

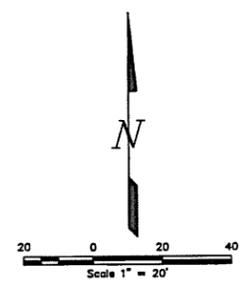
# THE SEASONS AT TIARA RADO FILING NO. 1

## REPLAT OF LOTS 2 THRU 11 OF TIARA RADO SOUTH FILING ONE, MESA COUNTY COLORADO

TOTAL ACREAGE IN LOTS = 1.653

CURVE TABLE

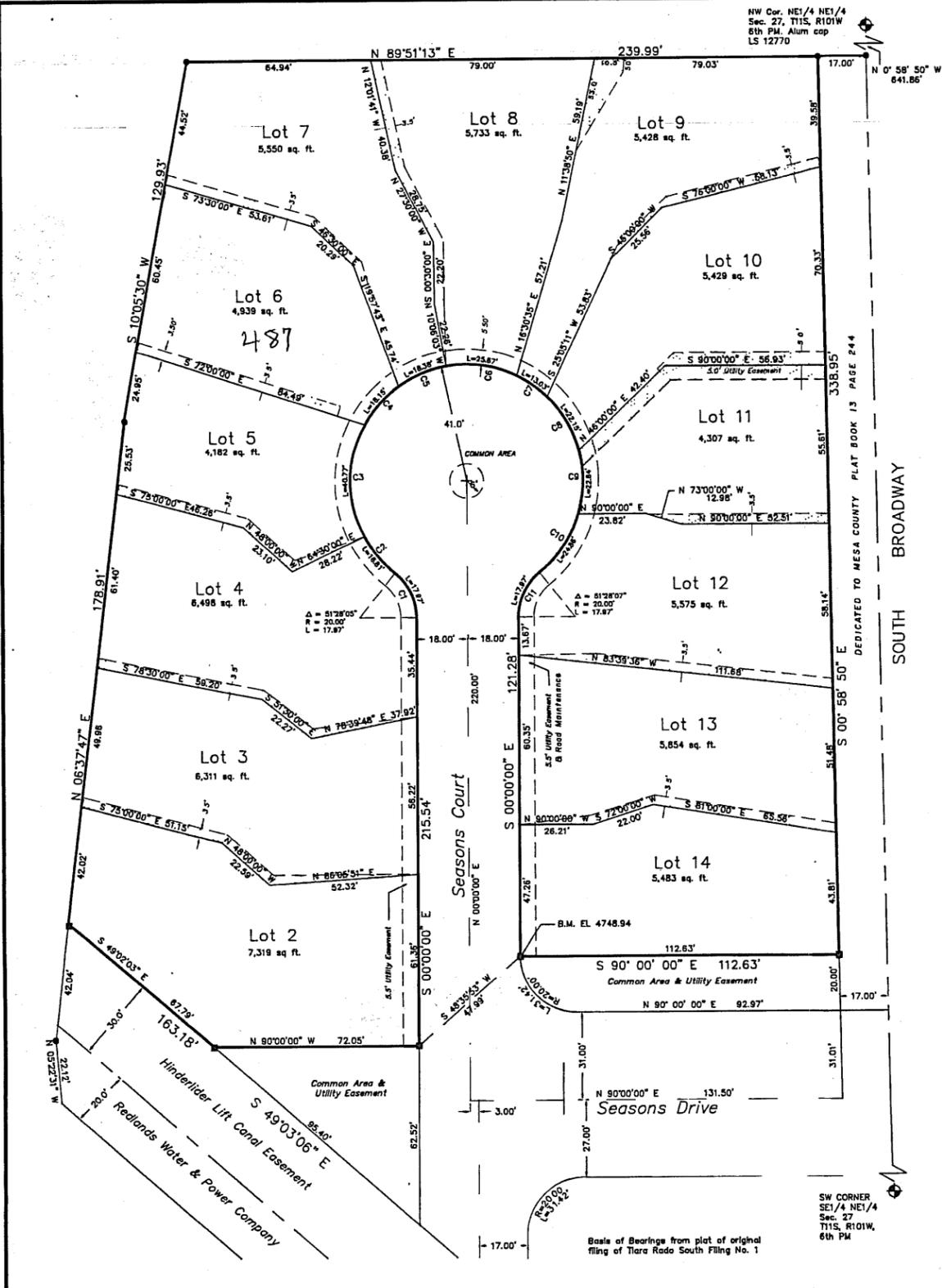
CURVE	RADIUS	CHORD	BEARING
C1	20.00'	17.37'	N 25°44'03" W
C2	41.00'	16.69'	S 39°43'19" E
C3	41.00'	39.11'	S 00°30'43" W
C4	41.00'	18.00'	S 41°40'52" W
C5	41.00'	18.22'	S 67°12'10" W
C6	41.00'	25.25'	N 82°01'21" W
C7	41.00'	12.98'	N 54°58'58" W
C8	41.00'	21.89'	N 30°23'49" W
C9	41.00'	22.38'	N 00°54'16" E
C10	41.00'	24.48'	N 34°05'49" E
C11	20.00'	17.37'	S 25°44'03" W



- LEGEND
- ⊕ Found Allotment Corner as Noted
  - Set 1/2" Cap & Rebar in Conc. LS 10097
  - Found Rebar in Concrete LS 12770
  - ⋯ Exclusive Easement as Noted

**EXCLUSIVE EASEMENT**

That said owner does hereby create, grant and convey perpetual exclusive easements on and over such portions of said real property as are identified in this plat map for THE SEASONS AT TIARA RADO Filing No. 1 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 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.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That The Seasons at Tiara Rado Associates, a Colorado General Partnership, is the owner of the real property situated in the County of Mesa, State of Colorado, known as Tiara Rado South Filing No. One, a part of the W 1/2 of the NE 1/4 of Section 27, Township 11 South, Range 101 West, of the 6th PM.

That said owner has caused the said real property to be laid out and surveyed as THE SEASONS AT TIARA RADO FILING NO. 1, A REPLAT OF LOTS 2 THROUGH 11 OF TIARA RADO SOUTH FILING ONE, 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 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, road maintenance, 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 structures. Such easements and right shall be utilized in a reasonable and prudent manner.

Said owner hereby revokes the dedication of, and terminates and vacates, those utility and irrigation easements and rights associated therewith as set forth on the plat of Tiara Rado South Filing No. One, recorded in the office of the Mesa County Clerk and Recorder on Feb. 28, 1984, at Plat Book No. 13, Pages 244 and 245, Reception No. 1354411, to the extent that such easements burdened the property described in this Replat are not set forth on this Replat or are otherwise inconsistent with this Replat.

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

WITNESS WHEREOF: Said owners have caused their names to be hereunto subscribed this 11 day of APRIL, 1990.

The Seasons at Tiara Rado Associates, a Colorado General Partnership,  
By: Roger W. Leseman  
Roger W. Leseman, Vice President  
Transmontane Development Corp., Partner

NOTARY  
STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 11 day of APRIL, 1990, by Roger W. Leseman, Vice President of Transmontane Development Corp., a Partner of The Seasons at Tiara Rado.  
Kevin T. Selinger  
Notary Public

My commission expires 6-29-95

**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 4-5-90  
Merritt P. Diamant, Colorado Land Surveyor 10097

**APPROVALS:**

Board of County Commissioners [Signature] 5/1/90

Planning Commission [Signature] 4/24/90

Utility Coordinating Committee [Signature] 5/2/90

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 1:49 o'clock P.M. This 13 day of May, A.D. 1990, and is duly recorded in plat file 4188 Fees Paid \$11.00

[Signature] 561  
Clerk and Recorder

[Signature]  
Dep'ty

Revised 2/23/90  
Revised from original submitted 3/10/90  
Revised/Changes 4/2/90  
Revised/Comments 4/2/90

THE SEASONS AT TIARA RADO FILING NO. 1  
A REPLAT OF LOTS 2 THRU 11, TIARA RADO SOUTH, FILING NO. 1, MESA COUNTY, CO SEC. 27 T11S, R101W, 6TH PM

INTERMOUNTAIN TECHNICAL SERVICES, INC.  
P.O. Box 3376 - 1360 Motor St  
Grand Junction, CO 81502

Job 89080 2/13/90