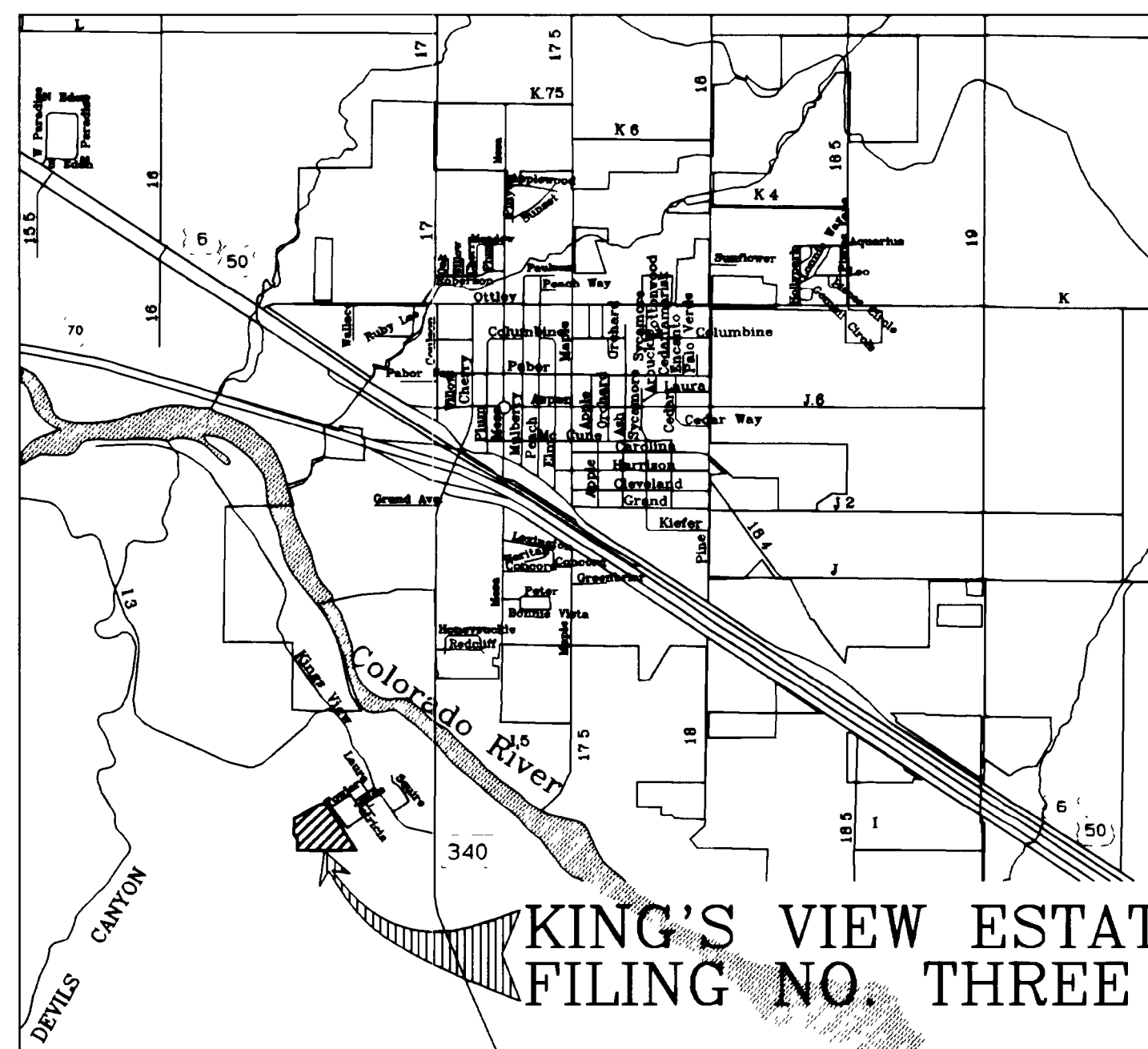


KINGS VIEW ESTATES FILING NO. THREE

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

FRUITA



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

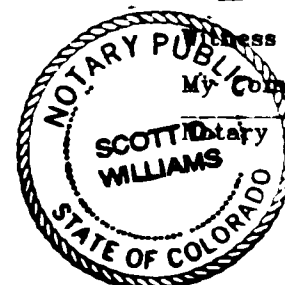
Beginning at the southwest corner of Kings view Estates Filing No Two a point on the south line of said Section 19 whence a Mesa County Survey Marker for the southeast corner of said Section 19 bears North 89°28'25" East a distance of 725.28 feet
Thence South 89°28'25" West along the south line of said 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 21°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 92.88 feet
Thence North 50°07'50" East a distance of 477.88 feet
Thence North 63°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°22'10" East a distance of 150.00 feet
2 South 53°07'50" West a distance of 75.00 feet
3 South 38°22'10" 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 KINGS VIEW ESTATES FILING NO THREE 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 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 to the owners their assigns and successors of Lots 8 9 10 and 11 of this plat the shown thirty foot easement for ingress egress and utilities appurtenant to those 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 1763882

EXECUTED this 10th day of June 1996
MONUMENT VISTA LLC, a COLORADO LIMITED LIABILITY COMPANY
BY: PAVALAKIS DEVELOPMENT COMPANY, MANAGER
Owner(s) BY: George E Pavlakis, President

State of Colorado }
County of Mesa }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 10th day of June 1996, by GEORGE E. PAVALAKIS, as PRESIDENT OF PAVALAKIS DEVELOPMENT COMPANY, MANAGER OF MONUMENT VISTA LLC, a COLORADO LIMITED LIABILITY COMPANY



I, _____, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me and my hand and official seal

My Commission expires 1/18/99

Notary Public Scott O. Williams

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 7th day of JUNE 1996

Miriam Kaplan President
Mesaco Properties Inc
a Colorado Corporation

Miriam Kaplan President
Mesaco Properties Inc
a Colorado Corporation

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Mesaco Properties Inc
a Colorado Corporation

LAND USE TABLE	
LOTS	10 79 ACRE 65 6 %
ROADS	2 39 ACRE 14 5 %
PRIVATE	3 28 ACRE 19 9 %
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 1763882

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 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 4th day of June 1996

Kenneth Scott Thompson
Professional Land Surveyor
P.L.S. 18480

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County 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. Public Lands Colorado 3/11/96 in Book 162 Page 457
2. Public Lands Colorado 3/11/96 in Book 162 Page 457
3. Report of Survey 4/15/91 in Book 188, Page 505
4. Deed of Trust recorded 7/31/96 in Book 2236, at Page 874
The above information is certified as of May 31, 1996 at 11:56 A.M.

EXECUTED this 10th day of June 1996

Scott O. Williams V.P.

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission the 20 day of FEBRUARY 1996

Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council Colorado this 17th day of MARCH 1996 for filing with the Clerk and Recorder of Mesa County Colorado and for conveyance or dedication to the City of 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 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 site 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: Dale W. Baldwin
Dale Baldwin Mayor

Witness my hand and seal of the City of Fruita Colorado

ATTEST

Margaret Stutzman
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:55 o'clock at 12 M on the 11th day of July 1996 and is duly recorded in Book 15 at Page 124115 as Document No 1763882 Drawer CC33 Fee \$20 122 SC

MESA COUNTY CLERK & RECORDER

By: Carol L. Jones
Deputy

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			
CITY OF FRUITA, MESA COUNTY, COLORADO			
SECTION S/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	
Drawn By TERRAMODEL	Date June 4 1996	Sheet 1 of 2	

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

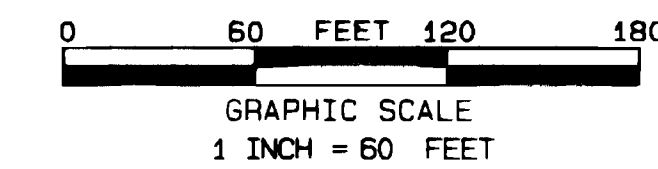
KINGS VIEW ESTATES FILING NO. THREE

CURVE TABLE

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	174.38	275.00	36.19.52	S71.17.45 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	76.27	300.00	14.33.56	S60.24.48 W	76.06
C7	49.41	125.00	22.38.56	S25.32.42 E	49.09
C8	29.65	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	28.87
C13	57.41	75.00	43.51.36	N66.49.55 E	56.02
C14	71.17	75.00	54.22.19	S64.03.29 E	68.53
C15	65.67	275.00	13.40.53	S82.37.15 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

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 PLS 18480 IN CONCRETE
- FOUND PIN & CAP L.S. 9960
- ▲ SET BRASS CAP PLS 18480 IN CONCRETE OR ROCK



THE BEARINGS ON THIS PLAT WERE ESTABLISHED BY THE BESTFIT 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.

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

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 490-1 FOR THE SE CORNER OF SECTION 19 T 1 N R 2 W U M



BLM BRASS CAP FOR THE SW CORNER OF SECTION 19
 S/4 CORNER SEARCHED FOR BUT NOT FOUND
 M D WILLIAMS
 NW/4 NE/4 SECTION 30
 POINT OF BEGINNING 725.28'
 B L M
 NE/4 NE/4 SECTION 30

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
 CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION 5/2 SE/4 S 19	TOWNSHIP 1N	RANGE 2W	MERIDIAN UTE
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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
Drawn By TERRAMODEL	Date June 4 1996	Sheet 2 of 2