

# THE SEASONS AT TIARA RADO

## FILING No. 4

### PLAT DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, The Seasons at Tiara Rado Associates, a Colorado General Partnership, is the owner of that real property situated in the SE1/4 of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, all located in the County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 1773, Pages 139 & 140)

Beginning at the Southeast corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) of Section 27, whence the Southwest corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) bears North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W) for a basis of bearings with all bearings contained herein relative thereto, THENCE North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 396.87 feet along the south line of the SW1/4 NE1/4 of Section 27; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 504.16 feet to the Southerly boundary of Tiara Rado Golf Course; thence the following five (5) courses along the boundary of Tiara Rado Golf Course: (1) South 87 degrees 42 minutes 25 seconds East (S 87°42'25" E), a distance of 25.50 feet; (2) North 78 degrees 17 minutes 21 seconds East (N 78°17'21" E), a distance of 84.19 feet; (3) North 64 degrees 00 minutes 53 seconds East (N 64°00'53" E), a distance of 91.54 feet; (4) North 03 degrees 12 minutes 18 seconds East (N 03°12'18" E), a distance of 95.80 feet; (5) North 19 degrees 58 minutes 10 seconds West (N 19°58'10" W), a distance of 133.93 feet to the Southerly boundary of The Seasons at Tiara Rado Filing No. 3; thence following said boundary South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 184.04 feet; thence North 32 degrees 42 minutes 09 seconds East (N 32°42'09" E), a distance of 89.18 feet; thence North 89 degrees 53 minutes 22 seconds East (N 89°53'22" E), a distance of 272.74 feet; thence South 43 degrees 21 minutes 45 seconds East (S 43°21'45" E), a distance of 120.13 feet; thence South 20 degrees 18 minutes 34 seconds East (S 20°18'34" E), a distance of 90.47 feet; thence South 06 degrees 15 minutes 26 seconds West (S 06°15'26" W), a distance of 360.75 feet; thence South 12 degrees 30 minutes 26 seconds West (S 12°30'26" W), a distance of 329.70 feet; thence South 35 degrees 56 minutes 26 seconds West (S 35°56'26" W), a distance of 18.54 feet; thence North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 250.28 feet to the true point of beginning. Said parcel containing 12.594 acres as described.

That said owner has caused the said real property to be laid out and surveyed as THE SEASONS AT TIARA RADO FILING NO. 4 a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as multipurpose easements on the accompanying plat as easements for the maintenance of such underground utilities as telephone and electric lines, and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation easements, drainage easements, irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described easements.

That all expenses for the improvements shall be financed by the seller or purchaser, and not the County of Mesa.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1994.

The Seasons at Tiara Rado Associates  
A Colorado General Partnership  
By: Transmontane Development Corporation

\_\_\_\_\_  
Jack Acuff President  
Transmontane Development Corp, Partner



STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Jack Acuff, President of Transmontane Development Corp., a Partner of The Seasons at Tiara Rado Associates, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1994. Witness my hand and official seal:

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 27th day of May, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

\_\_\_\_\_  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 27th day of May, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

\_\_\_\_\_  
Chairman

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO ) ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:22 o'clock P.M., May 27, A.D., 1994, and was duly recorded in Plat Book No. 14 Page No. 222222  
Drawer AA-9+ Monika Todd Clerk and Recorder  
Fee \$20.00

**SURVEYOR'S CERTIFICATE**

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF THE SEASONS AT TIARA RADO FILING 4, A SUBDIVISION LOCATED IN MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE MESA COUNTY ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

\_\_\_\_\_  
DENNIS W. JOHNSON/ PLS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835  
Date April 25, 1994

THE SEASONS AT TIARA RADO  
FILING 4  
LOCATED IN THE SE1/4  
SECTION 27, T11N, R101W,  
6TH P.M., MESA COUNTY, CO  
Professional Surveying Services  
P.O. BOX 4506  
Grand Junction, CO 81502  
(970) 241-0611

# THE SEASONS AT TIARA RADO

## FILING No. 4

### PLAT DEDICATION

240  
C41-94

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, The Seasons at Tiara Rado Associates, a Colorado General Partnership, is the owner of that real property situated in the SE1/4 of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, all located in the County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 1773, Pages 139 & 140)

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That all expenses for the improvements shall be financed by the seller or purchaser, and not the County of Mesa.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 27th day of May, A.D., 1994.

The Seasons at Tiara Rado Associates  
A Colorado General Partnership  
By: Transmontane Development Corporation

*Jack Acuff*  
Jack Acuff, President  
Transmontane Development Corp., Partner



STATE OF COLORADO, ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jack Acuff, President of Transmontane Development Corp., a Partner of The Seasons at Tiara Rado Associates, this 27th day of May, A.D., 1994. Witness my hand and official seal:

My Commission Expires 10-25-1997

*Wendy L. Augustine*  
Wendy L. Augustine  
(Notary Public)

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 27th day of May, A.D., 1994 by the County Planning Commission of the County of Mesa, State of Colorado.

*Paul G. Bradford*  
Paul G. Bradford  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 27th day of May, A.D., 1994 by the Board of County Commissioners of the County of Mesa, State of Colorado.

*John Paul*  
John Paul  
Chairman

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO, ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ A.D., 19\_\_\_\_ and was duly recorded in Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

Clerk and Recorder

**SURVEYOR'S CERTIFICATE**

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF THE SEASONS AT TIARA RADO FILING 4, A SUBDIVISION LOCATED IN MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUBDIVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE MESA COUNTY ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

*Dennis W. Johnson*  
Dennis W. Johnson, PLS # 10835  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835  
DATE April 25, 1994



THE SEASONS AT TIARA RADO  
FILING 4  
LOCATED IN THE SE1/4  
SECTION 27, T11S, R101W,  
6TH P.M., MESA COUNTY, CO

Professional Surveying Service  
P.O. BOX 4500  
Grand Junction, CO 81502  
303-241-3841

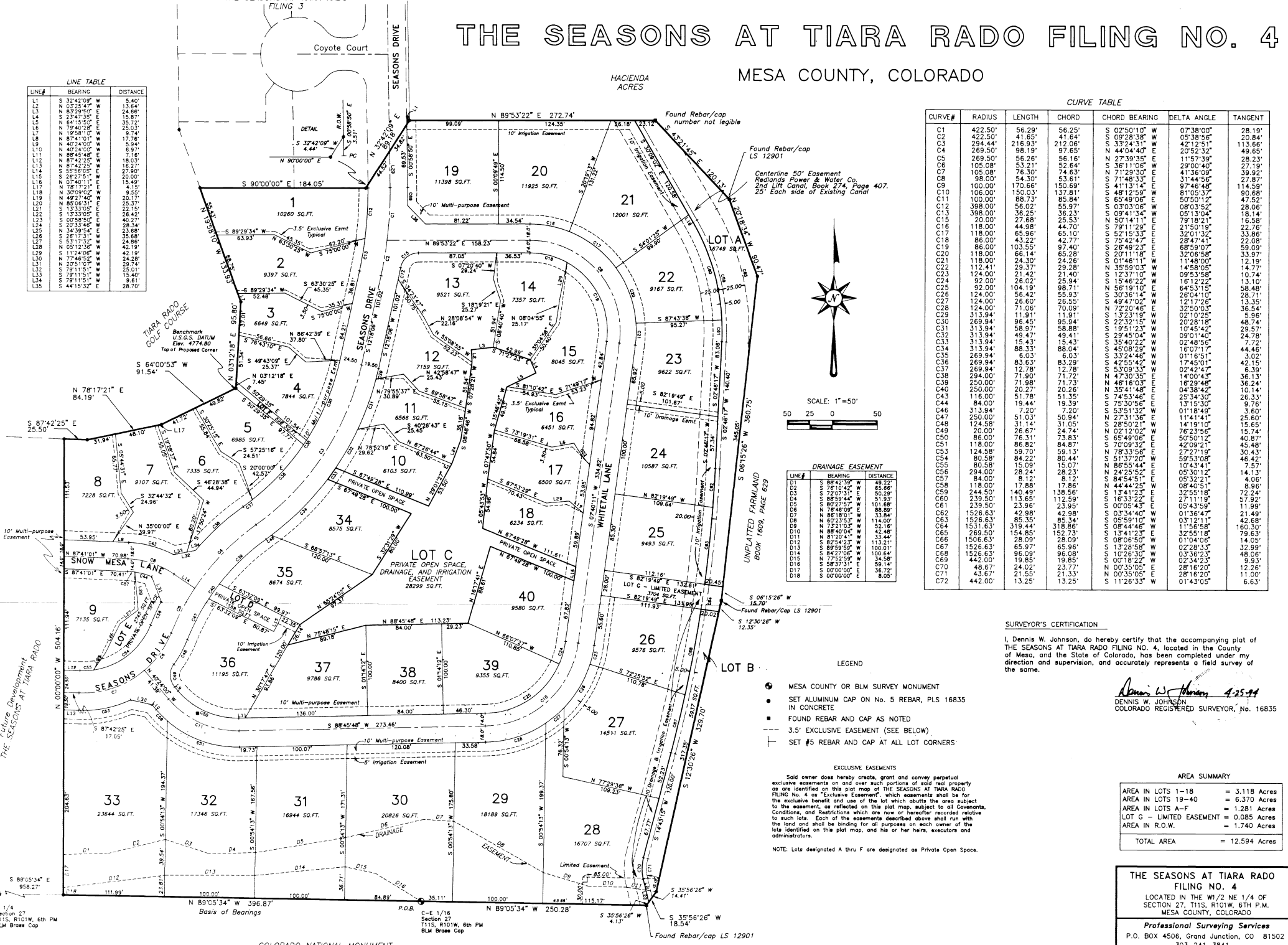
Fee: 4/25/94 per sheet  
1/25/94 per County Surveyor  
2/25/94

SUR. BY: JLD DRAWN BY: DWJ  
JOB NO. 8390 SHEET 1 OF 2

# THE SEASONS AT TIARA RADO FILING NO. 4

MESA COUNTY, COLORADO

LINE#	BEARING	DISTANCE
1	S 32°42'25" E	25.50
2	S 87°42'25" E	41.72
3	S 87°42'25" E	41.72
4	S 87°42'25" E	41.72
5	S 87°42'25" E	41.72
6	S 87°42'25" E	41.72
7	S 87°42'25" E	41.72
8	S 87°42'25" E	41.72
9	S 87°42'25" E	41.72
10	S 87°42'25" E	41.72
11	S 87°42'25" E	41.72
12	S 87°42'25" E	41.72
13	S 87°42'25" E	41.72
14	S 87°42'25" E	41.72
15	S 87°42'25" E	41.72
16	S 87°42'25" E	41.72
17	S 87°42'25" E	41.72
18	S 87°42'25" E	41.72
19	S 87°42'25" E	41.72
20	S 87°42'25" E	41.72
21	S 87°42'25" E	41.72
22	S 87°42'25" E	41.72
23	S 87°42'25" E	41.72
24	S 87°42'25" E	41.72
25	S 87°42'25" E	41.72
26	S 87°42'25" E	41.72
27	S 87°42'25" E	41.72
28	S 87°42'25" E	41.72
29	S 87°42'25" E	41.72
30	S 87°42'25" E	41.72
31	S 87°42'25" E	41.72
32	S 87°42'25" E	41.72
33	S 87°42'25" E	41.72
34	S 87°42'25" E	41.72
35	S 87°42'25" E	41.72



CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	422.50'	56.29'	56.25'	S 02°50'10" W	07°38'00"	28.18'
C2	422.50'	41.65'	41.64'	S 09°28'38" W	05°38'56"	20.84'
C3	294.44'	216.93'	212.06'	S 33°24'31" W	42°12'51"	113.66'
C4	269.50'	98.19'	97.65'	N 44°04'30" W	20°52'32"	49.65'
C5	269.50'	56.28'	56.16'	S 08°50'10" W	05°48'16"	27.87'
C6	105.08'	53.21'	52.64'	S 36°11'06" W	29°00'40"	27.19'
C7	105.08'	76.30'	74.83'	N 71°29'30" S	41°36'09"	39.92'
C8	98.00'	45.30'	45.11'	S 71°48'33" E	31°44'56"	27.87'
C9	100.00'	170.68'	150.69'	S 01°13'14" E	97°46'48"	114.59'
C10	106.00'	150.03'	137.81'	S 48°12'59" W	81°05'37"	90.68'
C11	100.00'	88.73'	85.84'	S 65°49'06" E	50°50'12"	52.52'
C12	398.00'	56.02'	55.97'	S 03°03'06" W	08°03'52"	28.06'
C13	398.00'	36.25'	36.23'	S 09°41'34" W	05°13'04"	18.14'
C14	20.00'	25.53'	25.53'	S 09°14'11" W	79°18'21"	16.58'
C15	118.00'	44.70'	44.70'	S 78°11'09" W	21°50'19"	22.76'
C16	118.00'	44.88'	44.70'	S 52°15'33" E	32°01'32"	33.86'
C17	118.00'	65.96'	65.10'	S 52°15'33" E	32°01'32"	33.86'
C18	86.00'	43.22'	42.77'	S 75°42'17" E	28°47'41"	22.08'
C19	86.00'	103.55'	97.40'	S 26°48'23" E	68°59'07"	59.09'
C20	118.00'	66.14'	65.28'	S 20°11'18" E	32°06'58"	33.97'
C21	118.00'	24.30'	24.26'	S 01°46'11" W	11°48'00"	12.19'
C22	112.41'	28.37'	28.28'	N 35°59'03" E	14°58'05"	14.77'
C23	124.00'	21.42'	21.40'	S 12°37'10" W	09°53'58"	10.74'
C24	92.00'	26.02'	25.94'	S 15°46'22" W	16°12'22"	13.10'
C25	92.00'	104.19'	98.71'	N 56°19'10" E	64°53'15"	58.48'
C26	124.00'	56.42'	55.93'	S 30°36'14" W	26°04'10"	28.71'
C27	124.00'	26.60'	26.55'	S 49°47'02" W	12°17'26"	13.35'
C28	24.00'	71.05'	70.99'	N 72°02'40" E	32°50'55"	36.54'
C29	313.94'	11.91'	11.91'	S 13°23'19" W	02°10'25"	5.96'
C30	269.94'	96.45'	96.94'	S 22°32'15" W	20°28'18"	48.74'
C31	313.94'	45.88'	45.88'	S 19°54'47" W	15°45'42"	29.57'
C32	313.94'	49.47'	49.41'	S 29°45'04" W	09°01'40"	44.78'
C33	313.94'	15.43'	15.43'	S 35°40'22" W	02°48'56"	7.72'
C34	313.94'	86.44'	86.44'	S 08°08'24" W	18°02'17"	44.46'
C35	269.94'	6.03'	6.03'	S 33°24'46" W	01°16'51"	3.02'
C36	269.94'	83.63'	83.29'	S 42°55'42" W	17°45'01"	42.15'
C37	269.94'	12.78'	12.78'	N 78°16'03" E	02°47'47"	6.39'
C38	250.00'	71.90'	71.72'	N 47°30'35" E	14°00'47"	26.81'
C39	250.00'	71.98'	71.73'	N 46°16'03" E	16°29'48"	36.24'
C40	250.00'	20.27'	20.26'	N 35°41'48" E	04°38'42"	10.14'
C41	116.00'	51.78'	51.35'	S 74°53'46" W	25°34'30"	26.33'
C42	84.00'	19.44'	19.39'	S 75°30'56" E	13°15'30"	9.76'
C43	313.94'	7.20'	7.20'	S 53°51'32" E	01°18'49"	3.60'
C44	313.94'	84.22'	80.44'	S 51°35'20" W	59°53'06"	46.42'
C45	124.58'	31.14'	31.05'	S 28°50'21" W	14°19'10"	15.65'
C46	20.00'	26.67'	24.74'	N 02°12'02" E	76°23'56"	15.74'
C47	116.00'	51.78'	51.35'	S 65°49'06" E	50°50'12"	40.87'
C48	118.00'	86.82'	84.87'	S 70°09'32" E	42°09'21"	45.48'
C49	124.58'	59.70'	59.13'	N 78°33'56" E	27°27'19"	30.43'
C50	86.00'	15.09'	15.07'	S 78°33'56" E	27°27'19"	30.43'
C51	118.00'	17.86'	17.86'	S 86°55'44" E	10°43'41"	7.57'
C52	294.00'	28.24'	28.23'	N 24°25'52" E	05°30'12"	14.13'
C53	84.00'	8.12'	8.12'	S 24°25'52" E	05°30'12"	4.06'
C54	118.00'	17.86'	17.86'	S 84°44'25" W	02°40'21"	8.36'
C55	244.50'	140.49'	138.56'	S 13°41'23" E	32°55'18"	72.24'
C56	239.50'	113.65'	112.58'	S 16°33'22" E	27°11'19"	57.52'
C57	239.50'	23.96'	23.95'	S 00°05'05" E	05°43'59"	11.98'
C58	1526.63'	42.98'	42.98'	S 03°34'40" W	01°36'47"	21.49'
C59	1526.63'	85.35'	85.34'	S 05°59'10" W	03°12'51"	42.68'
C60	1511.63'	319.44'	318.86'	S 05°59'10" W	11°56'58"	160.30'
C61	269.50'	154.85'	152.73'	S 13°41'23" E	32°55'18"	79.63'
C62	1526.63'	28.09'	28.09'	S 08°06'50" W	01°04'05"	14.05'
C63	1526.63'	65.97'	65.96'	S 13°28'58" W	02°28'33"	32.89'
C64	1526.63'	96.09'	96.08'	S 10°26'30" W	03°36'23"	48.06'
C65	442.00'	19.85'	19.85'	N 00°18'22" W	02°34'23"	9.93'
C66	442.00'	24.02'	23.77'	N 00°18'22" W	02°34'23"	12.26'
C67	43.67'	21.55'	21.33'	N 00°35'05" E	28°16'20"	11.00'
C68	442.00'	13.25'	13.25'	S 11°26'33" W	01°43'05"	6.63'



SCALE: 1" = 50'

LINE#	BEARING	DISTANCE
D1	S 86°42'39" W	49.22'
D2	S 78°10'42" W	85.90'
D3	S 72°07'31" E	50.29'
D4	S 80°59'44" E	51.83'
D5	S 80°27'57" W	101.68'
D6	N 76°46'09" E	88.89'
D7	N 86°19'01" W	52.18'
D8	S 86°23'55" W	114.00'
D9	N 82°19'48" W	33.96'
D10	N 86°40'04" W	42.48'
D11	N 82°19'48" W	100.00'
D12	S 82°54'23" W	113.21'
D13	N 89°59'59" W	34.58'
D14	S 84°27'06" W	100.64'
D15	N 75°52'59" W	59.14'
D16	S 58°37'31" E	59.14'
D17	S 00°00'00" W	36.72'
D18	S 00°00'00" W	8.02'

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of THE SEASONS AT TIARA RADO FILING NO. 4, located in the County of Mesa, and the State of Colorado, has been completed under my direction and supervision, and accurately represents a field survey of the same.

*Dennis W. Johnson*  
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR, No. 16835

- LEGEND
- MESA COUNTY OR BLM SURVEY MONUMENT
  - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 16835 IN CONCRETE
  - FOUND REBAR AND CAP AS NOTED
  - ▭ 3.5' EXCLUSIVE EASEMENT (SEE BELOW)
  - SET #5 REBAR AND CAP AT ALL LOT CORNERS

EXCLUSIVE EASEMENTS  
Said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property or are identified on this plat map of THE SEASONS AT TIARA RADO FILING No. 4 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement; or reflected on the plat map, subject to all Covenants, Conditions, and Restrictions which are now or hereafter recorded relative to such lots. Each of the easements described above shall run with the land and shall be binding for all purposes on each owner of the lots identified on this plat map, and his or her heirs, executors and administrators.

NOTE: Lots designated A thru F are designated as Private Open Space.

AREA IN LOTS 1-18	= 3,118 Acres
AREA IN LOTS 19-40	= 6,370 Acres
AREA IN LOTS A-F	= 1,281 Acres
AREA IN 3.5' EXCLUSIVE EASEMENT	= 0.052 Acres
AREA IN R.O.W.	= 1,740 Acres
TOTAL AREA	= 12,594 Acres

THE SEASONS AT TIARA RADO FILING NO. 4  
LOCATED IN THE W/2 NE 1/4 OF SECTION 27, T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

SUR. BY: JCF/LD DRAWN BY: DMW  
JOB NO. 9390 SHEET 2 OF 2

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ALL LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

COLORADO NATIONAL MONUMENT  
(Government Land)





# THE SEASONS AT TIARA RADO SUBDIVISION

Filing No. 4  
Site Plan

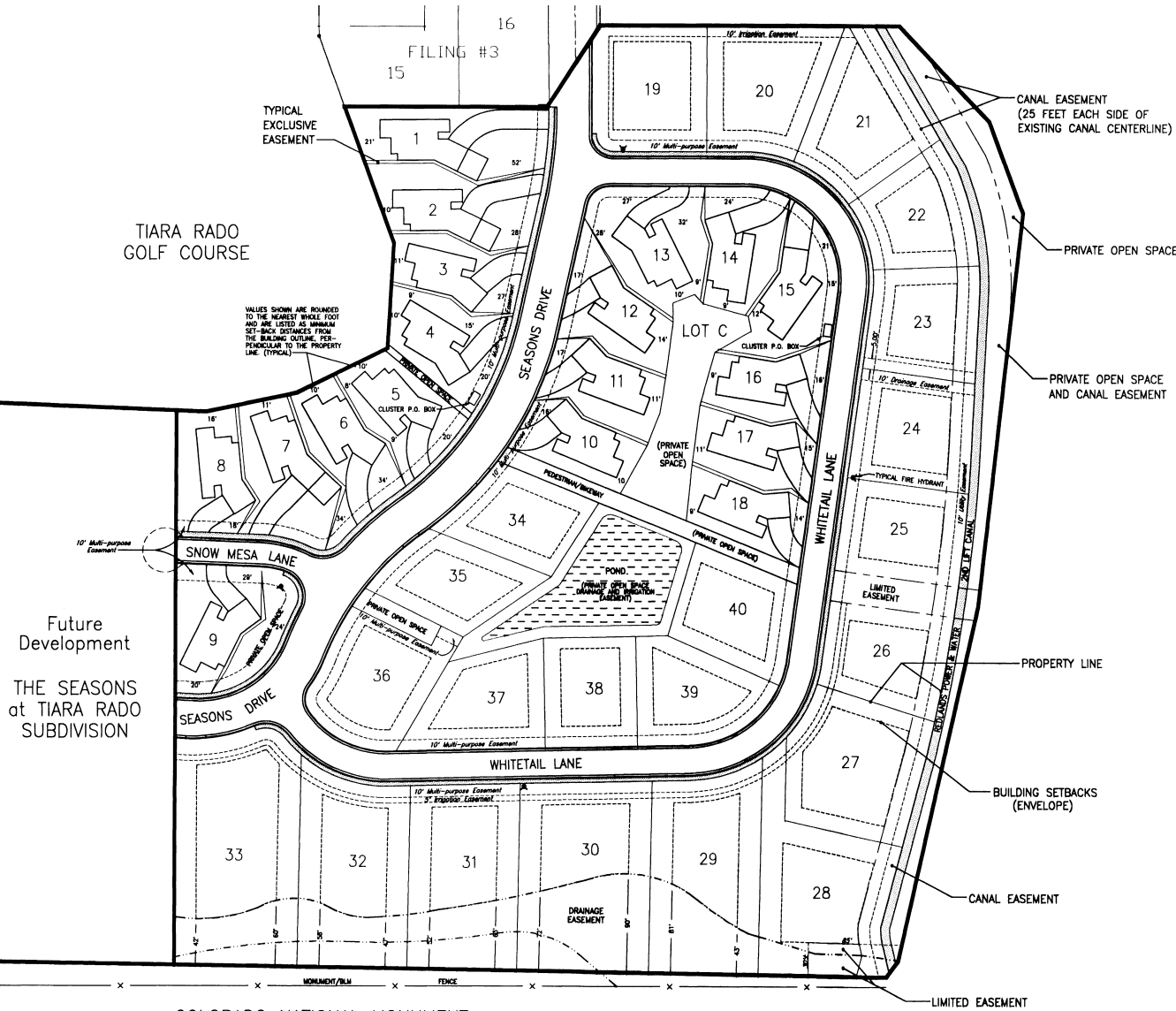


50 0 50 100 FEET

### NOTES TO SITE PLAN

- This Site Plan for Filing No. 4, The Seasons at Tiara Rado Subdivision, is subject to:
  - The Mesa County Building Code
  - The City of Grand Junction Development Code
  - The Declaration of Covenants, Conditions and Restrictions of the Master Subdivision of the Seasons at Tiara Rado, together with all Amendments and Supplements.
  - The Declaration of Covenants, Conditions and Restrictions of the Seasons at Tiara Rado Filing No. 4, together with any Amendments and Supplements.
  - The Architectural Standards of The Seasons at Tiara Rado together with any Amendments and Supplements.
  - The recorded Plat for The Seasons at Tiara Rado, Filing No. 4.
- Courtyard homes on Lots 1 through 18 must be built in strict accordance with the Exterior House Plans, Grading and Drainage Plan, and walls and fences must be built in strict accordance with the Filing No. 4 Wall and Fence Plan, all as adopted by the Homeowners Association for Filing No. 4. Courtyard homes on Lots 4, 5, and 13 shall be located on the lot in accordance with the side distances from the property line. All other Courtyard Homes shall be located along the easement line as shown on this plan.
- The Drainage Easement along the south end of Filing No. 4 shall be kept in its natural condition. No building, wall or fence shall be permitted to be placed any closer than 10 feet from the natural banks of this Drainage Easement.
- Courtyard Walls, Hedges and Fences for Lots 19 through 40 shall not be closer than 15 feet from any front property line nor closer than 10 feet from any side or rear property line. For Lots 28 through 33, nothing shall be built in the drainage easement. No fence, wall or hedge shall, at any time, be closer than 10 feet to the edge of the banks or berm of the Pond located behind Lots 34 through 40.
- Each lot shall provide at least 4 off-street vehicle parking spaces.
- Site Distance Easements required by the City of Grand Junction shall be maintained.
- Lots 1 through 12 and Lots 34 and 35 shall use a "cluster" mail box as shown on Seasons Drive; and Lots 13 through 25 shall use a "cluster" mail box as shown on Whitetail Lane. Lots 26 through 40, excluding Lots 34 and 35, shall be permitted to have individual mail boxes to be located on the street side without the sidewalk.
- Refer to the recorded Plat for The Seasons at Tiara Rado, Filing No. 4 for all bearings and distances. Where differences exist between this Site Plan and the Plat, the Plat controls.
- Building Heights: Maximum building height limitation shall be 18 feet for Lots 1 through 18 and Lots 34 through 40; and shall be 26 feet for Lots 19 through 33. Building heights are measured from the grade of the highest building corner to the top of the highest ridge line or top of the highest parapet. Wording in the Covenants in Note 1 shall control.

The Seasons at  
Tiara Rado Associates  
Grand Junction, Colorado  
(303) 242-9482



This Site Plan is submitted by the owner of the land known as Filing No. 4, The Seasons at Tiara Rado Subdivision this 20th day of August, 1994.

The Seasons at Tiara Rado Associates  
A Colorado General Partnership  
By: Transmontane Development Corporation

*Jack Acuff*  
Jack Acuff President  
Transmontane Development Corporation, Partner

MINIMUM SETBACK REQUIREMENTS				
PRINCIPAL BUILDING				
Lot No.	Front	Side	Rear	
1-18	In accordance with plan			
19-20	20	15	15	
21-25	20	15	20	
28-33	20	20	0	
34-40	20	15	10	

© North line drainage easement.  
Also, See Note 3.

Lots 1 thru 18 -- Courtyard Homes  
Lots 19 thru 40 -- Custom Home Lots

### EXCLUSIVE EASEMENTS

Said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property as are identified on this site plan of THE SEASONS AT TIARA RADO FILING No. 4 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement, as reflected on this plan map, subject to all Covenants, Conditions, and Restrictions which are now or hereafter recorded relative to such lots. Each of the easements described above shall run with the land and shall be binding for all purposes on each owner of the lots identified on this plan, and his or her heirs, executors and administrators.

# THE SEASONS AT TIARA RADO SUBDIVISION

Filing No. 4

PR-24

Site Plan

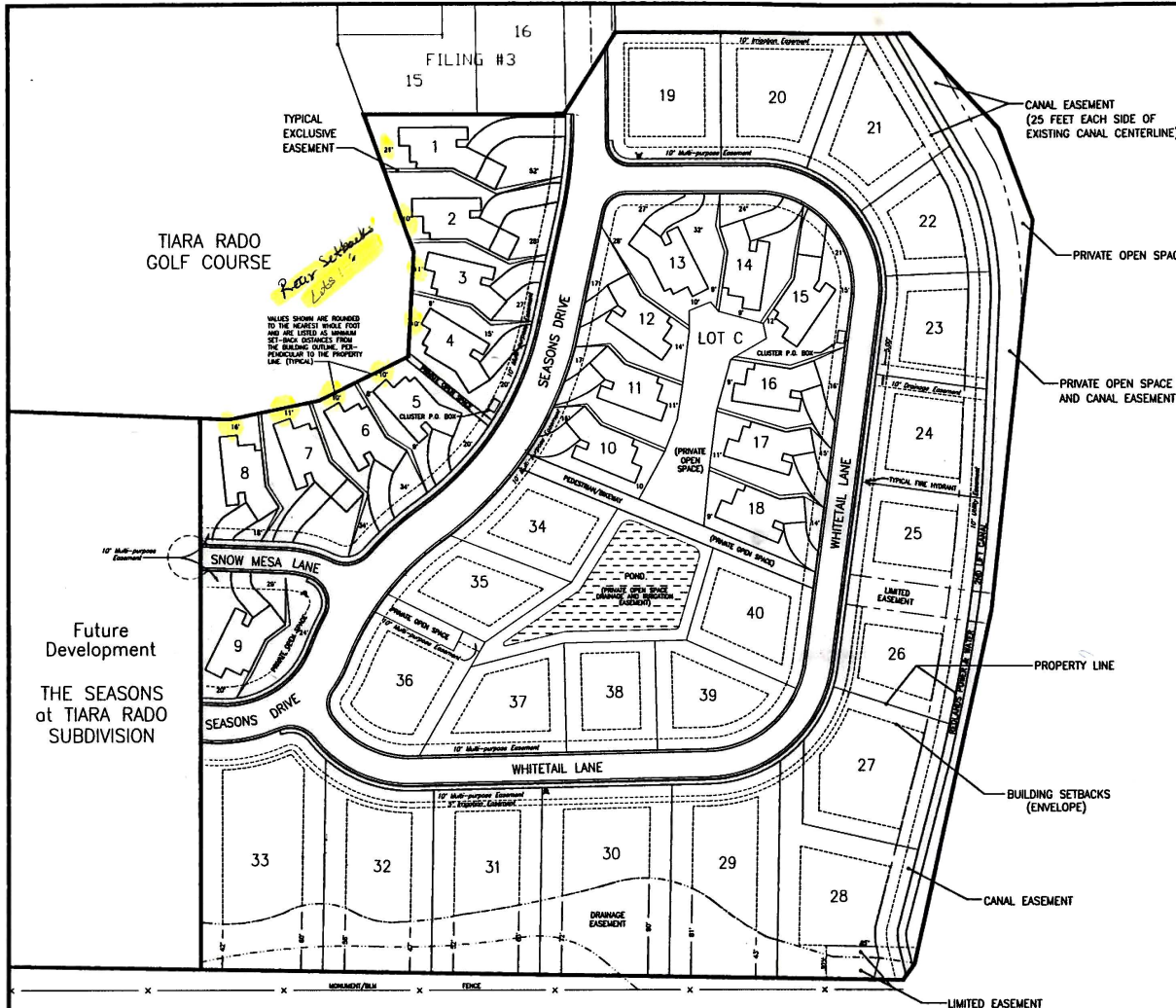
RECORDED IN BK14  
PAGE 276 ON  
9/9/94 @ 12:34 p.m.  
reception #1694765  
drawer # AA130

PD  
"A"



### NOTES TO SITE PLAN

- This Site Plan for Filing No. 4, The Seasons at Tiara Rado Subdivision, is subject to:
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  - The City of Grand Junction Development Code
  - The Declaration of Covenants, Conditions and Restrictions of the Master Subdivision of the Seasons at Tiara Rado, together with all Amendments and Supplements.
  - The Declaration of Covenants, Conditions and Restrictions of the Seasons at Tiara Rado Filing No. 4, together with any Amendments and Supplements.
  - The Architectural Standards of The Seasons at Tiara Rado together with any Amendments and Supplements.
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COLORADO NATIONAL MONUMENT  
(Government Land)

Lots 1 thru 18 -- Courtyard Homes  
Lots 19 thru 40 -- Custom Home Lots

This Site Plan is submitted by the owner of the land known as Filing No. 4, The Seasons at Tiara Rado Subdivision this 20th day of August, 1994.

The Seasons at Tiara Rado Associates  
A Colorado General Partnership  
By: Transmontane Development Corporation

*Jack Acuff*  
Jack Acuff President  
Transmontane Development Corporation, Partner

MINIMUM SETBACK REQUIREMENTS			
PRINCIPAL BUILDING			
Lot No.	Front	Side	Rear
1-18	20	7.5	7.5
19-20	20	7.5	7.5
21-27	20	15	20
28-33	20	20	20
34-40	20	7.5	10

© North line drainage easement.  
Also, See Note 1

### EXCLUSIVE EASEMENTS

Said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property as are identified on this site plan of THE SEASONS AT TIARA RADO FILING No. 4 as "Exclusive Easement", which easements shall be for the exclusive benefit and use of the lot which abuts the area subject to the easement, as reflected on this plan map, subject to all Covenants, Conditions, and Restrictions which are now or hereafter recorded relative to such lots. Each of the easements described above shall run with the land and shall be binding for all purposes on each owner of the lots identified on this plan, and his or her heirs, executors and administrators.

The Seasons at  
Tiara Rado Associates  
Grand Junction, Colorado  
(303) 242-9482



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

November 14, 1996

To Whom It May Concern:

I have completed research on The Seasons at Tiara Rado Subdivision to resolve the issue of patio roof covers over existing patio slabs on Lots 1 through 18.

1. The recorded plat for Filing #4 states that homes on Lots 1 through 18 must be built according to the building envelopes as shown.
2. On several plats of different filings of The Seasons it states a 10 foot setback must be maintained along Tiara Rado Golf Course.
3. On the recorded plat for Filing #4 the following statement occurs in respect to Lots 1 through 8: "Values shown are rounded to the nearest whole foot and are listed as minimum set-back distances from the building outline, perpendicular to the property line (Typical)."

If our Department adheres to this statement, approval for any future patio roof covers would have to show compliance with the minimum set-back as shown on the plan. The minimum distance of any part of the ~~roof~~ to the property line along Tiara Rado Golf Course are as follows:

*Support structure (SLB per RSE)*

Lot 1	20 feet
Lot 2	10 feet
Lot 3	11 feet
Lot 4	10 feet
Lot 5	10 feet
Lot 6	10 feet
Lot 7	11 feet
Lot 8	16 feet

A copy of this letter will be filed with the plat for future reference. If you have any questions, please give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Ronnie Edwards".

Ronnie Edwards  
Planning Technician



defined from the floodplain boundary. Lots 21-27 are identified with 21-foot rear setbacks which includes the entire irrigation, canal and storm sewer easement width. Landscape restrictions must be imposed. What type of yard will this allow if the canal company requires this area to be clear? Lots 34-40 request only a 10-foot clearance for the building from the rear lot line. This minimal setback makes definition of landscape plans even more important. Building envelopes for the patio homes will be provided on a site plan with distances drawn to all property lines.

The covenants should be revised to refer to County land-use regulations where they apply, specifically, sections J. Resubdivision and F. Business and Commercial Uses. Section D. Dwelling Size requires only 4 off-street parking spaces, but the narrower street sections require the developer provide at least the 6 he proposed. The sections describing building height and setbacks should refer to the final site plan for consistency and County enforcement purposes.

- D. STAFF RECOMMENDATION: Approval of the official development plan revision subject to an acceptable proposal to continue the pedestrian access from the remainder of the ODP.

Approval of the preliminary/final plan for Filing 4 subject to the following:

1. Seasons Drive should be constructed to the same specifications as Filing 3;
2. The pedestrian path from Seasons Drive to Whitetail Lane shall meet County standards for detached walkway; 8-foot asphalt is acceptable;
3. The 28-foot easement to the east property will:
  - a. allow access to two parcels only;
  - b. be built to the driveway requirements in the covenants;
  - c. meet Redlands Water & Power requirements;
4. The Snow Mesa and Whitetail Lane intersection separation is acceptable; the continuation of Seasons Drive must be a curvilinear design acceptable to the Mesa County Development Engineer;
5. Driveways must be located at least 50 feet from intersection flow lines and shown on the final site plan;
6. The portion of Seasons Drive within Filing 2 must be built with Filing 5 improvements;
7. Additional mailboxes must be located on Whitetail Lane;



APPROVAL OF AN AMENDMENT TO THE OFFICIAL DEVELOPMENT PLAN  
AND OF A PRELIMINARY FINAL PLAN  
SEASONS AT TIARA RADO FILING 4

WHEREAS, The Seasons at Tiara Rado Associates sought to have approval of a revision to the official development plan and preliminary/final plan in a Planned Unit Development (PUD) zone in the following location in Mesa County, to wit:

(see attached)

1679500 02:21 PM 04/22/94  
MONIKA TODD CLK&REC MESA COUNTY CO

WHEREAS, the public hearing before the Board of County Commissioners was held April 5, 1994.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA FINDS AS FOLLOWS:

That the hearing before the Board was held after proper notice;

That the staff recommendation was contained in a staff report dated March 22, 1994 and revised March 31, 1994.

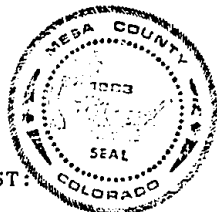
That the Mesa County Planning Commission made recommendations at the public hearing held on March 31, 1994.

That the preliminary/final plan met with relevant Mesa County Land Use Policies, specifically Policy #2 Availability of Drinking Water, Policy #3 Fire Flows, Policy #6 Sewer Standards and Policy #30 Redlands Goals and Policies, and Section 4 Standards for Development of the Mesa County Land Development Code.

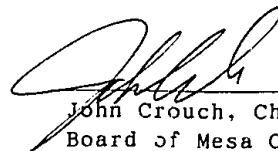
That the approval is in accordance with the health, safety and welfare of the residents of Mesa County.

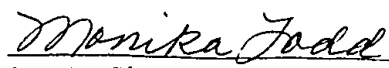
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS IN THE COUNTY OF MESA, STATE OF COLORADO, that the Official Development Plan revision and Preliminary/Final Plan for Filing 4, Seasons at Tiara Rado Subdivision is approved subject to staff recommendations and Mesa County Planning Commission recommendations noting #19 of the staff recommendation deleting specific review agency requirements.

PASSED AND ADOPTED THIS 12th day of April, 1994.



ATTEST:

  
John Crouch, Chairman  
Board of Mesa County Commissioners

  
County Clerk  
by Jean Hawk, Deputy

C41-94 THE SEASONS AT TIARA RADO FILING 4 - AMENDED ODP & PREL/FINAL

Petitioner: The Seasons at Tiara Rado Associates  
 Location: Seasons Drive & South Broadway, Redlands

A request for approval of a revision to a portion of the official development plan and of a preliminary/final plan and plat for 40 single-family residential lots on 12.6 acres in a Planned Unit Development zone. If you have any questions or concerns, please call Linda Dannenberger at 244-1771.

SEASON'S FILING 4 - BOUNDARY

A Parcel of land located in the SW1/4 NE1/4, and SE1/4 NE1/4 of Section 27, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) of Section 27 whence the Southwest corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) bears North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W) for a basis of bearings with all bearings contained herein relative thereto, THENCE North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 396.87 feet along the south line of the SW1/4 NE1/4 of Section 27 ; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 504.16 feet to the Southerly boundary of Tiara Rado Golf Course; thence the following five (5) courses along the boundary of Tiara Rado Golf Course; (1) South 87 degrees 42 minutes 25 seconds East (S 87°42'25" E), a distance of 25.50 feet; (2) North 78 degrees 17 minutes 21 seconds East (N 78°17'21" E), a distance of 84.19 feet; (3) North 64 degrees 00 minutes 53 seconds East (N 64°00'53" E), a distance of 91.54 feet; (4) North 03 degrees 12 minutes 18 seconds East (N 03°12'18" E), a distance of 95.80 feet; (5) North 19 degrees 58 minutes 10 seconds West (N 19°58'10" W), a distance of 133.93 feet the Southerly boundary of The Season's at Tiara Rado Filing No. 3; thence following said boundary South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 184.04 feet; thence North 32 degrees 42 minutes 09 seconds East (N 32°42'09" E), a distance of 89.18 feet; thence North 89 degrees 53 minutes 22 seconds East (N 89°53'22" E), a distance of 272.74 feet; thence South 43 degrees 21 minutes 45 seconds East (S 43°21'45" E), a distance of 120.13 feet; thence South 20 degrees 18 minutes 34 seconds East (S 20°18'34" E), a distance of 90.47 feet; thence South 06 degrees 15 minutes 26 seconds West (S 06°15'26" W), a distance of 360.75 feet; thence South 12 degrees 30 minutes 26 seconds West (S 12°30'26" W), a distance of 329.70 feet; thence South 35 degrees 56 minutes 26 seconds West (S 35°56'26" W), a distance of 18.54 feet; thence North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 250.28 feet to the true point of beginning. Said parcel containing 12.594 acres as described.

defined from the floodplain boundary. Lots 21-27 are identified with 21-foot rear setbacks which includes the entire irrigation, canal and storm sewer easement width. Landscape restrictions must be imposed. What type of yard will this allow if the canal company requires this area to be clear? Lots 34-40 request only a 10-foot clearance for the building from the rear lot line. This minimal setback makes definition of landscape plans even more important. Building envelopes for the patio homes will be provided on a site plan with distances drawn to all property lines.

The covenants should be revised to refer to County land-use regulations where they apply, specifically, sections J. Resubdivision and F. Business and Commercial Uses. Section D. Dwelling Size requires only 4 off-street parking spaces, but the narrower street sections require the developer provide at least the 6 he proposed. The sections describing building height and setbacks should refer to the final site plan for consistency and County enforcement purposes.

- D. STAFF RECOMMENDATION: Approval of the official development plan revision subject to an acceptable proposal to continue the pedestrian access from the remainder of the ODP.

Approval of the preliminary/final plan for Filing 4 subject to the following:

1. Seasons Drive should be constructed to the same specifications as Filing 3;
2. The pedestrian path from Seasons Drive to Whitetail Lane shall meet County standards for detached walkway; 8-foot asphalt is acceptable;
3. The 28-foot easement to the east property will:
  - a. allow access to two parcels only;
  - b. be built to the driveway requirements in the covenants;
  - c. meet Redlands Water & Power requirements;
4. The Snow Mesa and Whitetail Lane intersection separation is acceptable; the continuation of Seasons Drive must be a curvilinear design acceptable to the Mesa County Development Engineer;
5. Driveways must be located at least 50 feet from intersection flow lines and shown on the final site plan;
6. The portion of Seasons Drive within Filing 2 must be built with Filing 5 improvements;
7. Additional mailboxes must be located on Whitetail Lane;

8. Lot F must be designated as common area only and no pathway shall be built to the golf course;
  9. An irrigation plan must be submitted;
  10. Front lot utility easements must be 14 feet or as acceptable to County Traffic Services and serving utilities;
  11. Building envelopes with distances to property lines must be shown on the final site plan for lots along the wash if required by the County Floodplain Administrator;
  12. Fence or wall along the golf course should be uniform;
  13. Patio homes on Lots 1-9 are limited to 18 feet in height;
  14. Fence or wall along the lakes should be restricted to patio lines or no closer than 10 feet from the berm or bank to allow uniform landscaping around the lake;
  15. A landscape plan should be submitted for the common area around the lake;
  16. An alternative path to the southeast corner must be submitted;
  17. Use of the rear lot easement for Lots 21-27 must be discussed in the covenants;
  18. Covenants are revised to refer to the Code and site plan where appropriate and to require at least 6 off-street parking spaces.
  19. Review agency requirements except City comments regarding requirement of a POA for the entire ODP and that City street standards are mandatory.
- E. MCPC RECOMMENDATION: (3/31/94) Approval subject to staff and review agency comments as modified but rewording #6 to eliminate "must be built", exclude City recommendations and work with the School District to resolve the bus pullout.