

MONUMENT GLEN, FILING NO. THREE
 LOCATED IN THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 AND THE E 1/2 OF THE
 SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.1N., R.2W., U.M.
 TOWN OF FRUITA, MESA COUNTY, COLORADO

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.
- 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 BENCHMARKS: POB OF 1995 GPS GEODETIC CONTROL NETWORK, M.C.S.M. NO. 268-I AT THE NW CORNER OF SECTION 9, T.1N., R.2W., U.M. ELEVATION = 4573.44 FEET.
- BASIS OF BEARINGS: THE LINE BETWEEN THE S 1/16 CORNER COMMON TO SECTIONS 8 AND 9 AND SW 1/16 CORNER, OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN HAVING A BEARING OF S 89°54'18" W, 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.
- THE FOLLOWING SETBACKS SHALL APPLY:
 PRINCIPAL BUILDING - 25' FRONT
 8' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
 8' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
 ACCESSORY BUILDING - LIMITED TO REAR 1/2 OF LOT
 3' REAR (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
 3' SIDE (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
- MAXIMUM HEIGHT OF STRUCTURES 35 FEET

LIEN HOLDER'S CERTIFICATE

This Plat of Monument Glen, Filing No. Three is hereby approved by Richard E. Smith and Leta L. Smith as Lien Holder, this _____ day of _____, 2000.

Richard E. Smith
 Leta L. Smith

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado)
 County of Mesa) ss
 On this _____ day of _____, A.D., 2000, 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 purpose therein contained.
 IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires _____
 Notary Public

N/A

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss
 I hereby certify that Monument Glen, Filing No. Three was filed for record in the office of the County Clerk and Recorder of Mesa County at 12:51 P.M. on this 5th day of April, A.D., 2000, in Plat Book No. 17, Page No. 300,301,302 Reception Number 1945062.
 Drawer II-81 Fees \$30.00

Monika Todd
 Mesa County Clerk and Recorder
Olivia Herrera
 Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

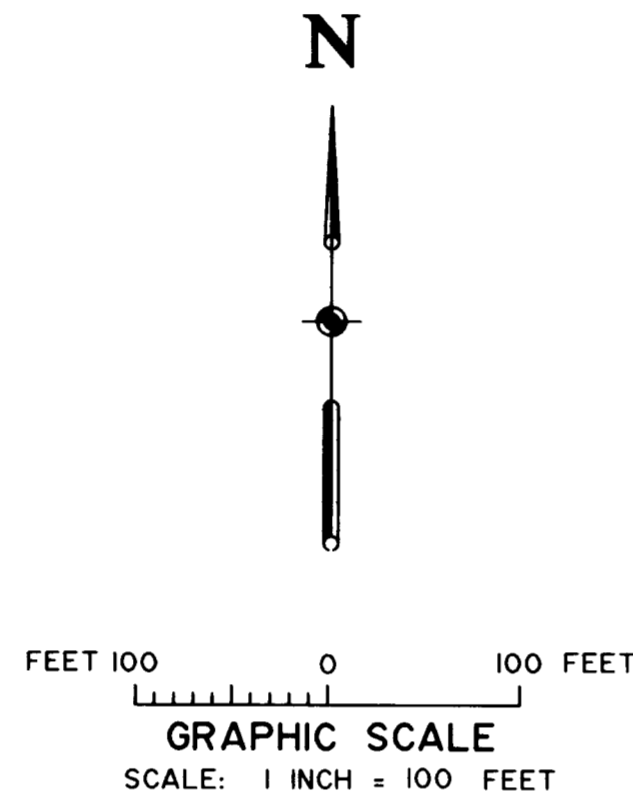
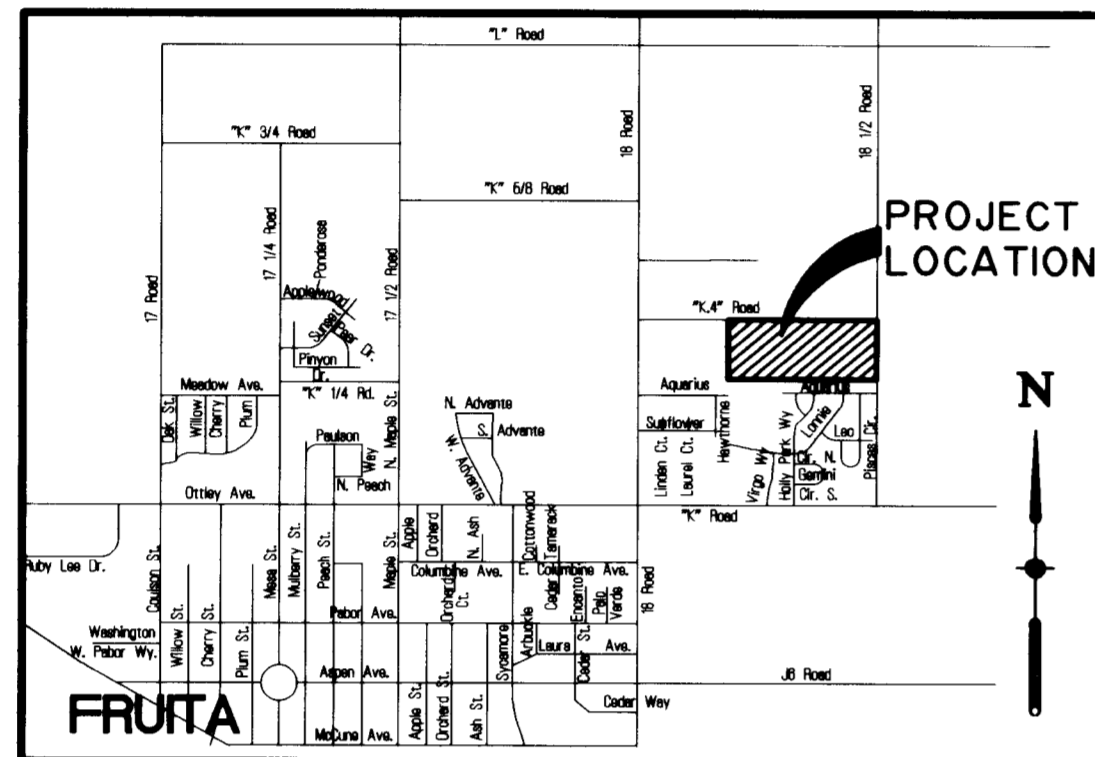
Approved this 30th day of March, A.D., 2000, by the Planning Commission of the City of FrUITA, County of Mesa.

David Hanson
 Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 7th day of March, A.D., 2000, by the FrUITA City Council of the City of FrUITA, County of Mesa.

Apple R. Bellini

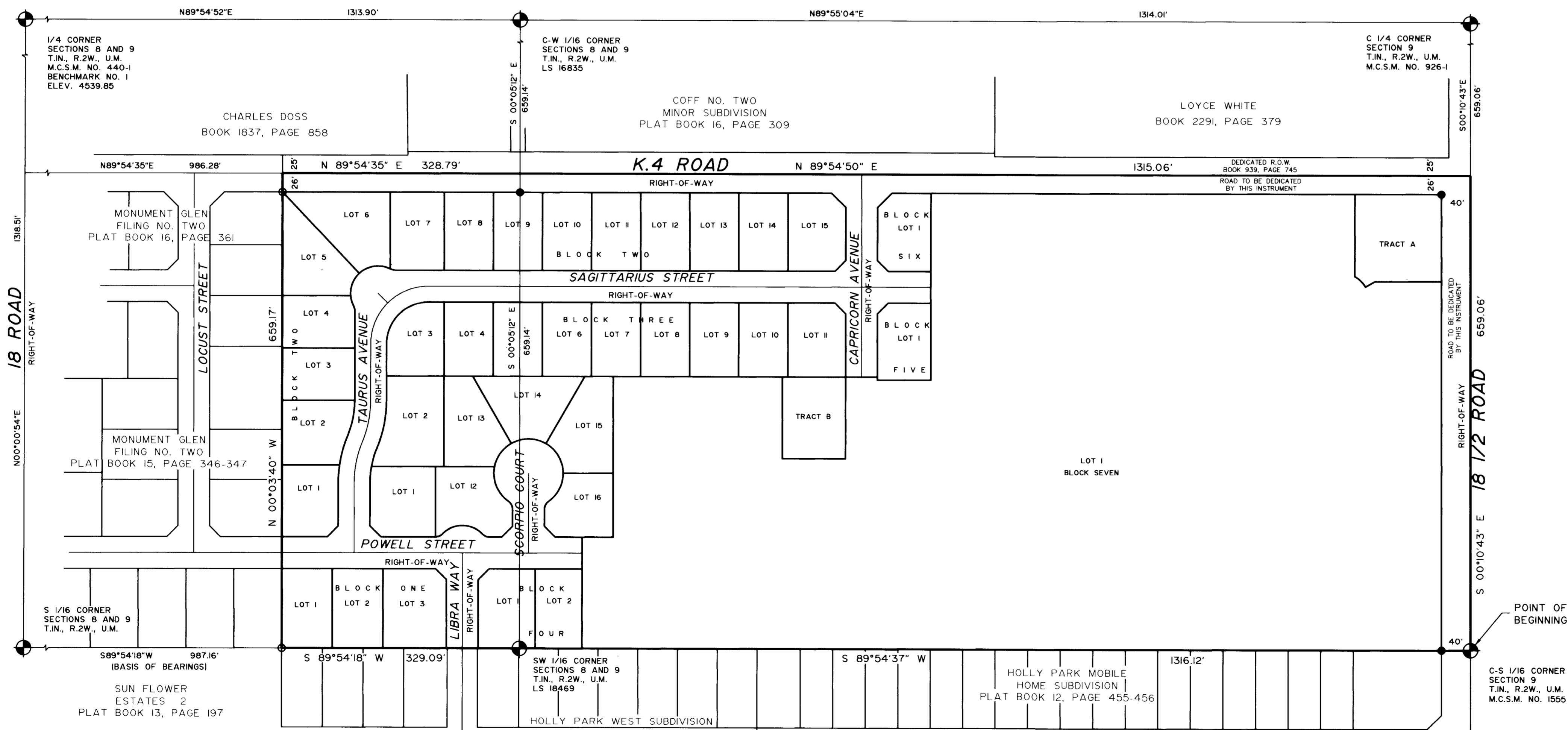


LEGEND

- 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 1635
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 16835
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- Ⓜ STREET ADDRESS

AREA TABLE

LOTS	6.936 ACRES	27.9%
ROADS	3.729 ACRES	15.0%
TRACT A	0.299 ACRES	1.2%
TRACT B	0.227 ACRES	0.9%
LOT 1, BLK 7	13.693 ACRES	55.0%
TOTAL	24.884 ACRES	100%



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 Book 233, at Page 284, in the records of the office of the Mesa County Clerk and Recorder which is located in the S 1/2 of the NE 1/4 of the SW 1/4 and the E 1/2 of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, does hereby Plat said real property under the name and style of MONUMENT GLEN, FILING NO. THREE, in accordance with the Plat shown hereon.

DESCRIPTION OF MONUMENT GLEN, FILING NO. THREE

A tract of land located in the S 1/2 of the NE 1/4 of the SW 1/4 and the E 1/2 of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, being more fully described as follows:

Beginning at the southeasterly corner of Monument Glen, Filing No. Three which is identical with the C-S 1/16 corner to Section 9, T.1N., R.2W., U.M.;

- Thence S 89° 54' 37" W, 136.12 feet;
- Thence S 89° 54' 18" W, 329.09 feet;
- Thence N 00° 03' 40" W, 659.17 feet;
- Thence N 89° 54' 35" E, 328.79 feet;
- Thence N 89° 54' 50" E, 135.06 feet;
- Thence S 00° 10' 43" E, 659.06 feet to the Point of Beginning.

Monument Glen, Filing No. Three, as described above contains 24.884 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 easement 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 and Maintenance Easements to the City of FrUITA and the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of facilities 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.
- Tract A to the owners (Property/Homeowners Association) of the lots and tracts hereby platted for the purpose of: 1) common open space for the benefit and use of said lot owners and their invitees 2) a perpetual easement for the installation, operation, maintenance, and repair of private irrigation systems 3) the use by public utilities for the installation, operation, maintenance and repair of utilities.
- Tract B to the owners (Property/Homeowners Association) for the purpose of common open space for the benefit and use of said lot owners and their invitees.

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 overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.

Shadowfax Properties, Inc., a Delaware Corporation

By Julie A. Gilbert, Attorney in fact
 IN WITNESS WHEREOF, I hereunto affix my hand this 20 day of March, 2000.

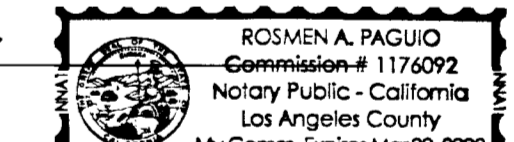
Julie A. Gilbert
 Julie A. Gilbert, Attorney in fact

ACKNOWLEDGEMENT OF OWNER

State of California)
 County of Los Angeles) ss
 On this 20 day of March, A.D., 2000, 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. Paquio
 Notary Public



DECLARATIONS

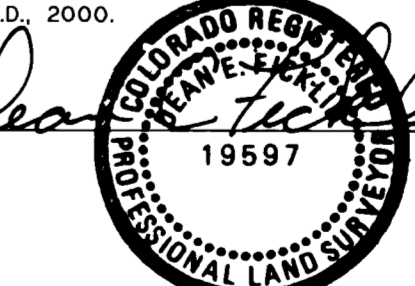
The Declaration of Covenants and Restrictions are recorded in Book _____ at Page _____ in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Monument Glen Filing No. Three shown hereon was prepared under my direct supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 21 day of March, A.D., 2000.

Dean E. Ficklin
 P.L.S., 1959



MONUMENT GLEN SUBDIVISION
FILING NO. THREE

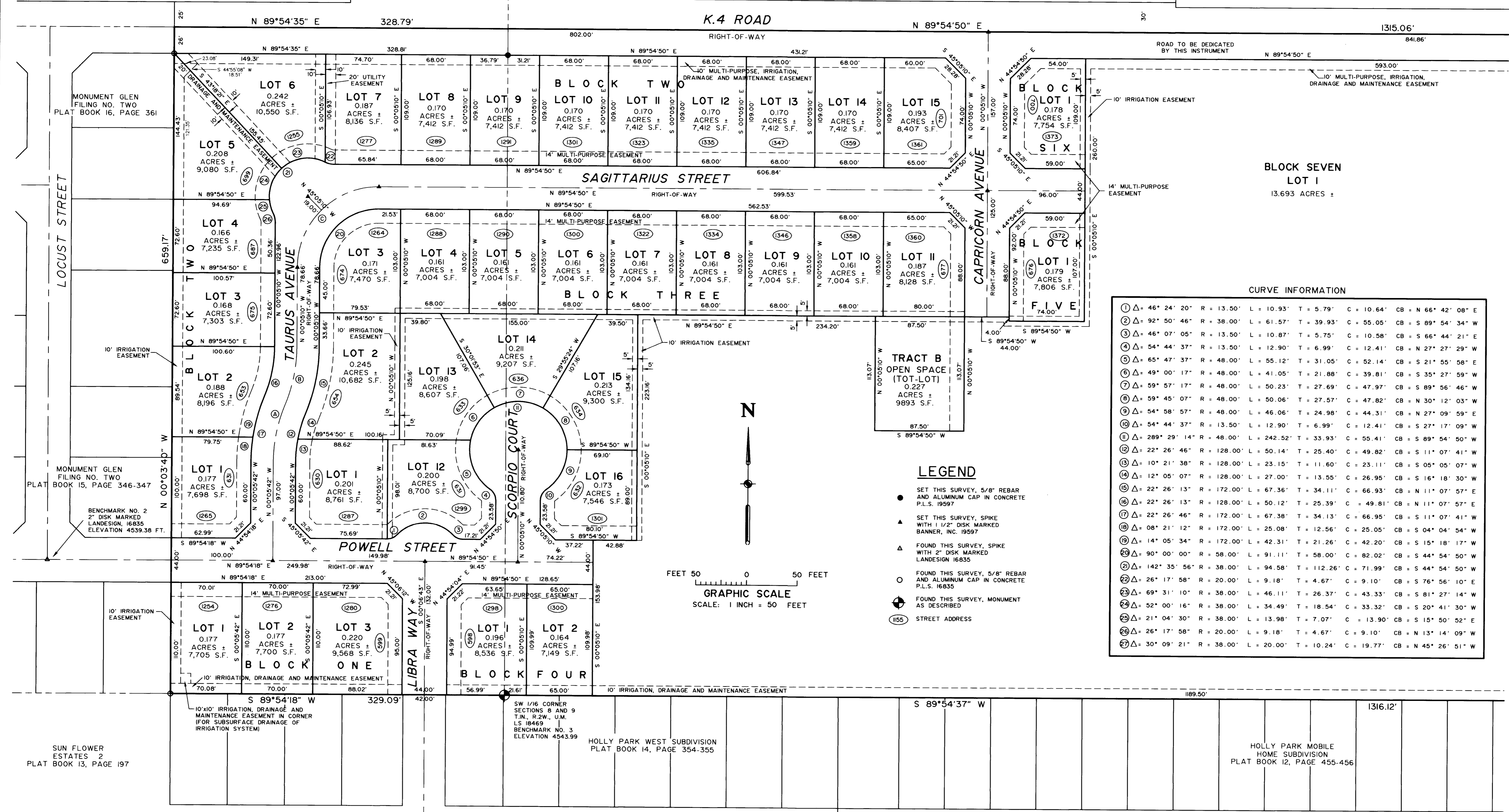
S 1/2, NE 1/4, SW 1/4 AND THE E 1/2, SE 1/4,
 NW 1/4, SW 1/4 OF SECTION 9, T.1N., R.2W., U.M.
 TOWN OF FRUITA, MESA COUNTY, COLORADO.

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 100'	8379-03	3-7-00	1 of 3

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COFF NO. TWO
 MINOR SUBDIVISION
 PLAT BOOK 16, PAGE 309

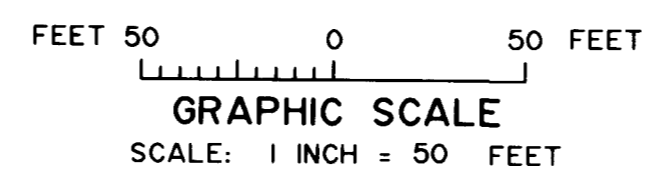


CURVE INFORMATION

①	Δ = 46° 24' 20"	R = 13.50'	L = 10.93'	T = 5.79'	C = 10.64'	CB = N 66° 42' 08" E
②	Δ = 92° 50' 46"	R = 38.00'	L = 61.57'	T = 39.93'	C = 55.05'	CB = S 89° 54' 34" W
③	Δ = 46° 07' 05"	R = 13.50'	L = 10.87'	T = 5.75'	C = 10.58'	CB = S 66° 44' 21" E
④	Δ = 54° 44' 37"	R = 13.50'	L = 12.90'	T = 6.99'	C = 12.41'	CB = N 27° 27' 29" W
⑤	Δ = 65° 47' 37"	R = 48.00'	L = 55.12'	T = 31.05'	C = 52.14'	CB = S 21° 55' 58" E
⑥	Δ = 49° 00' 17"	R = 48.00'	L = 41.05'	T = 21.88'	C = 39.81'	CB = S 35° 27' 59" W
⑦	Δ = 59° 57' 17"	R = 48.00'	L = 50.23'	T = 27.69'	C = 47.97'	CB = S 89° 56' 46" W
⑧	Δ = 59° 45' 07"	R = 48.00'	L = 50.06'	T = 27.57'	C = 47.82'	CB = N 30° 12' 03" W
⑨	Δ = 54° 58' 57"	R = 48.00'	L = 46.06'	T = 24.98'	C = 44.31'	CB = N 27° 09' 59" E
⑩	Δ = 54° 44' 37"	R = 13.50'	L = 12.90'	T = 6.99'	C = 12.41'	CB = S 27° 17' 09" W
⑪	Δ = 289° 29' 14"	R = 48.00'	L = 242.52'	T = 33.93'	C = 55.41'	CB = S 89° 54' 50" W
⑫	Δ = 22° 26' 46"	R = 128.00'	L = 50.14'	T = 25.40'	C = 49.82'	CB = S 11° 07' 41" W
⑬	Δ = 10° 21' 38"	R = 128.00'	L = 23.15'	T = 11.60'	C = 23.11'	CB = S 05° 05' 07" W
⑭	Δ = 12° 05' 07"	R = 128.00'	L = 27.00'	T = 13.55'	C = 26.95'	CB = S 16° 18' 30" W
⑮	Δ = 22° 26' 13"	R = 172.00'	L = 67.36'	T = 34.11'	C = 66.93'	CB = N 11° 07' 57" E
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⑲	Δ = 14° 05' 34"	R = 172.00'	L = 42.31'	T = 21.26'	C = 42.20'	CB = S 15° 18' 17" W
⑳	Δ = 90° 00' 00"	R = 58.00'	L = 91.11'	T = 58.00'	C = 82.02'	CB = S 44° 54' 50" W
㉑	Δ = 142° 35' 56"	R = 38.00'	L = 94.58'	T = 112.26'	C = 71.99'	CB = S 44° 54' 50" W
㉒	Δ = 26° 17' 58"	R = 20.00'	L = 9.18'	T = 4.67'	C = 9.10'	CB = S 76° 56' 10" E
㉓	Δ = 69° 31' 10"	R = 38.00'	L = 46.11'	T = 26.37'	C = 43.33'	CB = S 81° 27' 14" W
㉔	Δ = 52° 00' 16"	R = 38.00'	L = 34.49'	T = 18.54'	C = 33.32'	CB = S 20° 41' 30" W
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㉗	Δ = 30° 09' 21"	R = 38.00'	L = 20.00'	T = 10.24'	C = 19.77'	CB = N 45° 26' 51" W

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
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- ①②③ STREET ADDRESS



CENTERLINE CURVE INFORMATION

①	Δ = 22° 26' 46"	R = 150.00'	L = 58.76'	T = 29.76'	C = 58.39'	CB = S 11° 07' 41" W
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③	Δ = 90° 00' 00"	R = 80.00'	L = 125.66'	T = 80.00'	C = 113.14'	CB = S 44° 54' 50" W



MONUMENT GLEN SUBDIVISION
FILING NO. THREE

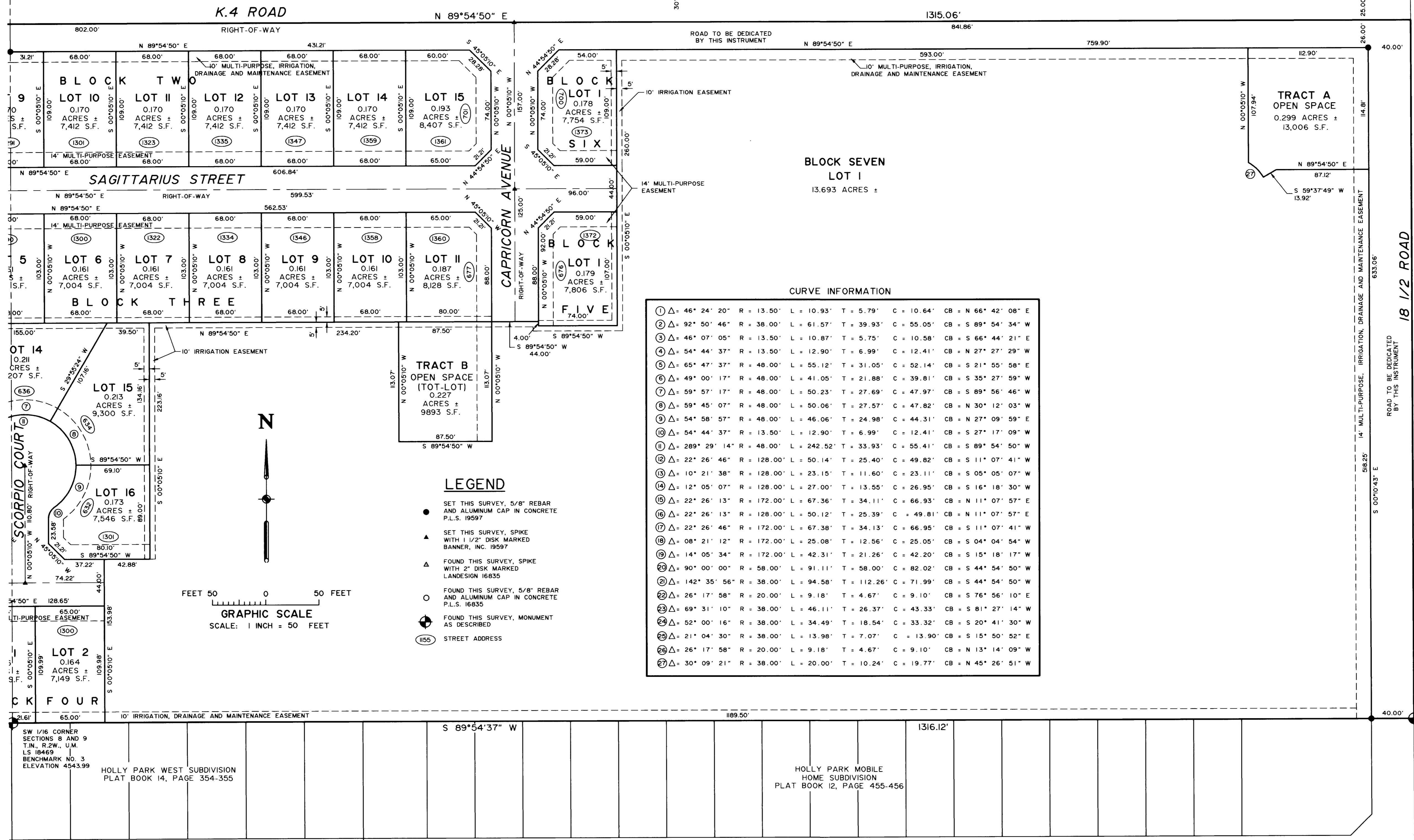
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BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 8379-03	DATE: 3-7-00	SHEET NO: 2 of 3
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MONUMENT GLEN, FILING NO. THREE
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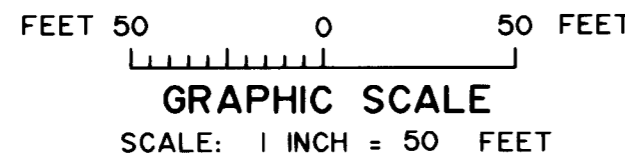


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BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 8379-03	DATE: 3-7-00	SHEET NO: 3 of 3
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C-S 1/16 CORNER
 SECTION 9
 T.1N., R.2W., U.M.
 M.C.S.M. NO. 1555
 BENCHMARK NO. 1
 ELEVATION 4554.26 FT.