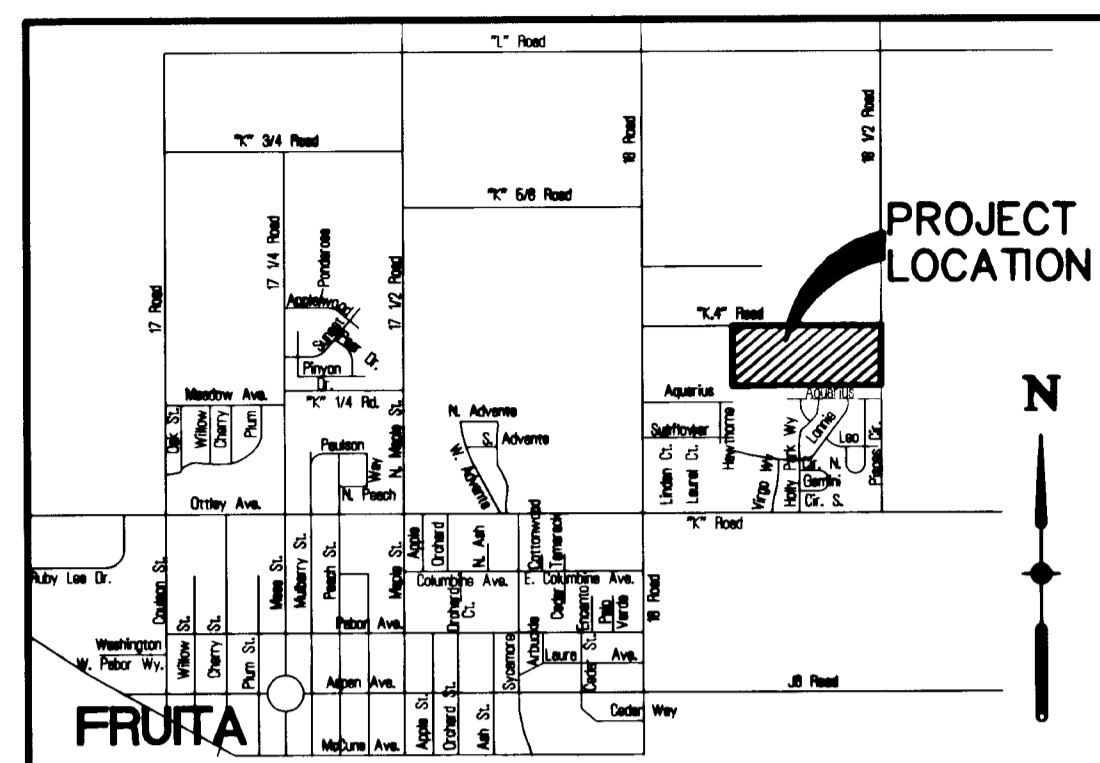
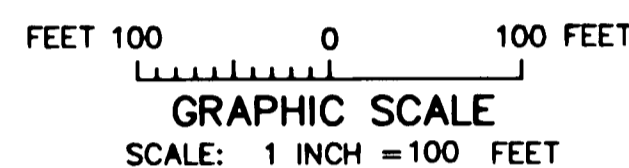


MONUMENT GLEN, FILING NO. FIVE
 REPLAT OF BLOCK FOUR, MONUMENT GLEN, FILING NO. FOUR AND A PORTION
 OF THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 1 NORTH,
 RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP

AREA TABLE		
LOTS (25)	4.587 ACRES	77.3%
ROADS	1.207 ACRES	20.3%
TRACT A	0.071 ACRES	1.2%
TRACT B	0.070 ACRES	1.2%
TOTAL	5.935 ACRES	100%



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

GENERAL 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 is 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.
- 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 35-3.5-101.
- 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Shadowfox Properties, Inc., a Delaware Corporation, being the sole owner in fee simple of all that real property described in the instruments recorded in Plat Book 18, at Pages 232 through 233 and in Book _____ at Page _____ in the records of the Clerk and Recorder of Mesa County, Colorado, 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. FIVE, in accordance with the Plat shown hereon.

DESCRIPTION OF MONUMENT GLEN, FILING NO. FIVE

Block Four of Monument Glen, Filing No. Four, according to the Plat thereof recorded in Plat Book 18 at Pages 232 through 233 and a tract of land, according to the instrument recorded in Book _____ at Page _____ in the records of the Clerk and Recorder of Mesa County, Colorado, 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, being more fully described as follows:

- Beginning at the southeasterly corner of Monument Glen, Filing No. Five, whence the C-S 1/16 corner of Section 9, Township 1 North, Range 2 West, Ute Meridian, bears N 89° 54' 37" E, 30.00 feet;
- Thence S 89° 54' 37" W, 205.75 feet;
 - Thence N 00° 05' 10" W, 109.91 feet;
 - Thence N 09° 01' 13" W, 44.54 feet;
 - Thence S 89° 54' 50" W, 32.00 feet;
 - Thence N 00° 05' 10" W, 219.16 feet;
 - Thence S 89° 54' 50" W, 472.25 feet;
 - Thence N 00° 05' 10" W, 260.00 feet;
 - Thence N 89° 54' 50" E, 593.00 feet;
 - Thence S 00° 05' 10" E, 107.94 feet;
 - Thence southeasterly 20.00 feet along the arc of a circular curve to the right with a radius of 38.00 feet, a delta of 30° 09' 21, and a chord bearing S 45° 26' 51" E, 19.77 feet;
 - Thence N 59° 37' 49" E, 13.92 feet;
 - Thence N 89° 54' 50" E, 86.99 feet;
 - Thence N 00° 10' 43" W, 114.81 feet;
 - Thence N 89° 54' 50" E, 10.00 feet;
 - Thence S 00° 10' 43" E, 633.06 feet to the point of beginning.

Monument Glen, Filing No. Five, as described above contains 5.935 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 drives, ways and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- All multi-purpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All irrigation and multi-purpose easements to the Homeowners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, 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 Homeowners Association, if formed now or in the future, or if not, to the owners as undivided co-tenants, not subject to partition, of the 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 manmade facilities above or below ground.
- Tract A and Tract B to the Homeowners Association, if formed now or in the future, or if not, to the owners as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted for: 1) the use of City of Fruita for the use of City approved utilities and public providers 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, storm sewers, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures; 2) the maintenance and repair of irrigation systems; 3) the aesthetic purposes as determined appropriate by said owners.

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.

IN WITNESS WHEREOF, said owners, Shadowfox Properties, Inc., a Delaware Corporation has caused their names to be hereto subscribed this 3rd day of September, A.D. 2002.

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

ACKNOWLEDGMENT OF OWNER

State of CALIFORNIA
 County of LOS ANGELES

On this 3rd day of SEPTEMBER, A.D. 2002, 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 5/7/10
Patricia Sanchez
 Notary Public

Comm. #1303808

TITLE CERTIFICATE

LAWRENCE D. VENT MERIDIAN LAND TITLE, L.L.C. 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 Shadowfox Properties, Inc., a Delaware Corporation free and clear of all liens, taxes, and encumbrances, except as follows:

NO LIENHOLDERS OF RECORD

Executed this 10 day of SEPTEMBER, A.D., 2002.

[Signature]
 Title examiner

CITY COUNCIL CERTIFICATE

This plat, approved by the City Council of the City of Fruita, Colorado, this 20 day of August, 2002, 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 City Council.

City of Fruita, Colorado.

By: *[Signature]*
 Mayor

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

Attest: *[Signature]*
 City Clerk

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 16th day of SEPT, A.D., 2002.

[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 11:59 A.M.

on this 19th day of September, A.D., 2002, in Plat Book No. 19

Page(s) No. 115, 116 Reception Number 2077096

Drawer mm-72 Fees \$20.00 \$1.00 SC

[Signature]
 Mesa County Clerk and Recorder

[Signature]
 Deputy

DECLARATIONS

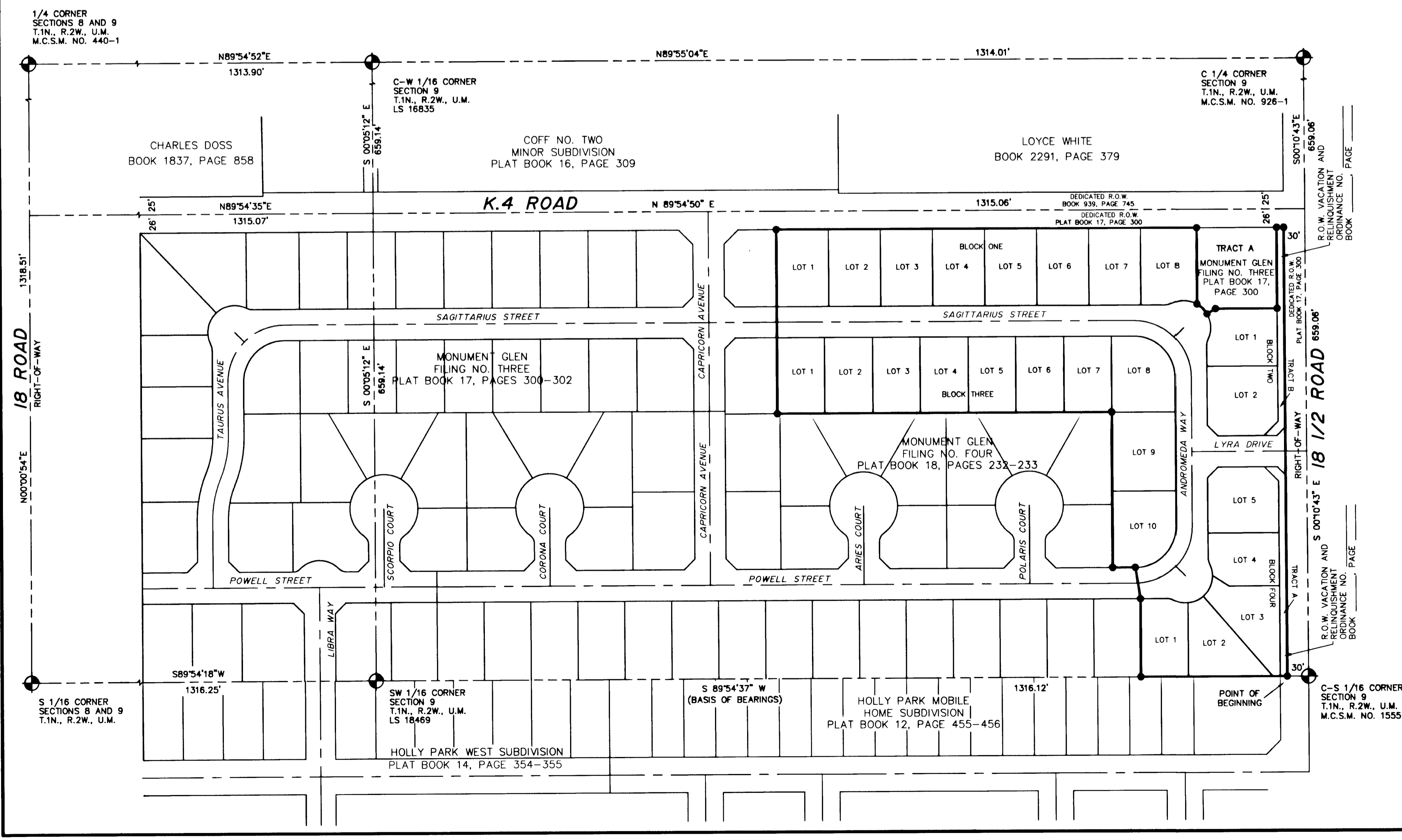
Declarations or Protective Covenants are filed in Book _____ at Pages _____ through _____ as Document No. _____

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. Five, shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 26 day of August, A.D., 2002.

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



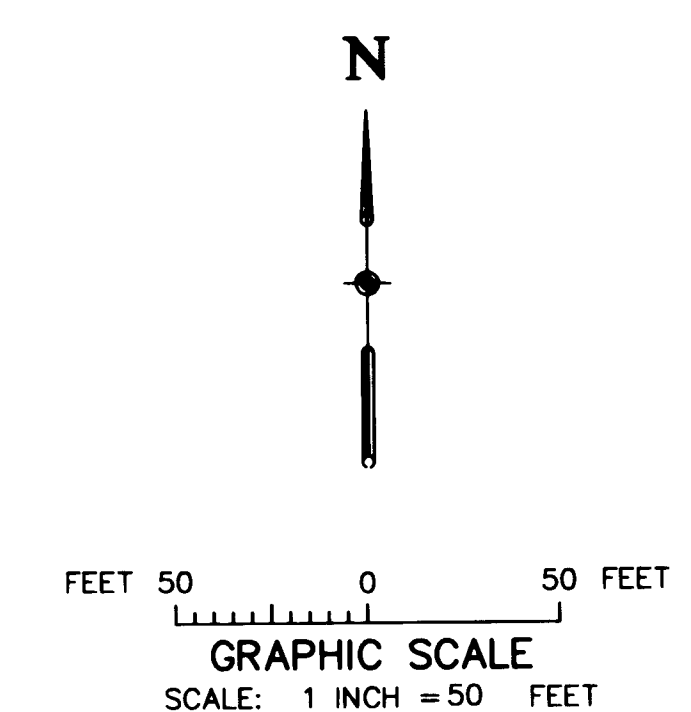
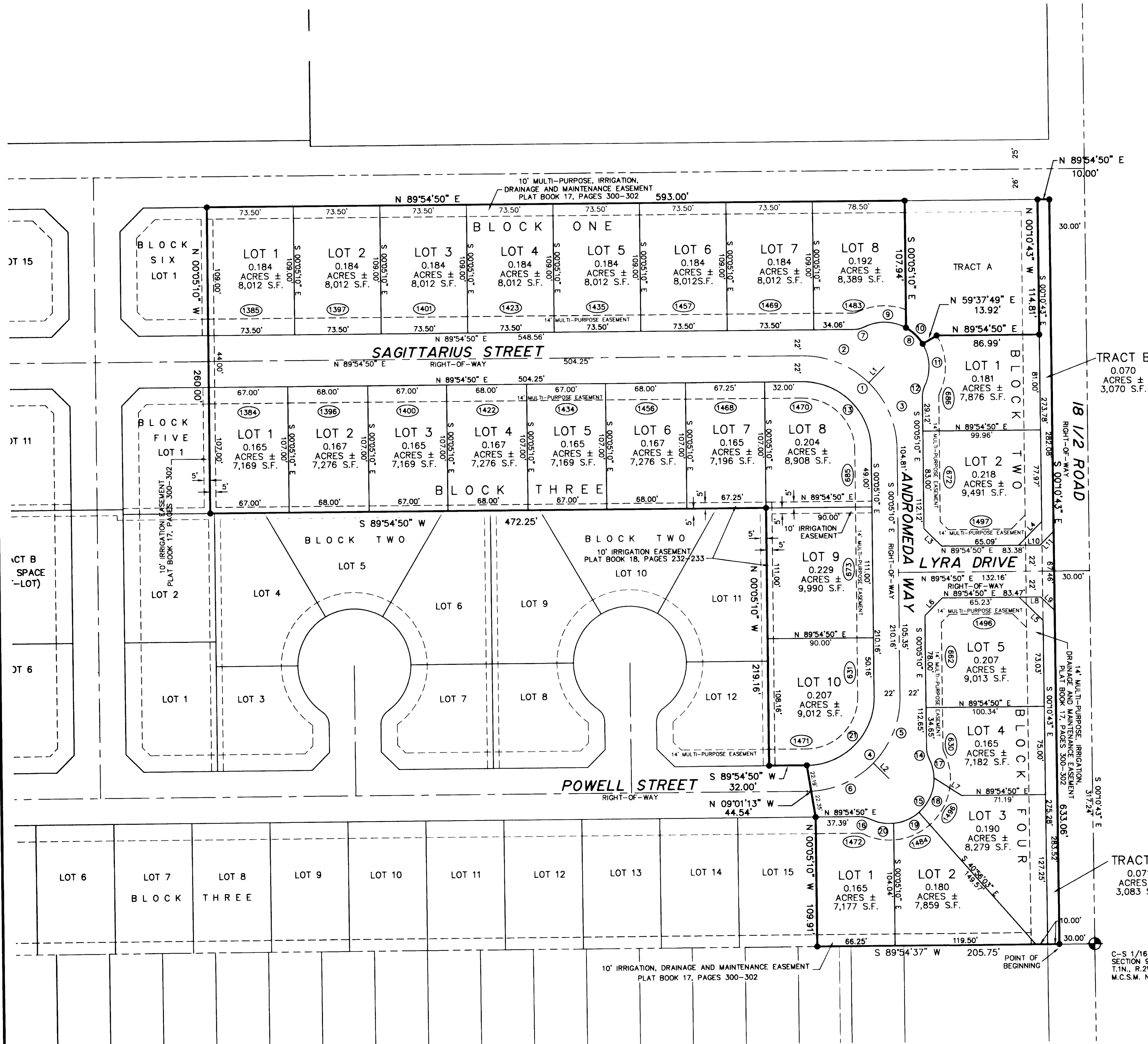
**MONUMENT GLEN,
 FILING NO. FIVE**

REPLAT OF BLOCK FOUR, MONUMENT GLEN,
 FILING NO. FOUR AND A PORTION OF 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,
 CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 100'	JOB NO: 4015.05-02	DATE: 8-26-02	SHEET NO: 1 of 2
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MONUMENT GLEN, FILING NO. FIVE
 REPLAT OF BLOCK FOUR, MONUMENT GLEN, FILING NO. FOUR AND A PORTION
 OF 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, CITY OF FRUITA, MESA COUNTY, COLORADO



- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 1997
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - (147) STREET ADDRESS

LINE INFORMATION

LINE	BEARING	DISTANCE
L1	N44°54'50"E	19.00'
L2	S45°05'10"E	19.00'
L3	S45°05'10"E	21.21'
L4	N44°52'04"E	28.31'
L5	S45°07'56"E	28.26'
L6	N44°54'50"E	21.21'
L7	S57°01'16"E	27.73'
L8	N89°54'50"E	18.24'
L9	S45°07'56"E	16.60'
L10	S89°54'50"W	18.29'
L11	S44°52'04"W	16.59'

CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	90°00'00"	80.00'	125.66'	80.00'	113.14'	N45°05'10"W
②	45°00'00"	80.00'	62.83'	33.14'	61.23'	N67°35'10"W
③	45°00'00"	80.00'	62.83'	33.14'	61.23'	N22°35'10"W
④	87°31'50"	80.00'	122.22'	76.62'	110.67'	N43°40'45"E
⑤	45°00'00"	80.00'	62.83'	33.14'	61.23'	N22°24'50"E
⑥	42°31'50"	80.00'	59.38'	31.13'	58.03'	N66°10'45"E
⑦	26°17'58"	20.00'	9.18'	4.67'	9.10'	N76°45'51"E
⑧	142°35'56"	38.00'	94.58'	112.26'	71.99'	N45°05'10"W
⑨	55°51'36"	38.00'	37.05'	20.15'	35.60'	N88°27'20"W
⑩	30°09'21"	38.00'	20.00'	10.24'	19.77'	N45°26'51"W
⑪	56°35'00"	38.00'	37.53'	20.45'	36.02'	N02°04'41"W
⑫	26°17'58"	20.00'	9.18'	4.67'	9.10'	S13°03'50"W
⑬	90°00'00"	58.00'	91.11'	58.00'	82.02'	N45°05'10"W
⑭	26°17'58"	20.00'	9.18'	4.67'	9.10'	S13°14'09"E
⑮	142°35'55"	38.00'	94.58'	112.26'	71.99'	N44°54'50"E
⑯	26°17'57"	20.00'	9.18'	4.67'	9.10'	N76°56'10"W
⑰	25°40'38"	38.00'	17.03'	8.66'	16.89'	N13°32'49"W
⑱	49°48'08"	38.00'	33.03'	17.64'	32.00'	N24°11'34"E
⑲	36°02'41"	38.00'	23.91'	12.36'	23.51'	N67°06'58"E
⑳	31°04'29"	38.00'	20.61'	10.57'	20.36'	S79°19'27"E
㉑	90°00'00"	58.00'	91.11'	58.00'	82.02'	N44°54'50"E

**MONUMENT GLEN,
 FILING NO. FIVE**
 REPLAT OF BLOCK FOUR, MONUMENT GLEN,
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 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4015.05-02	DATE: 8-26-02	SHEET NO: 2 of 2
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