOTARY

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 27th day of Feb, 1992 by Jack Acuff. President of Transmontane Development Corp., a Partner of The Seasons at Tiara Rado.

Recorder's Note: No Notary Seal When Recorded

Beth Dumont
Notary Public

My commission expires July 22, 1995

SURVEYOR'S CERTIFICATE

I, Merritt P. Diamant, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of this Subdivision was made under my supervision, and that the accompanying plat accurately and properly shows said subdivision.

Merritt P. Diamant 2/27/92
Merr. P. Diamant, Colorado Land Surveyor 10097

MERRITT P. DIAMANT 10097 LAND SURVEYOR STATE OF COLORADO

BUILDING SETBACK REQUIREMENTS

Building setbacks must occur within the Improvement Envelope. No building improvement shall occur within 20 feet of any property line.

APPROVALS:

Board of County Commissioners [signature] 3-3-92

Planning Commission [signature] 3-5-92

Utility Coordinating Committee John L. Ballagh DEC 11, 1991

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 9:43 o'clock A. M. This 5TH day of March A.D. 1992, and is duly recorded in plat file # 1595006 Book 14 Page 40

Drawer Z33 Fees Paid $10.00

Monika Todd
Clerk and Recorder

Shirley Howard
Deputy

LEGEND

- ● Set 1 1/2" Alum Cap on #5 Rebar in Concrete
- ○ Set 1 1/2" Alum Cap on #5 Rebar
- ⊠ Found 1 1/2" Alum. Cap on #5 Rebar
- ◆ Found Brass Cap
- ----- Improvement Envelope (Typ.)

THE SEASONS AT TIARA RADO
FILING No. 2
SECTION 27 T11S, R101W, 6th PM
MESA COUNTY, COLORADO

INTERMOUNTAIN TECHNICAL SERVICES, INC.
1968 Hwy 34 - P.O. Box 3074
Grand Junction CO 81502 - (303)242-1835

DATE: 2/27/92
SCALE 1" = 50'
DWG. NO. 9124PLT2

JN 91003

SB-14-91