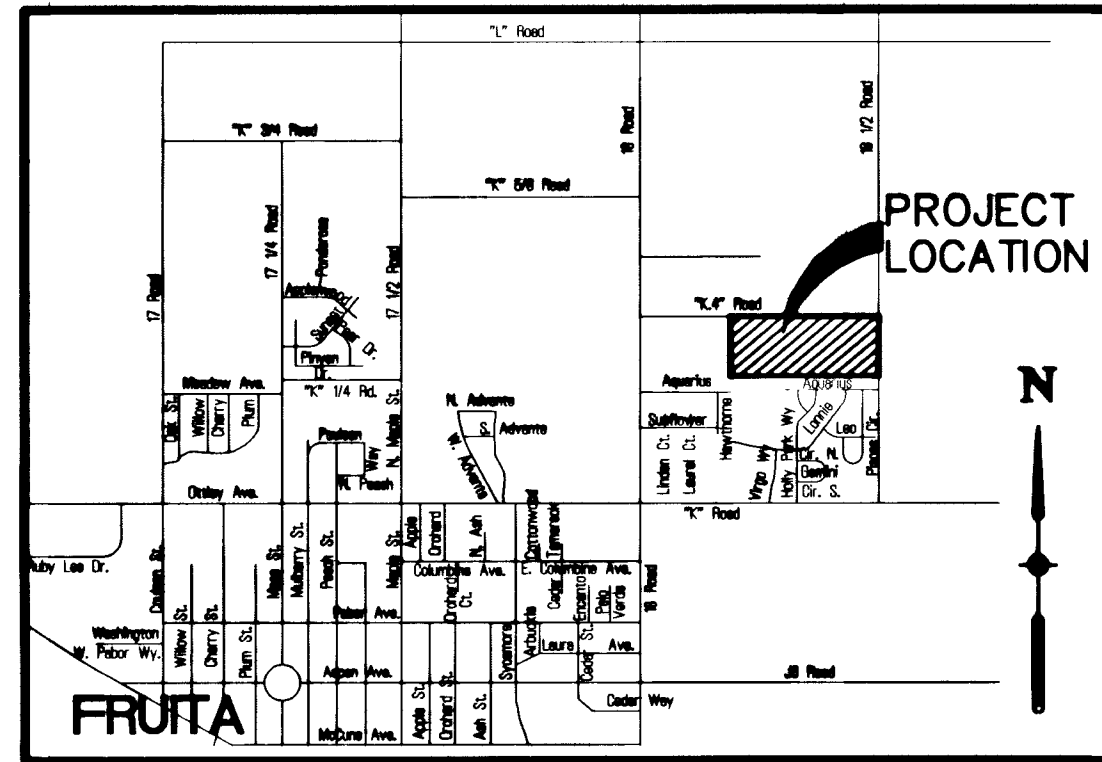


MONUMENT GLEN, FILING NO. FOUR
 REPLAT OF LOT 1, BLOCK SEVEN, MONUMENT GLEN, FILING NO. THREE
 S 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 1 NORTH,
 RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP

AREA TABLE		
LOTS	6.028 ACRES	44.0%
ROADS	1.875 ACRES	13.7%
BLOCK 4	5.790 ACRES	42.3%
TOTAL	13.693 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.
- 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 SW 1/16 CORNER OF SECTION 9 AND C-S 1/16 CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN HAVING A BEARING OF S 89°54'37" W, AS SHOWN ON THE PLAT OF MONUMENT GLEN, FILING NO. THREE AS RECORDED IN PLAT BOOK 17, PAGES 300-302 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. MONUMENTS ON THIS LINE ARE INDICATED AS SHOWN ON THIS PLAT.
- A GEOTECHNICAL REPORT EXISTS FOR THIS SUBDIVISION. BUILDERS SHALL COMPLY WITH THE FOUNDATION RECOMMENDATIONS CONTAINED IN THIS REPORT FOR ALL STRUCTURES BUILT WITHIN THIS SUBDIVISION.
- 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

LEGEND

- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- STREET ADDRESS

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Shadowfax Properties, Inc., a Delaware Corporation, being the sole owner of the property described in the instrument recorded in Plat Book 17, at Pages 300 through 302, 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 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. FOUR, in accordance with the Plat shown hereon.

DESCRIPTION OF MONUMENT GLEN, FILING NO. FOUR

Lot 1, Block Seven of Monument Glen, Filing No. Three as recorded in Plat Book 17, at Pages 300 through 302 in the records of the Mesa County Clerk and Recorder. Located in the S 1/2 of the NE 1/4 of the SW 1/4 of Section 9, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado.

Monument Glen, Filing No. Four, as described above contains 13.693 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.
- Temporary water line easements to the Ute Water Conservancy District, its successors and assigns, as perpetual easements for the installation, operation, maintenance and repair of water lines and appurtenances. Temporary water line easements to be extinguished upon future development and right-of-way dedication.

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 or overburden 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 26 day of July, 2001.

Julie A. Gilbert, Attorney in fact

ACKNOWLEDGEMENT OF OWNER

State of CALIFORNIA
 County of LOS ANGELES
 On this 26 day of JULY, A.D., 2001, 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 MAY 3, 2005 (5/3/05)

Patricia Lanier
 Notary Public
PATRICIA LANIER
 COMM. 1303808

TITLE CERTIFICATE

LAWRENCE B. VENT / MERRIMAN 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 SHADOWFAX PROPERTIES, INC., a Delaware Corporation free and clear of all liens, taxes, and encumbrances, except as follows:

(THERE ARE NO ENCUMBRANCES)

Executed this 27th day of July, A.D., 2001.

[Signature]
 Title examiner

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 16th day of January, 2001, 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 City Council 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 Board of Trustees.

City of Fruita, Colorado.

By: Doug Hall
 Mayor

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

Attest: [Signature]
 City Clerk

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 9th day of January, A.D., 2001, by the Planning Commission of the City of Fruita, County of Mesa.

[Signature]
 Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa } ss
 I hereby certify that this instrument was filed in my office at 3:05 P.M. on this 26th day of September, A.D., 2001, in Plat Book No. 18 Page(s) No. 232-233 Reception Number 2016772.
 Drawer 66-26 Fees 8.20

[Signature]
 Mesa County Clerk and Recorder

[Signature]
 Deputy

DECLARATIONS

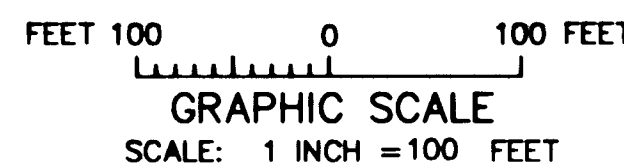
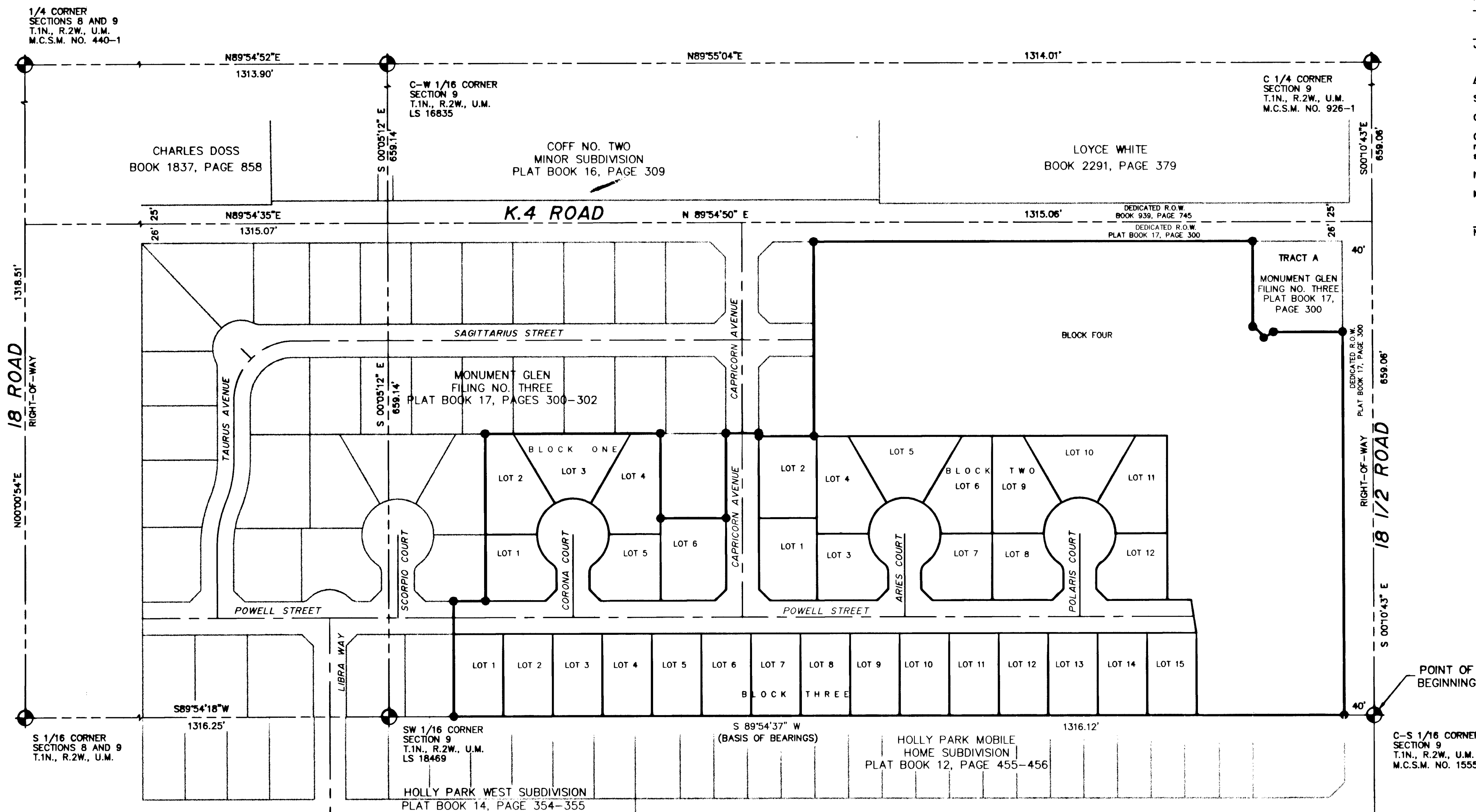
The Declaration of Covenants and Restrictions are recorded in Book 2695 at Page 84-88 in the records of the office of the Mesa County Clerk and Recorder.
844-870

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation 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. Four, shown hereon was prepared under my direct supervision and is in compliance with applicable City of Fruita Zoning and Development Codes 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 16 day of July, A.D., 2001.

[Signature]
 Dean E. Ficklin
 P.L.S., 19597

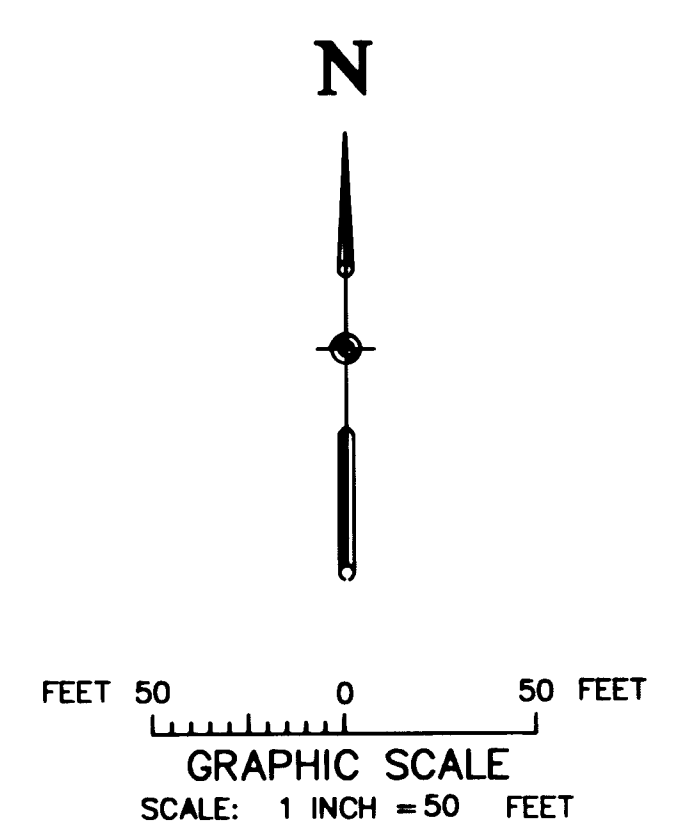
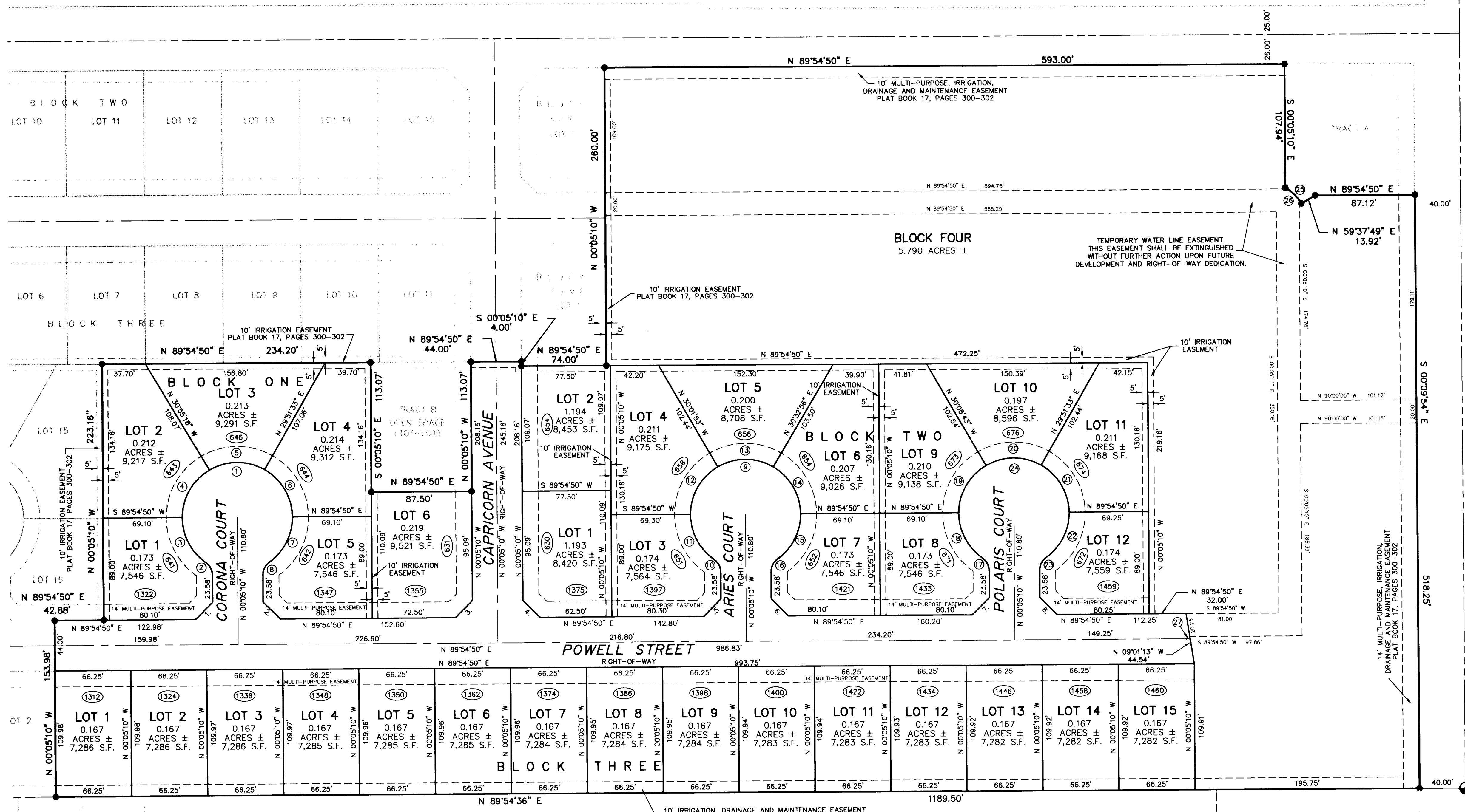


**MONUMENT GLEN,
 FILING NO. FOUR**
 REPLAT OF LOT 1, BLOCK SEVEN,
 MONUMENT GLEN, FILING NO. THREE
 S 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9,
 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
 CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 100'	JOB NO: 4015.04-02	DATE: 7-16-01	SHEET NO: 1 of 2
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MONUMENT GLEN, FILING NO. FOUR
 REPLAT OF LOT 1, BLOCK SEVEN, MONUMENT GLEN, FILING NO. THREE
 S 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 1 NORTH,
 RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



LINE INFORMATION

LINE	DIRECTION	DISTANCE
1.	N 44°54'50" E	21.21'
2.	N 45°05'10" W	21.21'
3.	S 44°54'50" W	21.21'
4.	N 45°05'10" W	21.21'
5.	S 44°54'50" W	21.21'
6.	N 45°05'10" W	21.21'
7.	S 44°54'50" W	21.21'
8.	N 45°05'10" W	21.21'

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	48.00'	242.52'	33.93'	35.41'	N 89°54'50" E	289°29'14"
2	13.50'	12.90'	6.99'	12.41'	N 27°27'28" E	54°44'37"
3	48.00'	46.06'	24.98'	44.31'	N 27°20'18" W	54°58'57"
4	48.00'	50.06'	27.57'	47.82'	N 30°01'43" E	59°45'07"
5	48.00'	50.23'	27.69'	47.87'	N 89°52'55" E	59°57'17"
6	48.00'	50.11'	27.61'	47.87'	S 30°13'58" E	59°48'57"
7	48.00'	46.06'	24.98'	44.31'	S 27°09'59" W	54°58'57"
8	13.50'	12.90'	6.99'	12.41'	N 27°17'09" W	54°44'37"
9	48.00'	242.52'	33.93'	35.41'	N 89°54'50" E	289°29'14"
10	13.50'	12.90'	6.99'	12.41'	N 27°27'28" W	54°44'37"
11	48.00'	46.06'	24.98'	44.31'	N 27°20'18" W	54°58'57"
12	48.00'	50.11'	27.61'	47.87'	N 30°03'39" E	59°48'57"
13	48.00'	50.75'	28.04'	46.42'	S 89°44'28" E	60°34'49"
14	48.00'	49.53'	27.23'	47.36'	S 29°53'16" E	59°07'35"
15	48.00'	46.06'	24.98'	44.31'	S 27°09'59" W	54°58'57"
16	13.50'	12.90'	6.99'	12.41'	S 27°17'09" W	54°44'37"
17	13.50'	12.90'	6.99'	12.41'	S 27°27'28" E	54°44'37"
18	48.00'	46.06'	24.98'	44.31'	N 27°20'18" W	54°58'57"
19	48.00'	50.06'	27.57'	47.82'	N 30°01'43" E	59°45'07"
20	48.00'	50.23'	27.69'	47.87'	N 89°52'55" E	59°57'17"
21	48.00'	50.11'	27.61'	47.87'	S 30°13'58" E	59°48'57"
22	48.00'	46.06'	24.98'	44.31'	S 27°09'59" W	54°58'57"
23	13.50'	12.90'	6.99'	12.41'	S 27°17'09" W	54°44'37"
24	48.00'	242.52'	33.93'	35.41'	N 89°54'50" E	289°29'14"
25	38.00'	20.00'	10.24'	19.77'	N 45°26'51" W	30°09'21"
26	38.00'	14.60'	7.39'	14.51'	S 46°26'04" E	22°00'34"
27	80.00'	3.45'	1.72'	3.45'	N 88°40'45" E	02°28'10"

- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - (1155) STREET ADDRESS

C-S 1/16 CORNER SECTION 9 T.1N., R.2W., U.M. M.C.S.M. NO. 1555

MONUMENT GLEN, FILING NO. FOUR
 REPLAT OF LOT 1, BLOCK SEVEN, MONUMENT GLEN, FILING NO. THREE
 S 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, TOWN OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4015.04-02	7-16-01	2 of 2