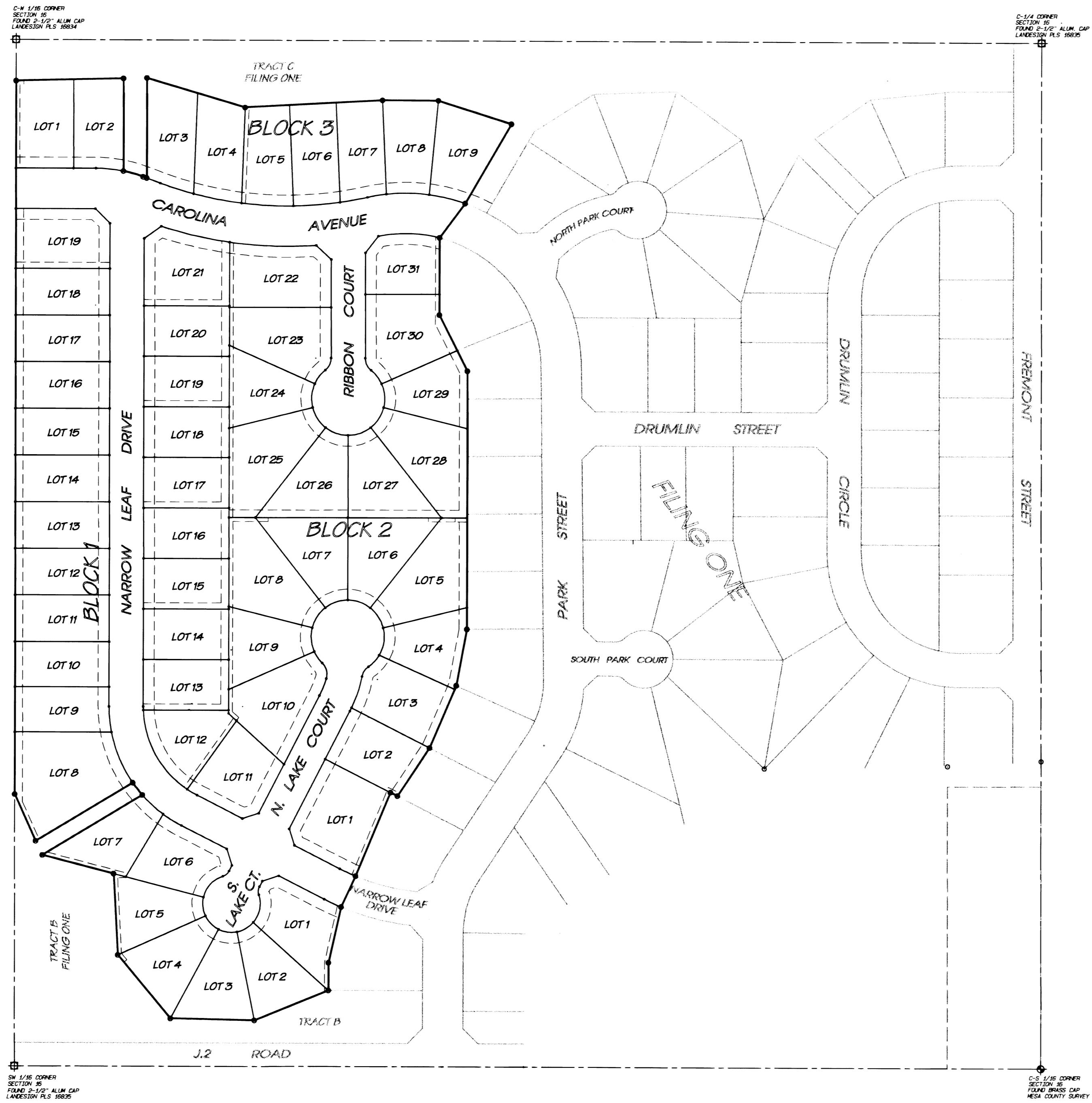


COTTON WOODS SUBDIVISION FILING TWO

A REPLAT OF LOT 2 BLOCK 1 COTTON WOODS SUBDIVISION FILING ONE

CITY OF FRUITA, MESA COUNTY, COLORADO

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Constructors West, Inc., a Colorado corporation, is the owner of that real property in the County of Mesa, State of Colorado, described in Book 3110 of Page 970 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat; said property being more particularly described as follows:

Lot 2 Block 1, Cotton Woods Subdivision Filing One, according to the plat on file with the Mesa County Clerk and Recorder at Reception No. 2070595; City of Fruita, Mesa County, Colorado.

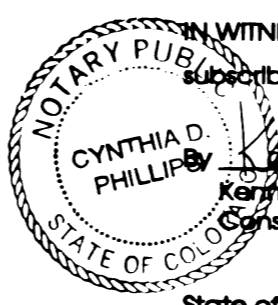
That said owners have by these presents laid out, platted, and subdivided the same into lots and blocks as shown on this plat and designate the same as COTTON WOODS SUBDIVISION FILING TWO, a subdivision of the City of Fruita, Mesa County, Colorado; and do hereby make the following dedications and grants:

* All streets shown hereon, being Carolina Avenue, Narrow Leaf Drive, South Lake Court, North Lake Court, and Ribbon Court, to the full width of their platted rights-of-way are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements are hereby dedicated to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Said owners hereby accept the responsibility for the completion of required public improvements for Cottonwood Village Filing One. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, in Book 3110, at Page 3165.

That said owner certifies that all lien holders are represented hereon.



IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 14th day of August, A.D., 2003.

By: Kenneth B. Milyard, Jr.
 Kenneth B. Milyard, Jr., President
 Constructors West, Inc.

State of Colorado)
 County of Mesa)

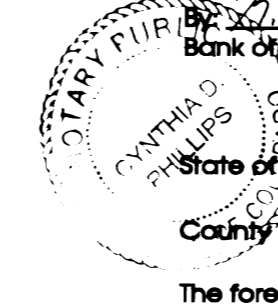
The foregoing Certificate of Ownership and Dedication was acknowledged before me by Kenneth B. Milyard, Jr., as President of Constructors West, Inc. on this 14th day of August, A.D., 2003, for the aforementioned purposes.

Notary Public Cynthia D. Phillips
 My Commission expires: 3-1-05

LIENHOLDER'S CERTIFICATE

The Bank of Grand Junction does certify that it is the holder of a deed of trust against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this 14th day of August, 2003.
 By: R. Eric Johnson
 Bank of Grand Junction



State of Colorado)
 County of Mesa)

The foregoing Lienholder's Certificate was acknowledged before me by R. Eric Johnson of the Bank of Grand Junction on this 14th day of August, A.D., 2003 for the aforementioned purposes.

Notary Public Cynthia D. Phillips
 My Commission expires: 3-1-05

SURVEYOR'S STATEMENT

I, Dennis R. Shelton, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that to the best of my knowledge, information, and belief this plat of Cotton Woods Subdivision Filing Two, as laid out, platted, dedicated and shown hereon, was made from a survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in accordance with C.R.S. 38-61, as amended. This plat contains all the information required by Section 38-33.3-209, C.R.S., as amended.



Irrigation easements are to be granted by separate instrument by reference to this plat to a duly formed association of the owners of the Lots and Tracts hereby platted, or to the adjoining property, as noted.

Drainage easements are to be granted by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy prepared by First American Heritage Title Company, Inc., No. J1163843, dated March 21, 2000.

Lot 8 Block 1, and Lots 1, 10, 21, 22, and 30 Block 2 are intended to be duplex lots.

LAND USE SUMMARY		
LOTS	11.171 ACRES	81.2%
STREETS	2.580 ACRES	18.8%
TOTAL	13.751 ACRES	100.0%

CITY OF FRUITA PLANNING COMMISSION
 This plat approved by the City of Fruita Planning Commission this 17th day of August, 2003.
James M. ...
 Chairman

FRUITA CITY COUNCIL CERTIFICATE
 This plat approved by the Fruita City Council, Colorado, this 15th day of April, 2003 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements to the public except as specifically agreed to by the Fruita City Council. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

CITY OF FRUITA, COLORADO
 By: James Adams
 Mayor



Attest:
Joseph ...
 City Clerk

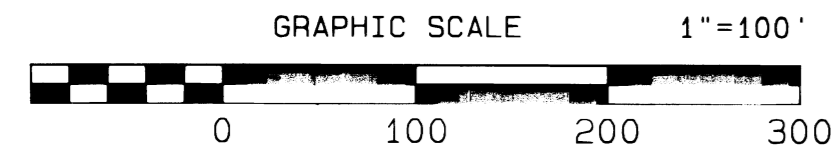
CLERK AND RECORDER'S CERTIFICATE
 This plat was filed for record in the office of the Mesa County Clerk and Recorder at 8:44 o'clock of A.M., on this 21st day of August, 2003, and is duly recorded in Book 19 at Page 3864-387 as Document No. 2143620
 Drawer 00-28 Fees 20.00 1.00

MESA COUNTY CLERK & RECORDER
Janice Ward
Ginny Baughman - Deputy Clerk

TITLE CERTIFICATE
 First American Heritage Title Company, does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in Constructors West, Inc., free and clear of all liens, taxes, and encumbrances, except as follows:

Deeds of Trust to Bank of Grand Junction: Book 3110 Page 971; Book 3433
 Page 871.

Executed this 14th day of August, 2003.
 By: Connette ...
 First American Heritage Title Company



GRAPHIC SCALE 1"=100'
 0 100 200 300

BASE OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations at the Mesa County Survey marker for the Center-South 1/16 corner and the aluminum cap PLS 16835 for the Southwest 1/16 corner of Section 16. The measured bearing of this line is South 90°00'00" West.

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.

COTTON WOODS SUBDIVISION FILING TWO

PARK RIDGE JOINT VENTURE

SECTION: NE1/4 SW1/4 S.16 T16N R2E W2 MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

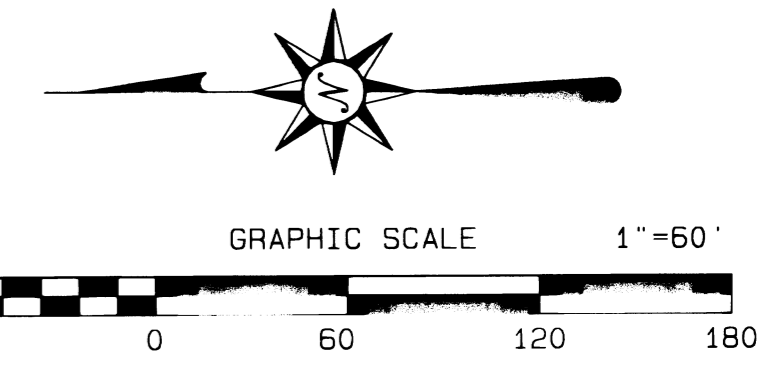
829 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81508 tlc@tlcwest.com

S:\Survey\0187 covest\028\ph2 plat.pro Job No. 0187-030

Drawn: DRS Checked: KST Date: Aug 14, 2003 Sheet 1 of 2

COTTON WOODS SUBDIVISION FILING TWO

FINAL PLAT



SET #6 REBAR IN CONCRETE W/ALUM CAP THOMPSON-LANGFORD CORP PLS 18478'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N59°54'16"W	23.85'
L2	N00°02'59"E	17.67'
L3	S72°05'02"W	22.29'
L4	S27°05'02"E	8.11'
L5	N27°05'02"E	8.11'
L6	N17°54'58"W	22.29'
L7	N48°00'00"W	26.84'
L8	S69°54'16"E	18.02'
L9	S37°41'26"W	26.84'
L10	N47°05'43"W	26.44'
L11	S64°36'33"W	27.01'
L12	S47°41'46"E	13.84'
L13	N00°04'44"W	4.00'
L14	N72°05'02"E	22.29'
L15	S17°54'58"E	22.29'

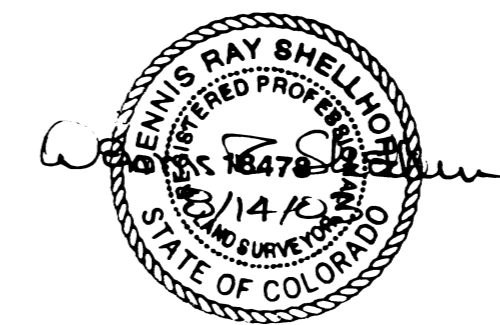
CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	104.70'	200.00'	29°59'40"	N87°42'41"W	103.81'
C2	30.58'	600.00'	3°20'14"	S79°04'34"W	30.57'
C3	11.99'	160.00'	4°34'45"	N72°11'38"W	11.99'
C4	40.83'	160.00'	15°35'43"	N87°16'53"W	40.70'
C5	23.03'	300.00'	4°23'57"	N65°06'56"W	23.03'
C6	70.78'	160.00'	27°02'03"	N13°34'01"E	70.12'
C7	23.84'	322.00'	4°14'32"	S65°02'14"E	23.84'
C8	10.48'	13.85'	45°20'03"	N04°25'01"E	10.41'
C9	37.92'	37.00'	58°43'14"	N11°06'30"E	36.28'
C10	24.76'	37.00'	38°20'54"	N59°38'41"E	24.30'
C11	24.29'	37.00'	37°36'52"	S82°22'26"E	23.86'
C12	24.62'	37.00'	38°07'40"	S44°30'10"E	24.17'
C13	24.75'	37.00'	38°19'30"	S06°16'34"E	24.29'
C14	38.44'	37.00'	59°31'55"	S42°39'58"W	36.74'
C15	10.48'	13.85'	45°20'03"	S47°45'04"W	10.41'
C16	27.77'	172.00'	9°15'00"	S58°17'27"E	27.74'
C17	36.43'	172.00'	12°08'08"	S47°35'53"E	36.36'
C18	33.15'	172.00'	11°02'30"	S07°35'59"E	33.10'
C19	35.57'	176.00'	11°34'44"	N84°17'22"W	35.51'
C20	45.18'	474.00'	5°27'42"	N72°38'07"W	45.17'
C21	62.80'	474.00'	7°35'27"	N79°09'41"W	62.75'
C22	67.08'	474.00'	8°06'32"	N87°02'47"W	67.03'
C23	60.08'	474.00'	7°15'45"	S85°18'11"W	60.04'
C24	35.96'	474.00'	4°20'49"	S79°29'54"W	35.95'
C25	24.59'	226.00'	6°14'01"	S87°26'29"W	24.58'
C26	55.10'	226.00'	13°58'06"	N89°27'27"W	54.96'
C27	47.50'	226.00'	12°02'29"	N76°29'10"W	47.41'
C28	79.27'	174.00'	28°06'05"	N78°56'58"E	78.58'
C29	17.87'	20.00'	51°10'51"	N25°40'42"W	17.28'
C30	22.24'	47.00'	27°06'48"	N37°42'43"W	22.03'
C31	31.19'	47.00'	38°01'21"	N05°08'39"W	30.62'
C32	31.19'	47.00'	38°01'21"	N32°52'42"E	30.62'
C33	31.19'	47.00'	38°01'21"	N07°54'03"E	30.62'
C34	31.19'	47.00'	38°01'21"	S71°04'30"E	30.62'
C35	31.19'	47.00'	38°01'21"	S33°03'15"E	30.62'
C36	31.19'	47.00'	38°01'21"	S04°08'06"W	30.62'
C37	22.24'	47.00'	27°06'48"	S37°32'10"W	22.03'
C38	17.87'	20.00'	51°10'51"	S25°30'09"W	17.28'
C39	111.00'	526.00'	12°11'20"	S88°05'29"E	111.69'
C40	90.38'	526.00'	9°50'45"	S77°04'28"E	90.27'
C41	4.72'	128.00'	2°06'46"	N1°08'10"W	4.72'
C42	120.82'	128.00'	54°05'01"	N29°14'01"W	116.39'
C43	23.49'	128.00'	10°30'59"	S21°49'33"W	23.46'
C44	14.84'	128.00'	6°38'26"	N59°35'44"W	14.83'
C45	21.86'	20.00'	62°37'06"	S14°44'31"E	20.79'
C46	18.07'	47.00'	22°02'01"	S35°02'04"E	17.96'
C47	31.19'	47.00'	38°01'21"	S05°00'23"E	30.62'
C48	31.19'	47.00'	38°01'21"	S33°00'58"W	30.62'
C49	31.19'	47.00'	38°01'21"	S71°02'19"W	30.62'
C50	31.19'	47.00'	38°01'21"	N07°56'20"W	30.62'
C51	31.19'	47.00'	38°01'21"	N32°54'59"W	30.62'
C52	36.20'	47.00'	44°07'46"	N08°09'34"E	35.31'
C53	20.45'	47.00'	24°56'04"	N42°41'29"E	20.29'
C54	16.32'	20.00'	45°52'52"	N53°13'05"E	14.95'
C55	42.62'	172.00'	14°11'50"	N18°22'54"E	42.51'
C56	4.83'	172.00'	1°36'34"	N58°16'40"E	4.83'
C57	22.23'	278.00'	4°34'52"	N68°12'23"W	22.22'
C58	71.13'	172.00'	23°41'35"	S22°58'01"E	70.62'

BOUNDARY LINE/CURVE TABLE

L/C	DIST/ARC	BEARING/CHD BEARING	RADIUS	DELTA	CHORD
BC1	26.40'	S74°12'08"E	176.00'	8°35'44"	26.38'
BL1	4.93'	S69°54'16"E			
BC2	20.16'	N38°10'19"W	172.00'	6°43'00"	20.15'

(228) STREET ADDRESS (TYPICAL)



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COTTON WOODS SUBDIVISION FILING TWO

PARK RIDGE JOINT VENTURE

SECTION: NE1/4SW1/4 S.16 T.1N R.2E W.10E MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 828 28 1/2 ROAD - B-210 (970) 243-8087
 Grand Junction CO 81508 tlc@tlowest.com
 S:\Survey\0187 coveer\028.ph2.plat.pro Job No. 0187-030
 Drawn: DRS Checked: KST Date: Aug 14, 2003 Sheet 2 of 2