

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1884123 01/19/99 0848AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK

16

PAGE

361

DRAWER NO

6658

FEE \$

10⁰⁰ 1⁰⁰

NAME OF PLAT

MONUMENT GLEN F2

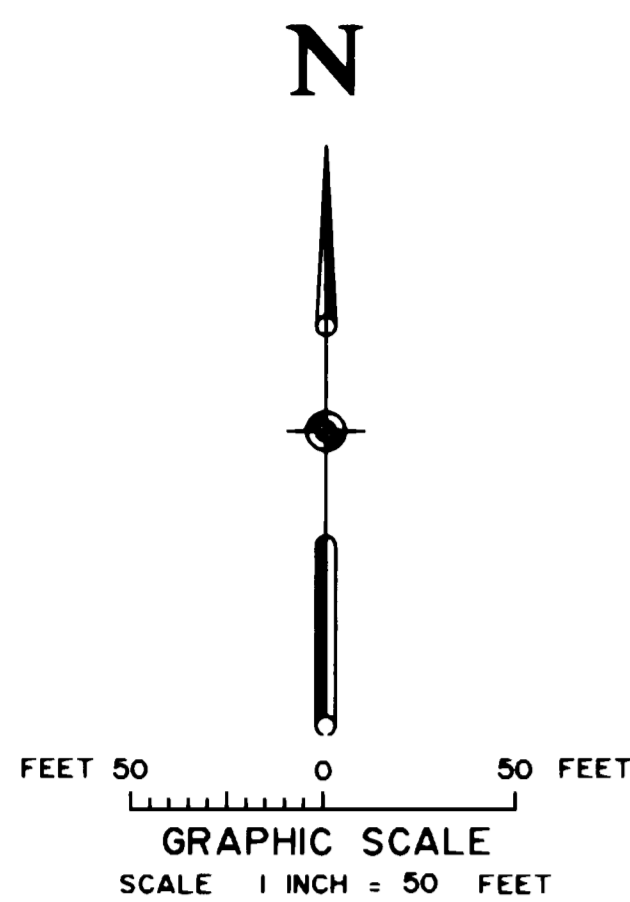
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

SHADOWFAX PROPERTIES INC.

MONUMENT GLEN, FILING NO. TWO
 A REPLAT OF BLOCK A OF MONUMENT GLEN, FILING NO ONE
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.1N, R.2W, U.M.
 MESA COUNTY, COLORADO

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S 19597
- ▲ SET THIS SURVEY, SPIKE WITH 1 1/2" DISK MARKED BANNER, INC 19597
- ▲ FOUND THIS SURVEY, SPIKE WITH 2" DISK MARKED LANDESIGN 16835
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, P.L.S 16835
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL CORNERS TO COMPLY WITH CRS-38-SI-105(SA)
- ① STREET ADDRESS



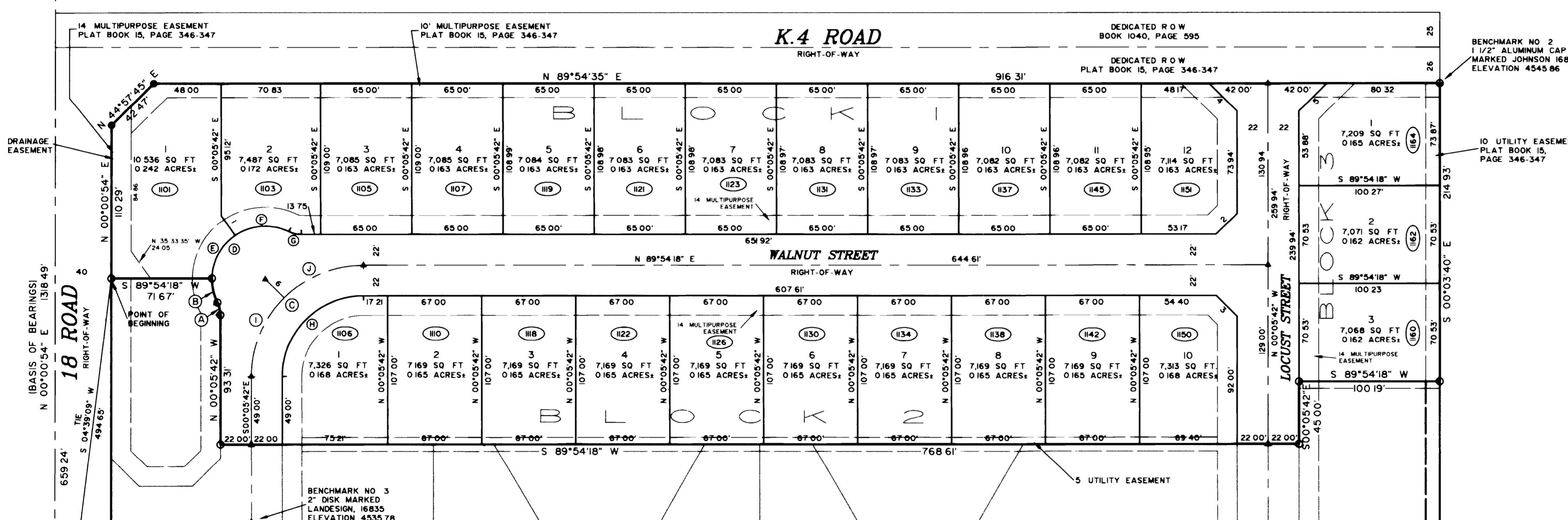
1/4 CORNER SECTIONS 8 AND 9 T.1N, R.2W, U.M. M.C.S.M. NO. 440-1 BENCHMARK NO. 1 ELEV. 4539.85

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 34°28'04" E	17.60
2	N 44°54'18" E	21.21
3	N 45°05'42" W	21.21
4	S 45°03'34" E	28.29
5	N 44°54'25" E	28.28
6	N 45°05'41" W	19.00

CURVE INFORMATION

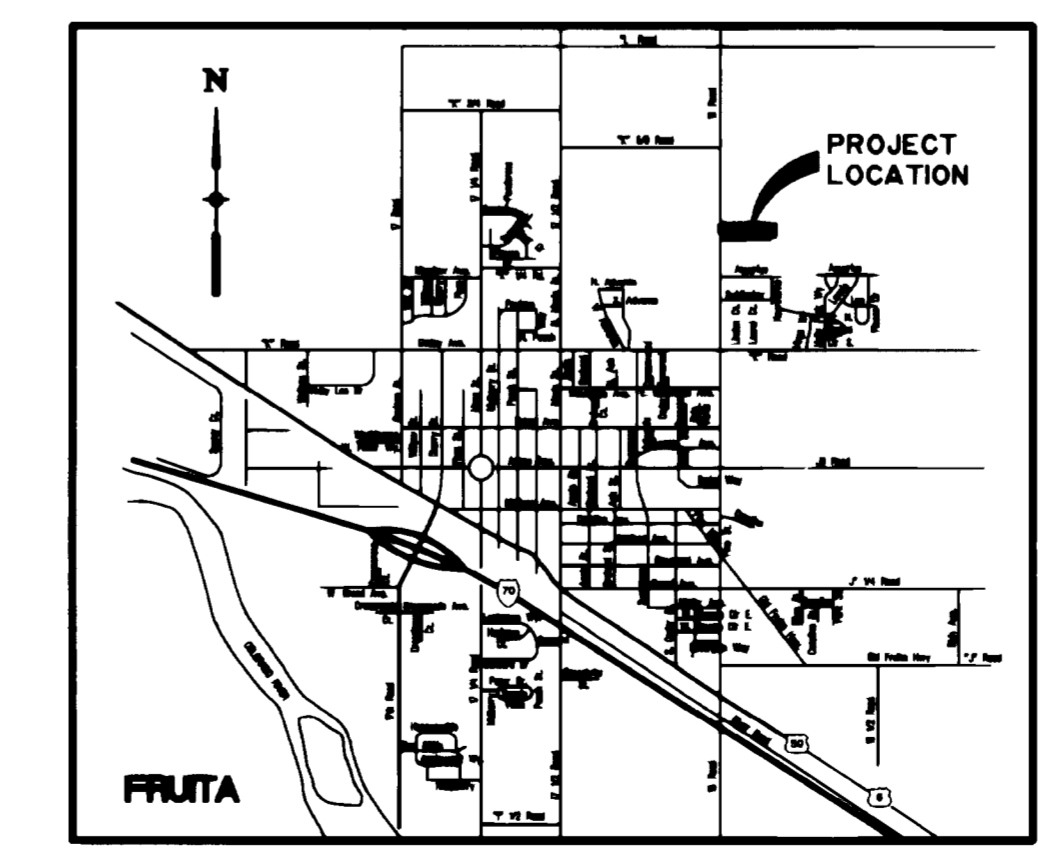
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	20.00	9.00	4.67	9.00	S 13°14'27" E	26°17'30"
B	38.00	18.16	9.26	17.99	N 12°41'46" W	27°22'52"
C	80.00	125.66	80.00	113.14	N 44°54'18" E	90°00'00"
D	38.00	94.57	12.22	71.98	N 44°54'20" E	142°35'04"
E	38.00	36.17	19.59	34.82	S 28°15'48" W	54°32'16"
F	38.00	40.24	22.23	38.38	S 85°51'54" W	60°39'56"
G	20.00	9.18	4.67	9.10	S 76°56'50" E	26°17'34"
H	58.00	98.11	58.00	82.02	S 44°54'18" W	90°00'00"
I	80.00	62.83	33.14	61.23	N 22°24'18" E	45°00'00"
J	80.00	62.83	33.14	61.23	N 67°24'18" E	45°00'00"



MONUMENT GLEN FILING NO. ONE
PLAT BOOK 15, PAGE 346-347

AREA TABLE

LOTS	4.183 ACRES	78.6%
ROADS	1.140 ACRES	21.4%
TOTAL	5.323 ACRES	100%



- NOTES**
- 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.
 - THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OF WARRANTY.
 - BASIS OF BENCHMARKS: P.O.B. OF 1995 GPS GEODETIC CONTROL NETWORK, M.C.S.M. NO. 268-1 AT THE NW CORNER OF SECTION 9 T.1N, R.2W, U.M. ELEVATION = 4573.44 FEET.
 - EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD.
 - BASIS OF BEARINGS: THE LINE BETWEEN THE S 1/16 CORNER AND W 1/4 CORNER BOTH OF SECTION 9 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN HAVING A BEARING OF N 00°00'54" E, AS SHOWN ON THE PLAT OF MONUMENT GLEN, FILING NO ONE AS RECORDED IN PLAT BOOK 15, PAGES 346-347 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. MONUMENTS ON THIS LINE ARE INDICATED AS SHOWN ON THIS PLAT.

LIEN HOLDER'S CERTIFICATE

This Plat of Monument Glen Filing No Two is hereby approved by Richard E. Smith and Leta L. Smith as Lien Holder, this 11 day of January A.D. 1999.

Richard E. Smith
 Richard E. Smith
Leta L. Smith
 Leta L. Smith

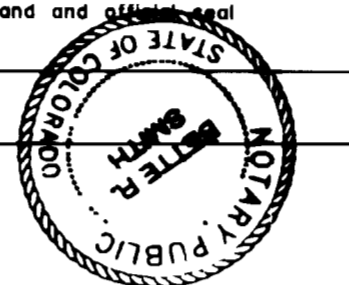
ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado)
 County of Mesa) ss

On this 11th day of January A.D. 1999 before me the undersigned officer, personally appeared Richard E. Smith and Leta L. Smith and acknowledged that they executed the foregoing Lien Holder's Certificate for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires 10-22-00

Cette R. Smith
 Notary Public



CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss

I hereby certify that this Plat of Monument Glen Filing No Two was filed for record in the office of the County Clerk and Recorder of Mesa County on 8 48 o'clock A.M. on this 19th day of January A.D. 1999 Book 16

Page 361 Reception Number 1884123
 Drawer GG 58 Fee \$ 10.00

Monika Tull
 Mesa County Clerk and Recorder

Deville McElroy
 Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 16th day of December A.D. 1998, by the Planning Commission of the City of Fruita, County of Mesa

David Young
 Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 16th day of December A.D. 1998, by the Fruita City Council of the City of Fruita, County of Mesa

John A. Baldwin
 Mayor

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Shadowfax Properties, Inc. a Delaware Corporation, being the sole owners of the property described in the instrument recorded in Plat Book 15, at Page 346 and 347 in the records of the office of the Mesa County Clerk and Recorder of Mesa County, Colorado, Ute County Clerk and Recorder which is in a portion of the NW 1/4 of Meridian, County of Mesa, State of Colorado does hereby Plat said real property under the name and style of MONUMENT GLEN FILING NO TWO, in accordance with the Plat shown hereon.

DESCRIPTION OF MONUMENT GLEN FILING NO TWO

Block A of Monument Glen, Filing No One, located in the NW 1/4 of the SW 1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in Plat Book 15 Pages 346-347 in the records of the Mesa County Clerk and recorder, being more fully described as follows:

Beginning at the southwesterly corner of Monument Glen, Filing No Two which is identical with the southwesterly corner of Block A of Monument Glen, Filing No One, whence the S 1/16 corner common to Sections 8 and 9, T.1N, R.2W, U.M. bears S 04° 39' 09" W 494.65 feet

- Thence N 00° 00' 54" E, 110.29 feet
- Thence N 44° 57' 45" E, 42.47 feet
- Thence N 89° 54' 30" E, 916.31 feet
- Thence S 00° 03' 40" E, 284.93 feet
- Thence S 89° 54' 18" W, 100.19 feet
- Thence S 00° 05' 42" E, 45.00 feet
- Thence S 89° 54' 18" W, 768.61 feet
- Thence N 00° 05' 42" W, 93.31 feet
- Thence northwesterly 9.18 feet along the arc of a circular curve to the left with a radius of 20.00 feet a delta of 26° 17' 30" and a chord bearing N 13° 14' 27" W, 9.10 feet
- Thence northwesterly 18.16 feet along the arc of a circular curve to the right with a radius of 38.00 feet, a delta of 27° 22' 52" and a chord bearing N 12° 41' 46" W, 17.99 feet
- Thence S 89° 54' 18" W 71.67 feet to the Point of Beginning

Monument Glen, Filing No Two, as described above contains 5.323 acres more or less. That said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All streets and right-of-way to the City of Fruita for the use of the public forever.
- All multipurpose easements to the City of Fruita for the use of the City and 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, drainage lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- All utility easements to the City of Fruita for the use of the City and 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.
- All irrigation easements to the Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- All Drainage Easements to the City of Fruita and the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on, along over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden for overburdened said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Shadowfax Properties, Inc., a Delaware Corporation
 By Julie A. Gilbert, Attorney in fact

IN WITNESS WHEREOF, I hereunto affix my hand this 11th day of January 1998.

Julie A. Gilbert
 Julie A. Gilbert, Attorney in fact

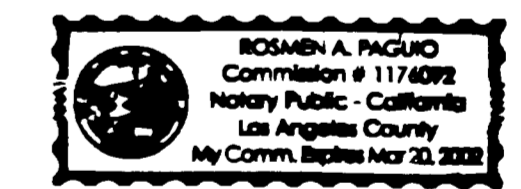
ACKNOWLEDGEMENT OF OWNER

State of California)
 County of Los Angeles) ss

On this 2 day of December A.D. 1998 before me the undersigned officer, personally appeared Julie A. Gilbert and acknowledged that she executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires March 20, 2002

Rosmen A. Paguis
 Notary Public

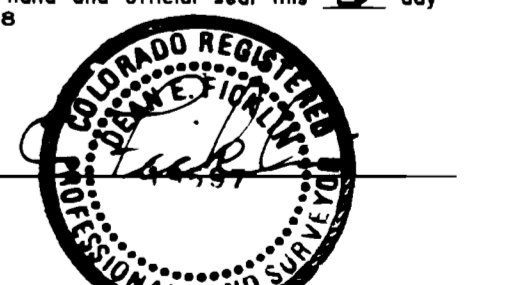


SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the plat of Monument Glen, Filing No Two, a subdivision in the City of Fruita, Mesa County, Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 16 day of December A.D. 1998.

Dean E. Ficklin
 Dean E. Ficklin
 P.L.S. 19597



MONUMENT GLEN FILING NO. TWO

NW 1/4 THE SW 1/4 OF SECTION 9, T.1N, R.2W, U.M.
 TOWN OF FRUITA, MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 50'	8364	9-8-98	1 of 1