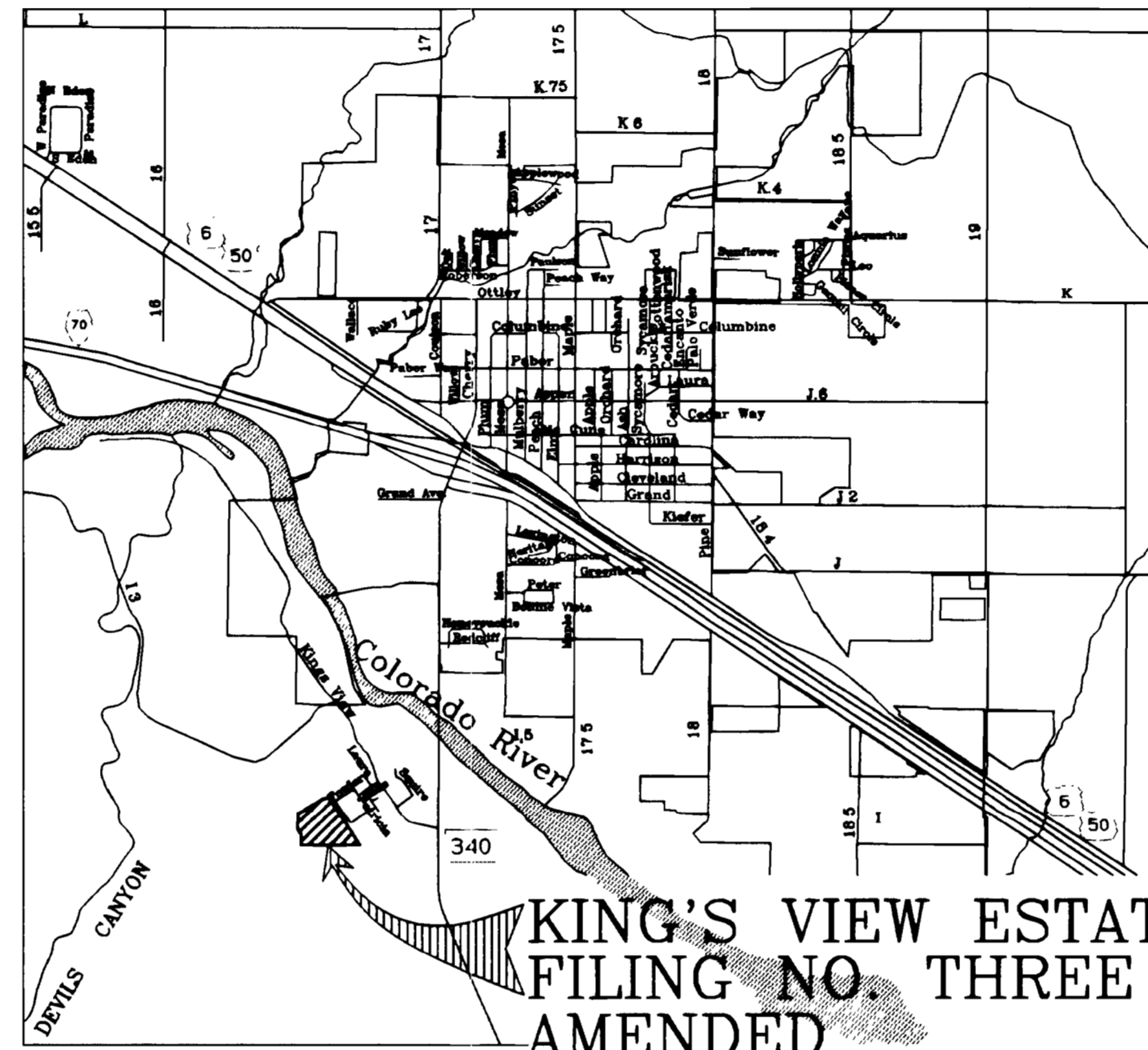


AMENDED FINAL PLAT OF KINGS VIEW ESTATES FILING NO. THREE

SOUTH HALF OF THE SOUTHEAST QUARTER SEC. 19, T. 1 N., R. 2 W., UTE MERIDIAN MESA COUNTY, COLORADO

FRUITA



LAND USE TABLE	
LOTS	10 64 ACRE 65 %
ROADS	2 66 ACRE 16 %
PRIVATE	3 16 ACRE 19 %
OPEN SPACE	
TOTAL	16 46 ACRE 100 %

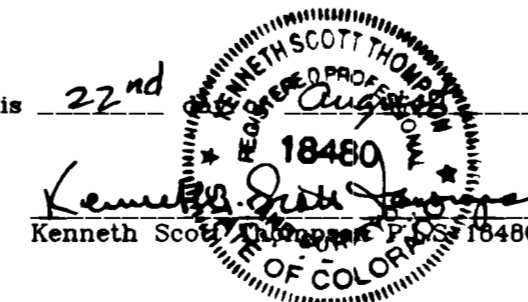
"APPROVAL OF THIS PLAN CREATES
A VESTED PROPERTY RIGHT PURSUANT
TO SECTION 24-68-103, C.R.S."

Declarations of Protective Covenants are filed in Book 2248 at Page 194 as Document No. 1763281

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson 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 plat of the King's View Estates Filing No. Three Amended as laid out, platted, dedicated and shown hereon that such 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 lots.

EXECUTED this 22nd day of August 1996



DEDICATION

We Monument Vista LLC a Colorado limited liability company the sole owners in fee simple of that real property described in Book 2236 at Pages 882 & 883 of the records of the Mesa County Clerk and Recorder situated in the south half of the southeast quarter of Section 19, Township 1 North, Range 2 West of the Ute Meridian City of Fruita, County of Mesa State of Colorado being more particularly described as follows:

Beginning at the southwest corner of Kings View Estates Filing No. Two a point on the south line of said Section 19 whence a Mesa County Survey Marker for the southeast corner of said Section 19 bears North 89°28'25" East a distance of 725.28 feet
 Thence South 89°28'25" West along the south line of said Section 19 a distance of 1150.46 feet
 Thence departing said south line North 00°32'18" West a distance of 280.40 feet
 Thence North 2°44'45" West a distance of 153.13 feet
 Thence North 00°32'18" West a distance of 245.00 feet
 Thence North 89°27'42" East a distance of 92.68 feet
 Thence North 53°07'50" East a distance of 477.86 feet
 Thence North 83°28'07" East a distance of 111.80 feet to the westerly line of said Kings View Estates

Filing No. Two
 Thence along said boundary the following three (3) courses
 1 South 38°52'10" East a distance of 150.00 feet
 2 South 53°07'50" West a distance of 75.00 feet
 3 South 38°52'10" East a distance of 1011.87 feet to the Point of Beginning

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same KING'S VIEW ESTATES FILING NO. THREE AMENDED a subdivision of a part of the City of Fruita, County of Mesa, State of Colorado and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, State of Colorado for public use the streets shown hereon including avenues, drives, courts, places and alleys the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only to owner of the northwest quarter of the northeast quarter of Section 30, Township 1 North, Range 2 West of the Ute Meridian his assigns and successors the shown twenty-five foot easement for ingress egress and utilities appurtenant to the northwest quarter of the northeast quarter of Section 30, Township 1 North, Range 2 West of the Ute Meridian ~~for ingress, egress and utilities appurtenant to these lots~~ We hereby accept the responsibility for the completion of all required public improvements for the King's View Estates Filing No. Three Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, Colorado in Book 2248 at Page 194 as Document No. 1763281

EXECUTED this 28th day of August 1996
 Monument Vista LLC, a Colorado Limited Liability Company
 Owner(s) by: THOMAS DEVELOPMENT COMPANY, A COLORADO CORPORATION, MANAGER
 by: George E. Paulinus, President

State of Colorado }
 County of Mesa } ss
 The foregoing Certificate of Dedication and Ownership was acknowledged before me this 28th day of August 1996 by George E. Paulinus, as President of Thomas Development Company, a Colorado Corporation, Manager of Monument Vista LLC, a Colorado Limited Liability Company
 Witness my hand and official seal
Notary Public
 State of Colorado

LEINHOLDER'S CERTIFICATE

Mesaco Properties Inc., a Colorado Corporation and Mesa County Land Company a Colorado Corporation do hereby certify that it is the holder of deed of trust against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this 23rd day of August 1996

Werner Kaplan, President
 Mesaco Properties, Inc.
 a Colorado Corporation
Werner Kaplan, President
 Mesa County Land Company
 a Colorado Corporation

NOTE: The area denoted as "Sight Distance Easement" is restricted from improvements, including plantings, above a certain height, for the purpose of maintaining sight distance as per City of Fruita standards.

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.

TITLE CERTIFICATE

Robert C. Reece as Pres. of First American Title Co. does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Monument Vista LLC free and clear of all liens taxes and encumbrances, except as follows:
 1. Taxes for 1996 & subsequent years.
 2. Latent Reservation the ditches and canals per Patent 163-457
 3. Association Agreement per BK 2174 pg 11
 4. Subdiv. Improvement Agmt. per BK 2174 pg 213
 5. Subdiv. Improvement Agmt. per BK 2174 pg 213
 6. Deed of Trust in Mesaca Properties and per BK 2236, pg 874

EXECUTED this 28th day of August 1996
Robert C. Reece

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission the 13 day of September 1996
Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council Colorado this 12th day of September 1996 for filing with the Clerk and Recorder of Mesa County Colorado and for conveyance or dedication to the City of Fruita for public use subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands streets or easements dedicated 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.

CITY OF FRUITA, COLORADO

By: Marie Baldwin
 Marie Baldwin Mayor
 Witness my hand and seal of the City of Fruita Colorado

ATTEST

Deborah S. Johnson
 City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 10:54 o'clock on 14th day of September 1996 and is duly recorded in Book 15 at Page 165 & 166 as Document No. 1771745 Drawer CC 75 Fee \$20.00

Denika Todd
 MESA COUNTY CLERK & RECORDER
 By: Debra H. Hines
 Deputy

**AMENDED FINAL PLAT OF
KINGS VIEW ESTATES FILING NO. THREE**

CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION	5/2 SE/4 S 19	TOWNSHIP	1N	RANGE	2W	MERIDIAN	UTE
THOMPSON-LANGFORD CORPORATION							
529 25 1/2 ROAD - # B-210							
Grand Junction CO 81505 (970) 243-6067							
Designed By	KST	Checked By	DPS	Job No	0278-001		
File amended pro	Date	July 26 1996		Sheet	1 of 2		

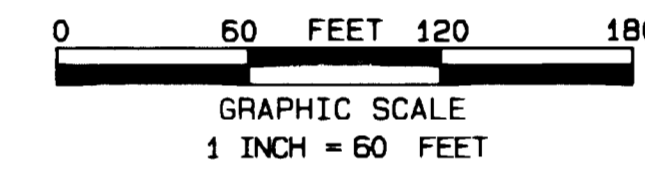
AMENDED FINAL PLAT OF KINGS VIEW ESTATES FILING NO. THREE

CURVE TABLE

ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	174.38	275.00	36°19'52"	S71°17'46" W 171.47
C2	39.53	100.00	22°38'56"	N25°32'42" W 39.27
C3	85.72	50.00	98°13'55"	N85°59'08" W 75.60
C4	98.82	250.00	22°38'56"	S64°27'18" W 98.18
C5	59.70	250.00	13°40'56"	S82°37'14" W 59.56
C6	75.27	300.00	14°33'56"	S60°24'48" W 75.06
C7	49.41	125.00	22°38'56"	S25°32'42" E 49.09
C8	29.55	75.00	22°38'56"	S25°32'42" E 29.45
C9	42.86	25.00	98°13'55"	S85°59'08" E 37.80
C10	38.10	50.00	43°39'22"	N23°04'14" E 37.18
C11	75.72	50.00	86°46'13"	N42°08'34" W 68.69
C12	30.77	25.00	70°31'44"	S09°38'03" W 29.87
C13	57.41	75.00	43°51'36"	N66°49'55" E 55.02
C14	71.17	75.00	54°22'19"	S64°03'29" E 68.53
C15	65.57	275.00	13°40'53"	S82°37'16" W 65.51
C16	108.71	275.00	22°38'59"	S64°27'20" W 108.00
C17	104.81	50.00	120°06'09"	S34°25'16" W 86.65
C18	29.31	300.00	05°35'51"	N86°39'47" E 29.30
C19	24.41	20.00	59°55'24"	N64°20'45" W 22.92
C20	33.57	47.00	40°55'29"	N78°50'44" W 32.86
C21	101.00	47.00	123°07'15"	N03°10'38" E 82.66
C22	70.45	47.00	85°52'38"	S72°19'25" E 64.03

LEGEND

- ⊙ U.S.B.L.M. BRASS CAP
- ⊕ SECTION CORNER NOT FOUND
- MESA COUNTY SURVEY MARKER
- ⊙ FOUND PIN & CAP L.S. 9960 IN CONCRETE
- ⊙ SET PIN & CAP P.L.S. 18480 IN CONCRETE
- ⊙ FOUND PIN & CAP L.S. 9960
- ⊙ SET BRASS CAP P.L.S. 18480 IN CONCRETE OR ROCK

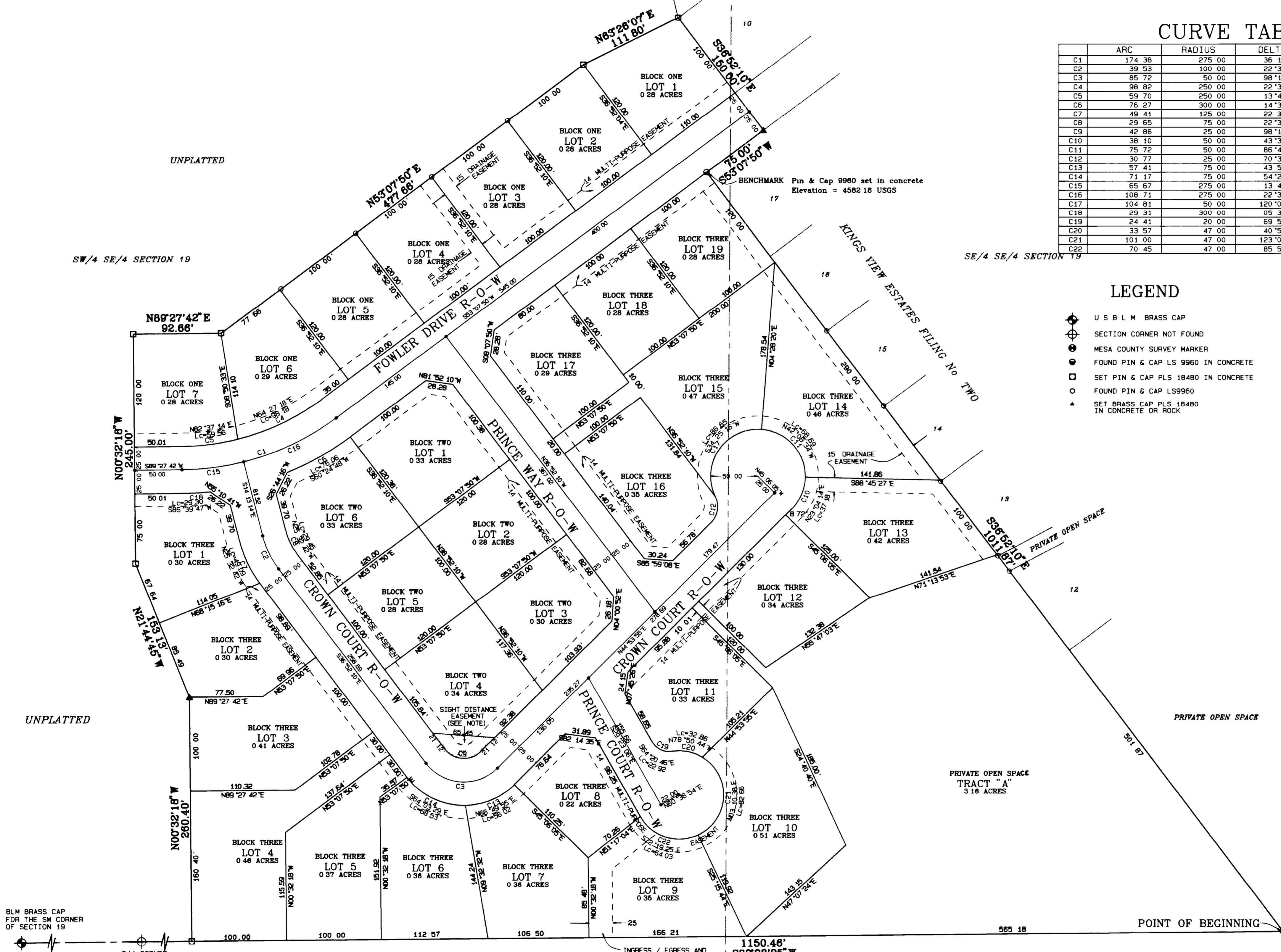


THE BEARINGS ON THIS PLAT WERE ESTABLISHED BY THE BEST FIT METHOD ALONG PINS FOUND FOR THE COMMON LINE WITH KINGS VIEW ESTATES FILING NO. TWO SO THAT ADJACENT PLATS WOULD HAVE COMMON BEARINGS. FOR EASE OF RETRACING THIS SURVEY THE BASIS OF BEARINGS IS REPORTED AS S89°28'25" W ALONG THE SOUTH LINE OF SECTION 19 AS MONUMENTED BY A U.S.B.L.M. BRASS CAP AT THE WEST END AND A M.C.S.M. AT THE EAST END.

NOTE: The plats and notes of the original G.L.O. surveys of this section record the east line of Section 19 as deflecting between the southeast corner and the east quarter corner. This deflection has not been shown on previously recorded and deposited plats located in Section 19.

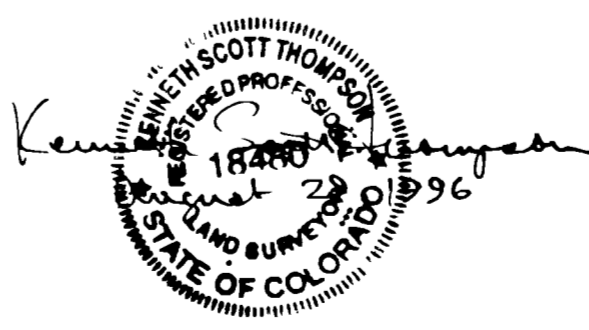
MESA COUNTY SURVEY MARKER NO. 1338 FOR THE E/4 CORNER OF SECTION 19

MESA COUNTY SURVEY MARKER NO. 490-1 FOR THE SE CORNER OF SECTION 19 T. 1N. R. 2W. U.M.



BLM BRASS CAP FOR THE SW CORNER OF SECTION 19
 S/4 CORNER SEARCHED FOR BUT NOT FOUND
 MESA COUNTY SURVEY MARKER NO. 1338 FOR THE E/4 CORNER OF SECTION 19
 MESA COUNTY SURVEY MARKER NO. 490-1 FOR THE SE CORNER OF SECTION 19 T. 1N. R. 2W. U.M.
 POINT OF BEGINNING 725.28'

M D WILLIAMS
 NW/4 NE/4 SECTION 30



B.L.M.
 NE/4 NE/4 SECTION 30

**AMENDED FINAL PLAT OF
KINGS VIEW ESTATES FILING NO. THREE**

CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION 5/2 SE/4 S 19	TOWNSHIP 1N	RANGE 2W	MERIDIAN UTE
-----------------------	-------------	----------	--------------

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

Designed By KST	Checked By DRS	Job No 0278-001
File amended pro	Date July 26 1996	Sheet 2 of 2