

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1805142 0423PM 07/09/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 346 + 347

DRAWER NO DD76

FEE \$20.00 + 1.00

NAME OF PLAT Monument Glen Fl

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Shadowfax Properties Inc.

MONUMENT GLEN

FILING NO. ONE

TOWN OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Shadowfax Properties, Inc., a Delaware Corporation, is the sole owner in fee simple of all that real property described as follows
 BEING a portion of that property as described in Book 2294, Page 921 as recorded in the Mesa County Clerk and Recorders Records, and being further described as follows

The SW1/4 NW1/4 SW1/4 and the W1/2 SE1/4 NW1/4 SW1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian, Mesa County Colorado and being further described by metes, as follows

BEGINNING at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 9, Township 1 North, Range 2 West, of the Ute Meridian,

thence North 00°00'54" East (N 00°00'54" E), a distance of 659.24 feet, thence North 89°54'35" East (N 89°54'35" E), a distance of 986.28 feet, thence South 00°03'40" East (S 00°03'40" E), a distance of 659.16 feet, thence South 89°54'18" West (S 89°54'18" W), a distance of 987.16 feet to the POINT OF BEGINNING

Said parcel containing 14.932 acres, as described

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 MONUMENT GLEN, Filing No. One, in the Town of Fruta, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the Town of Fruta, 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. We hereby accept the responsibility for the completion of all required public improvements for the MONUMENT GLEN, Filing No. One, 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 2337 at Page 465, as Document No. 180221.

Executed this 2nd day of June, 1997

Shadowfax Properties, Inc., a Delaware Corporation

By Julie A Gilbert
 Julie A Gilbert Attorney in fact

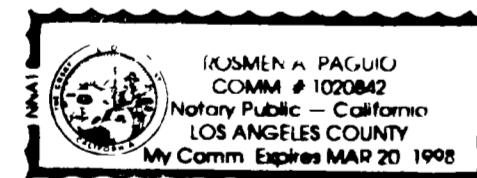
NOTARY PUBLIC CERTIFICATION

STATE OF California } ss
 COUNTY OF Los Angeles

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 2nd day of June, A.D., 1997, by JULIE A. GILBERT
 Witness my hand and official seal

Barbara A. Pagano
 Notary Public

My Commission Expires March 20, 1998



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.

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of MONUMENT GLEN, Filing No. One Signed this 27 day of June, 1997

Richard E Smith
 by Richard E Smith

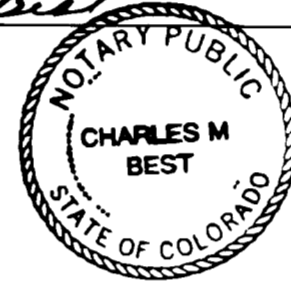
Leta L Smith
 by Leta L Smith

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Richard E and Leta L Smith, this 27 day of June, A.D., 1997
 Witness my hand and official seal

Charles M. Best
 Notary Public



My Commission Expires October 9, 1999

BASIS OF BEARINGS

Basis of bearings assume the North line of Sunflower Subdivision to bear S 89°54'18" W, 987.16 feet, as shown on Plat recorded in Plat Book 13, Page 197 in the Mesa County Clerk and Recorders records. Monuments on this line are found markers as indicated, as shown on the face of this plat

Easement and title documents (schedules A&B) provided by WESTERN COLORADO Title Company, Title policy No. 96-12-131L C3

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"

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Fruta, Colorado, this ___ day of _____, 1997, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon, subject to the provisions that approval in no way obligates the Town of Fruta 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 Town of Fruta. Further, said approval in no way obligates the Town of Fruta for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Fruta's specifications and the Town of Fruta 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 Town of Fruta, unless otherwise specifically agreed to in writing by the Board of Trustees

Town of Fruta, Colorado
 By John A. Behrman
 Mayor



Witness my hand and seal of the Town of Fruta, Colorado

ATTEST

Naquet Sulman
 Town Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:23 o'clock PM July 9th, A.D., 1997, and was duly recorded in Plat Book No. 15 Page No. 346+347
 Reception No. 1805142 Drawer No. 0076 Fee \$ 20.00+9.00

Monika Todd
 Clerk and Recorder

By Kathy Wort
 Deputy

PLANNING COMMISSION CERTIFICATE

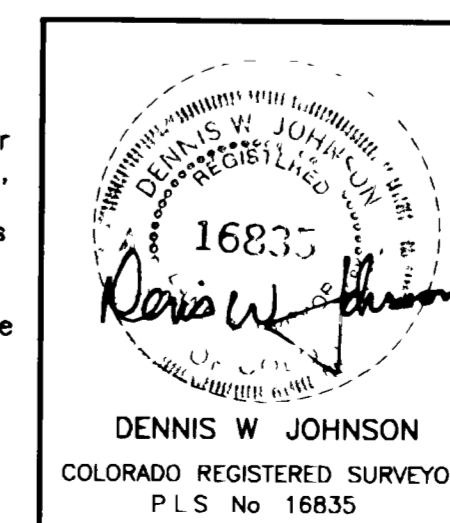
This plat approved by the Town of Fruta Planning Commission this 9th day of July, 1997

Shawn
 Chairman

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, 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 MONUMENT GLEN, Filing No. One, 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

Certified this 27th day of June, 1997



Located in the NW1/4 SW1/4 Section 9 T1N R2W UTE M

MONUMENT GLEN
FILING NO. ONE
 A Part of the NW1/4 SW1/4
 SECTION 9, T1N, R2W, UTE MERIDIAN
 TOWN OF FRUITA, MESA COUNTY, CO

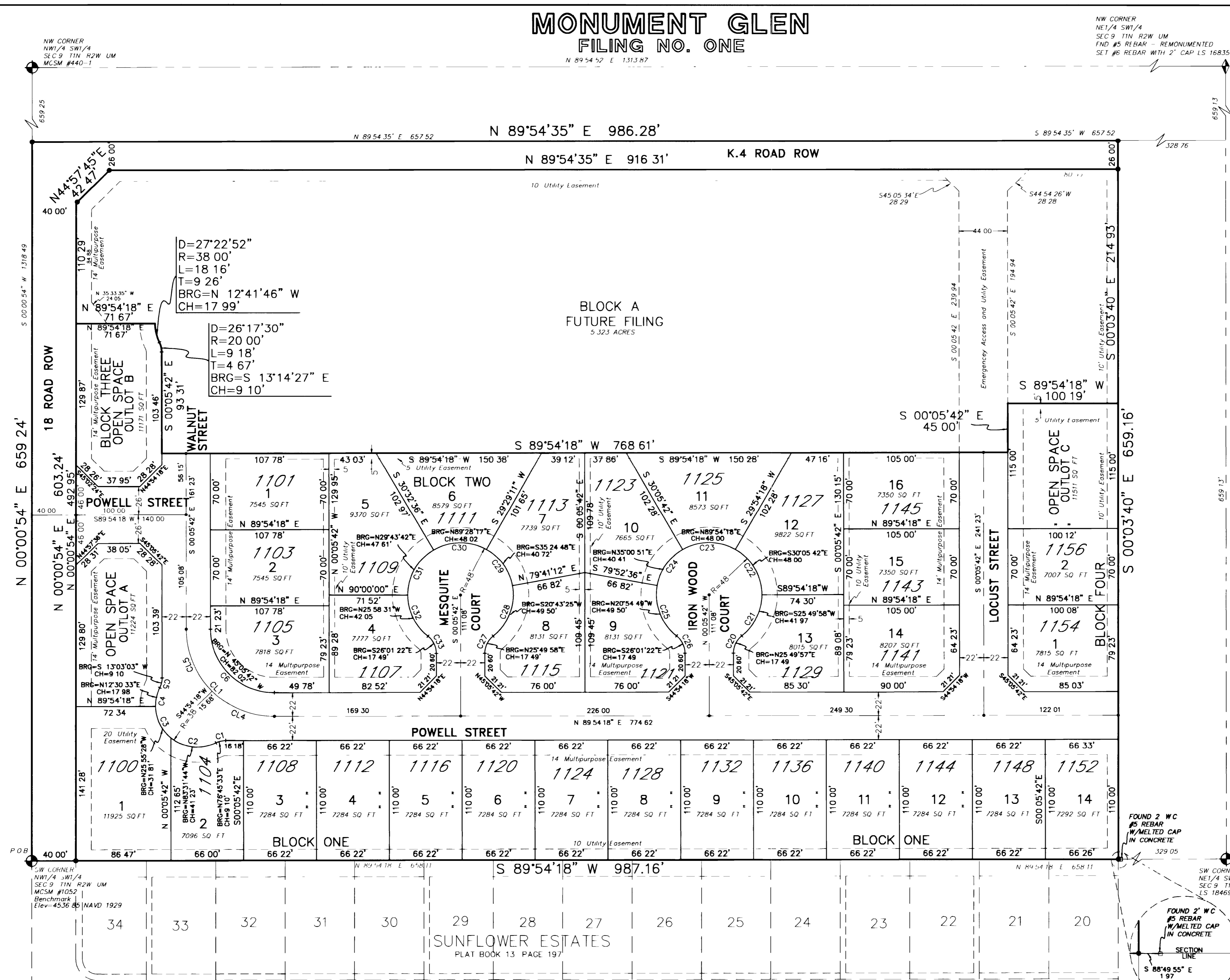
LANDesign

ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE GRAND JUNCTION COLORADO 81501 (970) 244-9180	
PROJECT NO 970034	SURVEYED DRAWN CHECKED SHEET OF
DATE MAY 1997	LD/JF/NT/DW/RSK 1 2

MONUMENT GLEN FILING NO. ONE

NW CORNER
NE 1/4 SW 1/4
SEC 9 T1N R2W UM
FND #5 REBAR - REMONUMENTED
SET #6 REBAR WITH 2" CAP L.S. 16835

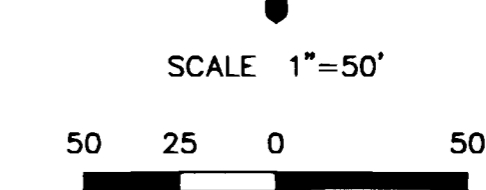
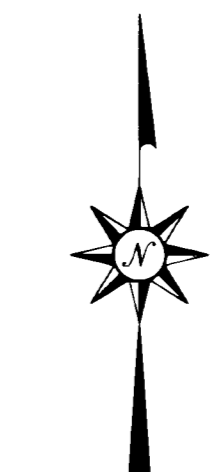


CENTERLINE CURVE DATA

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
CL1	90.00'00"	80.00'	125.66'	80.00'	N 45°05'42" W	113.14'
CL4	45.00'00"	80.00'	62.83'	33.14'	S 67°35'42" E	61.23'
CL5	45.00'00"	80.00'	62.83'	33.14'	N 22°35'42" W	61.23'

LOT LINE CURVE DATA

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	26°17'30"	20.00'	9.18'	4.67'	N 76°45'33" E	9.10'
C2	65°42'56"	38.00'	43.58'	24.54'	N 83°31'44" E	41.23'
C3	49°29'35"	38.00'	32.83'	17.52'	N 25°55'28" W	31.81'
C4	27°22'28"	38.00'	18.16'	9.25'	N 12°30'33" E	17.98'
C5	26°17'30"	20.00'	9.18'	4.67'	S 13°03'03" W	9.10'
C6	90°00'00"	58.00'	91.11'	58.00'	N 45°05'42" W	82.02'
C7	51°51'20"	20.00'	18.10'	9.72'	N 25°49'57" E	17.49'
C8	51°51'20"	20.00'	18.10'	9.72'	S 25°49'58" W	17.49'
C9	60°00'00"	48.00'	50.27'	27.71'	N 89°54'18" E	48.00'
C10	60°00'00"	48.00'	50.27'	27.71'	N 89°54'18" E	48.00'
C11	49°46'54"	48.00'	41.71'	22.27'	N 35°00'51" E	40.41'
C12	62°04'25"	48.00'	52.00'	28.88'	N 20°54'49" W	49.50'
C13	51°51'20"	20.00'	18.10'	9.72'	S 26°01'22" E	17.49'
C14	51°51'20"	20.00'	18.10'	9.72'	N 25°49'58" W	17.49'
C15	62°04'25"	48.00'	52.00'	28.88'	S 20°43'25" W	49.50'
C16	60°00'00"	48.00'	50.27'	27.71'	N 25°24'48" E	40.72'
C17	60°01'47"	48.00'	50.29'	27.73'	N 89°28'17" E	48.02'
C18	59°27'24"	48.00'	49.81'	27.41'	N 29°43'42" E	47.61'
C19	51°57'02"	48.00'	43.52'	23.39'	N 25°58'31" W	42.05'
C20	51°51'20"	20.00'	18.10'	9.72'	S 26°01'22" E	17.49'



LEGEND

- ◆ ALIQUOT SURVEY MARKER
 - SET CENTERLINE MONUMENT PER CITY OF FRUITA CODE
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - ◇ FOUND REBAR, AS NOTED
 - ◆ SET 2" ALUMINUM CAP ON No 6 REBAR PLS 16835, IN CONCRETE
- 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

BASIS OF BEARINGS

Basis of bearings assume the North line of Sunflower Subdivision to bear S 89°54'18" W, 987.16 feet, as shown on Plat recorded in Plat Book 13, Page 197 in the Mesa County Clerk and Recorders records. Monuments on this line are found markers as indicated, as shown on the face of this plat.

Easement and title documents (schedules A&B) provided by WESTERN COLORADO Title Company Title Policy No. 96-12-131L C3

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"

Bench Mark
SW Corner NW 1/4 SW 1/4 of Section 9 = 4536.85 NAVD 1929

AREA SUMMARY

FILING ONE	=	5.759 Acres	(68.33%)
LOTS	=	0.778 Acres	(9.23%)
OPEN SPACE	=	1.891 Acres	(22.44%)
ROAD ROW	=	8.428 Acres	56.44% (100.00%)
TOTAL	=	5.323 Acres	35.65%
BLOCK A	=	1.181 Acres	7.91%
TOTAL	=	14.932 Acres	100.00%

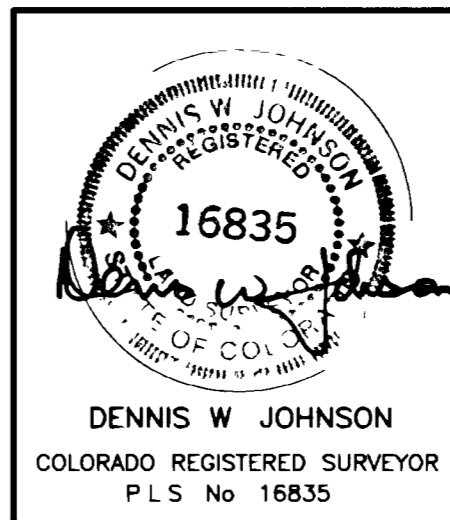
SURVEYOR'S CERTIFICATION

I, Dennis W Johnson, 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 MONUMENT GLEN, 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.

Certified this 21st day of June, 1997

NOTICE
This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-35-101

Located in the NW 1/4 SW 1/4 Section 9 T1N R2W UTE M



**MONUMENT GLEN
FILING NO. ONE**
A Part of the NW 1/4 SW 1/4
SECTION 9, T1N, R2W, UTE MERIDIAN
TOWN OF FRUITA, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION COLORADO 81501 (970) 244-9180

PROJ NO	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
97003.40	MAY 1997	LD/JF/MT	DKW/RSK	CHECKED	SHEET	OF			
					2	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.