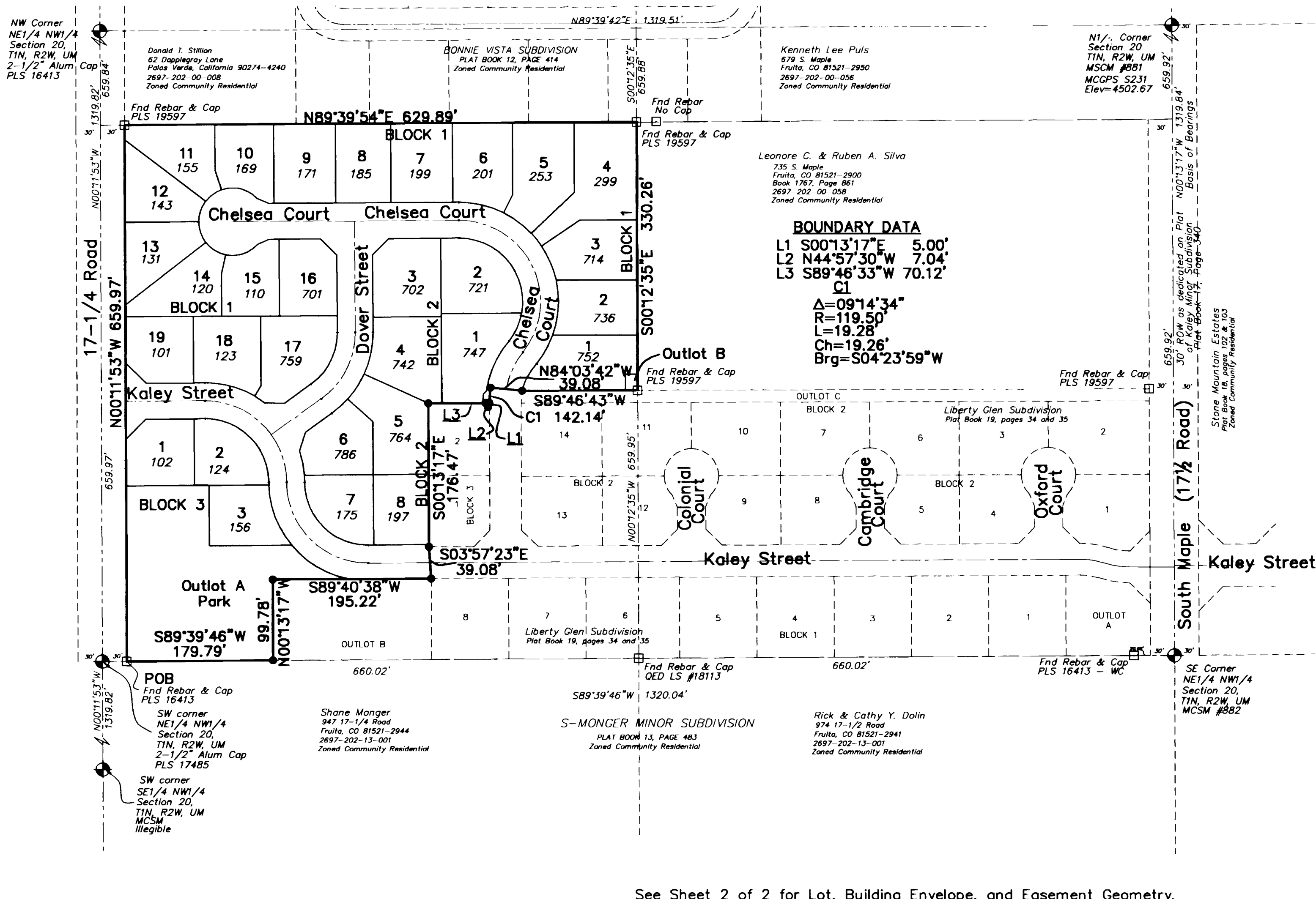


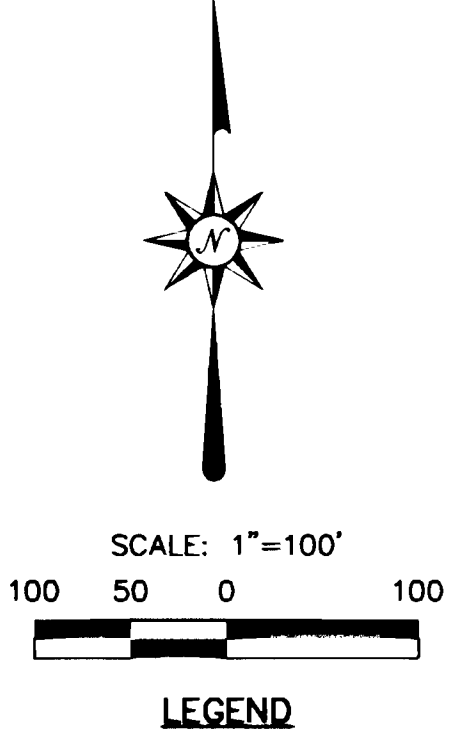
FINAL PLAT
LIBERTY GLEN 2 SUBDIVISION
 REPLAT OF A PARCEL LOCATED IN
 NE1/4 NW1/4, SECTION 20, T1N, R2W, UTE MERIDIAN
 OUTLOT D AND BLOCK 4, LIBERTY GLEN SUBDIVISION,
 CITY OF FRUITA, MESA COUNTY, COLORADO



BOUNDARY DATA
 L1 S00°13'17"E 5.00'
 L2 N44°57'30"W 7.04'
 L3 S89°46'33"W 70.12'
 C1
 Δ=09°14'34"
 R=119.50'
 L=19.28'
 Ch=19.26'
 Brg=S04°23'59"W

AREA SUMMARY

LOTS	= 4.930 Acres	68.69%
OUTLOTS	= 0.814 Acres	11.34%
ROAD ROW	= 1.433 Acres	19.97%
TOTAL	= 7.177 Acres	100.00%



- LEGEND**
- ◆ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

GENERAL NOTES

Basis of bearings is the East line of the NE¼ NW¼ of Section 20, T1N, R2W, UTE Meridian, as established by GPS observation. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Easement and title documents (schedules A&B) provided by Meridian Land Title, L.L.C., Title commitment No. 62526

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions are recorded in Book 3542, Page 223-224 Mesa County Records.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Valley-Wide Development, L.L.C., and Liberty Glen Homeowners Association, Inc., a Colorado nonprofit Corporation are the sole owners in fee simple of all that real property described as follows:

BEING that property as described in Book 3020, Pages 639-640 as recorded in the Mesa County Clerk and Recorders Records, described by deed as follows:

and BEING a portion of that property as described in Plat Book 19, Pages 34 and 35, as recorded in the Mesa County Clerk and Recorders Records, and being further described by metes and bounds, as follows:

Outlot D and Block 4, Liberty Glen Subdivision, as recorded in Plat Book 19, Pages 34 and 35, Mesa County records.

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 the LIBERTY GLEN 2 SUBDIVISION, in 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 courts, circles, streets and roads, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only. Said owners further grant, convey, and dedicate to the City of Fruita, Colorado, for use by the general public for park, recreation, and open space purposes, a blanket easement over, across, and through Outlot A, as shown hereon. Under the terms of such easement, the general public shall have the right to use Outlot A on an equal basis with members of the LIBERTY GLEN Homeowners Association, subject to the rules of general applicability promulgated by the LIBERTY GLEN Homeowners Association.

We hereby accept the responsibility for the completion of all required public improvements for the LIBERTY GLEN 2 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 3542 at Page 223, as Document No. _____

Outlot A is granted to the LIBERTY GLEN Homeowners Association, hereby platted as perpetual easements for: conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; the maintenance and repair of private irrigation systems and conveyance of stormwater; recreational and aesthetic purposes as determined appropriate by said LIBERTY GLEN Homeowners Association; and ingress and egress for pedestrians and recreational purposes. Deed of conveyance recorded at Book 3542, Page 173 subject to further conditions and restrictions as may be set forth in that instrument.

Outlot B is granted to the LIBERTY GLEN Homeowners Association, hereby platted as perpetual easements for conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Deed of conveyance recorded at Book 3542, Page 173 subject to further conditions and restrictions as may be set forth in that instrument.

Executed this 7 day of October, 2003.

By: Margie (title) Manager
 for: Valley-Wide Development, L.L.C.
Leeds J. Foyil

By: Pres (title) President
 for: Liberty Glen Homeowners Association, Inc., a Colorado nonprofit Corporation
Leeds J. Foyil

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 7 day of October, A.D., 2003, by Leeds Foyil (title) Manager for Valley-Wide Development, L.L.C., owner.

Witness my hand and official seal



Elgin Mier
 Notary Public

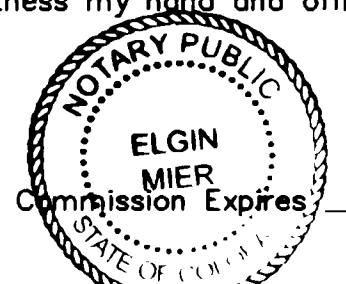
My Commission Expires 5/30/2007

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 7 day of October, A.D., 2003, by Leeds Foyil (title) President for Liberty Glen Homeowners Association, Inc., a Colorado nonprofit Corporation, owner.

Witness my hand and official seal



Elgin Mier
 Notary Public

My Commission Expires 5/30/2007

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, 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 LIBERTY GLEN 2 SUBDIVISION, as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify that this plat contains all of the survey information required by Section 38-33.3-209, CRS, as contained in the Colorado Common Interest Ownership Act.

Certified this 7 day of Oct, 2003

SUBORDINATION BY MORTGAGEE'S CERTIFICATE

Mesa National Bank being the holder of a promissory note secured by a deed of trust dated 10/09/2003 and recorded 23504 PLS, at Reception No. _____ hereby consents to the subdivision of the lands set forth in the final plat of LIBERTY GLEN 2 SUBDIVISION, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this final plat and relative covenants, conditions, and restrictions.

Executed this 7th day of October, 2003.

By: Dave Zoller (title) SR Vice President

for: Mesa National Bank

Mortgagee or lien holder

131 N 6th Street

Street Number

Grand Jct CO 81501

City, State, and Zip

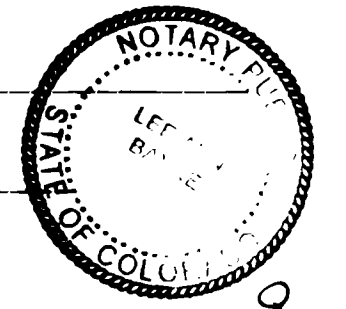
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Dave Zoller (title) Senior Vice President for Mesa National Bank this 7th day of October, A.D., 2003.

Witness my hand and official seal:

Debra Ann Boyne
 Notary Public



My Commission Expires 09-05-2004

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 9 day of September, 2003.

Chairman [Signature]

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 20th day of September, 2003, 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 Board of Trustees of the City of Fruita. 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, subsurface 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 City Council.

City of Fruita, Colorado.

By: [Signature]
 Mayor

Witness my hand and seal of the City of Fruita, Colorado.

ATTEST:
[Signature]
 City Clerk

TITLE CERTIFICATE:

LAWRENCE D. VENT of MERIDIAN LAND TITLE LLC 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 VALLEY WIDE DEVELOPMENT LLC, a Colorado limited liability company free and clear of all encumbrances, except as follows:
MESA NATIONAL BANK - AS CITED ABOVE IN "SUBORDINATION BY MORTGAGEE'S CERTIFICATE"

Executed this 9th day of OCTOBER, 2003 By: [Signature]
 Title Examiners Signature

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF MESA }

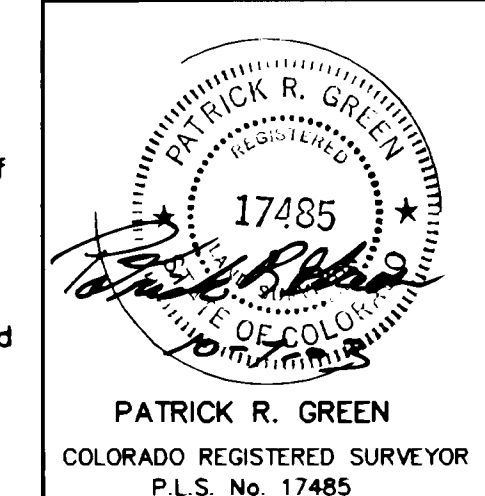
I hereby certify that this instrument was filed in my office at 3:36 o'clock P.M., December 3rd, A.D., 2003, and was duly recorded in

Plat Book No. 20 Page No. 71572 Reception No. 2163483

Drawer No. 00-95 Fees: 20th 2nd sc 3542 1585159
 Book Page

Clerk and Recorder [Signature]

By: [Signature]
 Deputy



LIBERTY GLEN 2 SUBDIVISION
 REPLAT OF A PARCEL LOCATED IN
 NE1/4 NW1/4, SECTION 20, T1N, R2W, UTE MERIDIAN
 OUTLOT D AND BLOCK 4, LIBERTY GLEN SUBDIVISION,
 CITY OF FRUITA, MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7th STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099
 PROJ. NO. 2003-02 SURVEYED [DRAWN] CHECKED SHEET OF
 DATE: Sept, 2003 RAD,MCW RSK PRG 1 2

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 CERTIFICATION SHOWN HEREON.

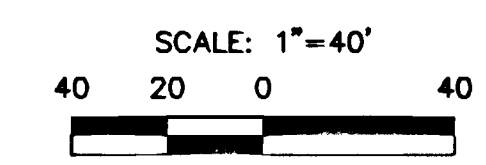
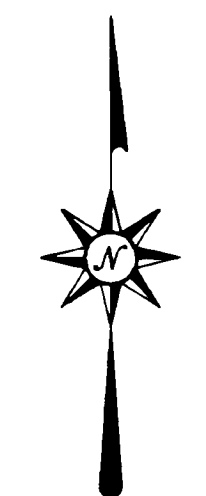
FINAL PLAT
LIBERTY GLEN 2 SUBDIVISION

LOT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°05'17"	78.00'	122.64'	110.39'	S45°09'15"E
C2	01°39'46"	122.00'	3.54'	3.54'	N00°56'29"W
C3	38°04'08"	122.00'	81.06'	79.58'	N20°48'26"W
C4	38°51'44"	122.00'	82.75'	81.17'	N59°16'21"W
C5	90°12'46"	78.00'	122.81'	110.51'	N45°12'59"W
C6	03°53'36"	122.00'	8.29'	8.29'	S02°03'24"E
C7	14°26'57"	122.00'	30.77'	30.68'	S11°13'40"E
C8	07°11'43"	122.00'	15.32'	15.31'	S56°27'28"E
C9	30°08'34"	122.00'	64.18'	63.45'	S75°07'37"E
C10	12°25'42"	122.00'	26.46'	26.41'	S48°07'46"W
C11	17°19'56"	122.00'	36.91'	36.76'	S33°14'57"W
C12	24°55'56"	122.00'	53.09'	52.67'	S12°07'01"W
C13	54°41'34"	78.00'	74.46'	71.66'	S26°59'50"W
C14	59°09'25"	41.50'	42.85'	40.97'	S72°18'58"W
C15	40°14'41"	41.50'	29.15'	28.55'	N57°58'59"W
C16	37°31'32"	41.50'	27.18'	26.70'	N19°05'52"W
C17	37°28'02"	41.50'	27.14'	26.66'	N18°23'55"E
C18	33°57'13"	41.50'	24.59'	24.23'	N54°06'32"E
C19	65°30'23"	41.50'	47.45'	44.90'	S76°09'40"E
C20	100°59'58"	78.00'	137.50'	120.37'	S39°50'07"E
C21	27°37'20"	78.00'	37.60'	37.24'	S24°28'32"W
C22	32°13'06"	122.25'	68.74'	67.84'	N24°12'33"E
C23	26°55'26"	122.00'	57.33'	56.80'	S76°52'23"E
C24	19°58'28"	122.00'	42.53'	42.32'	S53°25'26"E
C25	09°24'12"	122.00'	20.02'	20.00'	S38°44'07"E
C26	21°39'54"	122.00'	46.13'	45.86'	S23°12'04"E
C27	32°26'54"	122.00'	69.09'	68.17'	S03°51'20"W
C28	18°44'14"	122.00'	39.90'	39.72'	S29°26'54"W
C29	27°45'13"	79.25'	38.39'	38.01'	N28°01'21"E

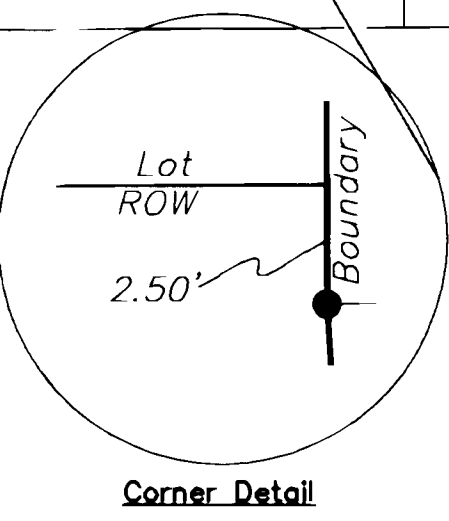
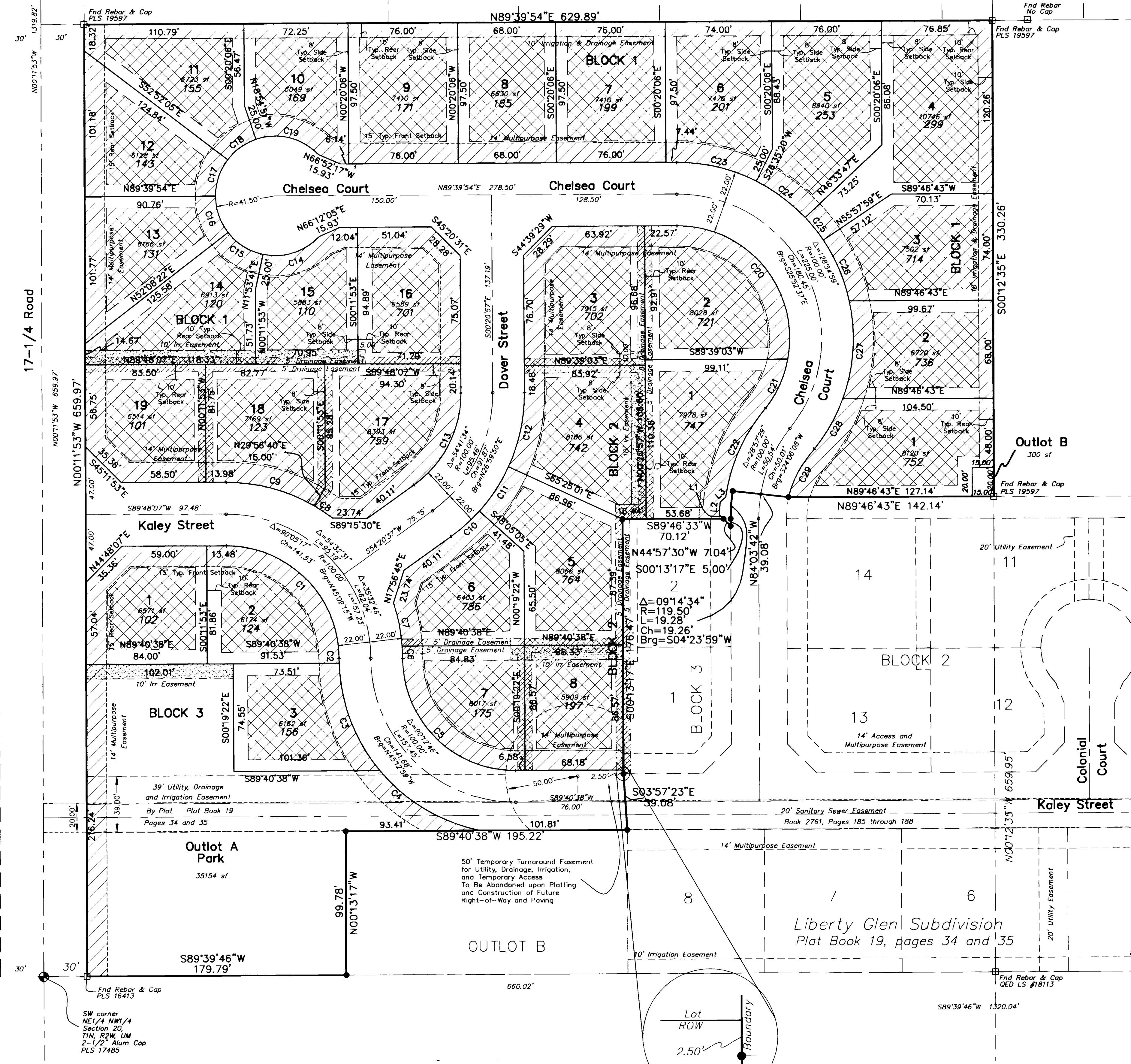
LOT LINE DATA

LINE	BEARING	DISTANCE
L1	N45°13'17"W	4.04'
L2	N03°39'52"E	8.87'
L3	N49°23'59"E	5.09'



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
- RECORD MEASUREMENT
- FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105
- 14' MULTIPURPOSE EASEMENT OR COMBINED IRRIGATION & DRAINAGE EASEMENT (AS NOTED)
- IRRIGATION EASEMENT
- DRAINAGE EASEMENT
- BUILDING ENVELOPE



REPRODUCER NOTE: FOR REPRODUCTION PURPOSES ONLY. NOT TO BE USED FOR REPRODUCTION.

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AREA SUMMARY

LOTS	=	4.930 Acres	68.69%
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ROAD ROW	=	1.433 Acres	19.97%
TOTAL	=	7.177 Acres	100.00%

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

LIBERTY GLEN 2 SUBDIVISION
REPLAT OF A PARCEL LOCATED IN
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OUTLOT D AND BLOCK 4, LIBERTY GLEN SUBDIVISION,
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LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2003-02 SURVEYED DRAWN CHECKED SHEET OF
DATE: July, 2003 RAD/MCW RSK PRG 2 2