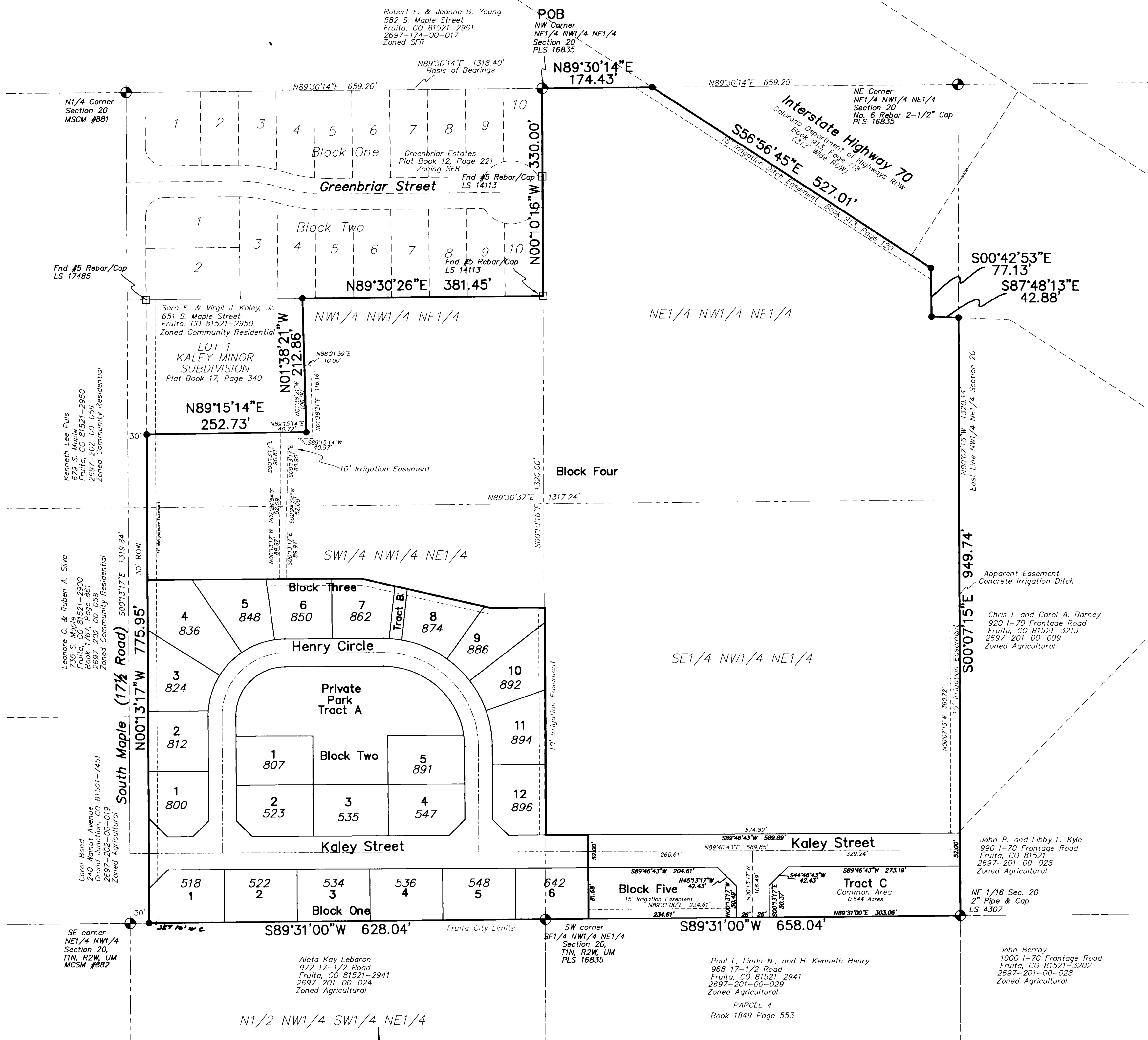
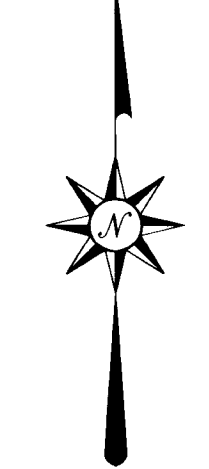


STONE MOUNTAIN ESTATES

CITY OF FRUITA, MESA COUNTY, COLORADO



N1/2 NW1/4 SW1/4 NE1/4



SCALE: 1"=100'

100 50 0 100

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- 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

AREA SUMMARY

LOTS	= 5.035 Acres	16.15%
ROAD ROW	= 2.592 Acres	8.32%
TRACTS	= 1.598 Acres	5.13%
BLOCK 4	= 21.521 Acres	69.04%
BLOCK 5	= 0.426 Acres	1.36%
TOTAL	= 31.172 Acres	100.00%

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, 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 STONE MOUNTAIN ESTATES, as laid out, plotted, 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 6th day of Feb., 2001

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Stone Mountain Holdings, L.L.C., an Arizona Limited Liability Company, the sole owners in fee simple of all that real property described as follows:

BEING a portion of that property as described in Book 2563, Pages 47 and 46 and Book 2738, Page 94 (being Lot Two of Kaley Minor Subdivision, as recorded in Plat Book 17, Page 340, of the Mesa County Records), as recorded in the Mesa County Clerk and Records Records, and being further described by metes and bounds, as follows:

Commencing at North Quarter corner (N1/4) of said Section 20, whence the Northeast corner of the NW1/4 NE1/4 of said Section 20 bears North 89 degrees 30 minutes 14 seconds East, a distance of 1318.40 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence, along the North line of the NW1/4 NE1/4 of said Section 20, North 89 degrees 30 minutes 14 seconds East, a distance of 174.43 feet; thence South 56 degrees 56 minutes 45 seconds East, a distance of 527.01 feet; thence South 00 degrees 42 minutes 53 seconds East, a distance of 77.13 feet; thence South 87 degrees 48 minutes 13 seconds East, a distance of 42.88 feet; thence along the East line of said NW1/4 NE1/4 of Section 20, South 00 degrees 07 minutes 15 seconds East, a distance of 949.74 feet, to the Southeast corner of said NW1/4 NE1/4 of Section 20; thence, along the South line of said NW1/4 NE1/4 of Section 20, South 89 degrees 31 minutes 02 seconds West, a distance of 628.04 feet, to a point on the East right-of-way line of South Maple (17-1/2 Road), as dedicated on the plat of Kaley Minor Subdivision, as recorded in Plat Book 17, Page 340 of the Mesa County Records; thence, along said East right-of-way line, North 00 degrees 13 minutes 17 seconds West, a distance of 775.95 feet, to a point on the South line of Lot 1 of said Kaley Minor Subdivision; thence, along said South line of Lot 1, North 89 degrees 15 minutes 14 seconds East, a distance of 252.73 feet, to a point at the Southeast corner of said Lot 1; thence, along the East line of said Lot 1, North 01 degrees 38 minutes 21 seconds West, a distance of 212.86 feet, to a point on the South line of Greenbriar Street, as shown on plat recorded in Plat Book 12, Page 221 of the Mesa County Records; thence, along the South line of Greenbriar Street, North 89 degrees 30 minutes 26 seconds East, a distance of 381.45 feet, to the Southeast corner of said Greenbriar Estates; thence, along the East line of said Greenbriar Estates, North 00 degrees 10 minutes 16 seconds West, a distance of 330.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 31.172 Acres more or less, as described.

Said owner hereby declares there are no lienholders to herein described real property.

Said owners 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 STONE MOUNTAIN ESTATES, in the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to the City of Fruita, 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 STONE MOUNTAIN ESTATES, 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 2805 at Page 211 as Document No. 5.

Executed this 9th day of Feb., 2001.

by: Dennis J. Ray
for: Stone Mountain Holdings, L.L.C.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }
MAR 2 2001

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 9th day of Feb., A.D., 2001, by Dennis J. Ray for Stone Mountain Holdings, L.L.C., an Arizona Limited Liability Company, owners.

Witness my hand and official seal

William D. Green
Notary Public

My Commission Expires NOV. 30, 2002

Typical Setbacks:
Front Yard = 25'
Side and Rear Yard = 8'
(Except where easements govern)

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 13 day of February, 2001.

David K. Hanning
Chairman

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 10/3 day of 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 Board of Trustees 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: Doug Hall
Mayor

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

ATTEST:

Michael Eubank
City Clerk

TITLE CERTIFICATE:

J. Renee Livingston 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 Stone Mountain Holdings, LLC free and clear of all encumbrances, except as follows:
NONE

Executed this 12th day of Feb., 2001. By: Richard J. Smith
Title Examiners/Signature

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 2:08 o'clock P.M., February 20, A.D., 2001, and was duly recorded in Plat Book No. 18, Page No. 022-103 Reception No. 1984266.
Drawer No. JJ-78, Fees: 20.00

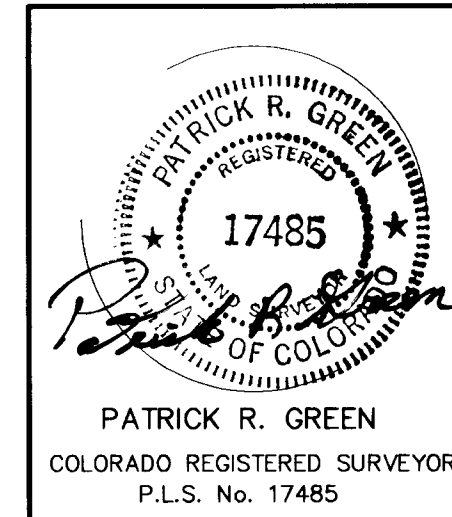
Monika Todd
Clerk and Recorder

By: Gaylen Henderson
Deputy

GENERAL NOTES

- Basis of bearings is the North line of the NW1/4 NE1/4 of Section 20 which bears North 89 degrees 30 minutes 14 seconds East, a distance of 1318.40 feet. Both monuments on this line are Survey Markers as shown on the accompanying plat.
- Easement and title documents (schedules A&B) provided by First American Land Title Company O&E policy, dated Jan. 12, 2001, Invoice No. 5468
- 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".
- NOTES REQUIRED BY THE CITY OF FRUITA**
- All Tracts to be dedicated to Homeowners Association per City of Fruita requirements.
- "Soils in the area exhibit low bearing strength and high ground water. Engineered foundations consistent with the recommendations of the Geotechnical Report for this subdivision are highly recommended."

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 35-3.5-101.



STONE MOUNTAIN ESTATES
NW1/4 NW1/4 NE1/4
SECTION 20, T1N, R2W,
UTE MERIDIAN, CITY OF FRUITA,
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2000-22	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2001	RM	RSK		1	2

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

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.

STONE MOUNTAIN ESTATES

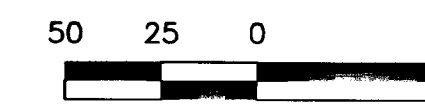
CITY OF FRUITA, MESA COUNTY, COLORADO

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	06°39'58"	172.00'	20.01'	20.00'	S83°45'33"E

Block Four
21.521 ACRES



SCALE: 1"=50'



LEGEND

- ◈ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
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Lesore, C. & Ruben A. Silva
7500 E. 1st Ave., Suite 100
Fruita, CO 81521-2900
970-897-0067
2897-201-00-029
Zoned Community Residential

Carol Bond
240 Walnut Avenue
Grand Junction, CO 81501-7451
970-897-0067
Zoned Agricultural

SE corner
NE1/4 NW1/4
Section 20,
T1N, R2W, JM
MCSM #852

Aleta Kay Lebaron
972 17-1/2 Road
Fruita, CO 81521-2941
2897-201-00-024
Zoned Agricultural

SW corner
SE1/4 NW1/4 NE1/4
Section 20,
T1N, R2W, JM
PLS 16835

Paul I., Linda N., and H. Kenneth Henry
968 17-1/2 Road
Fruita, CO 81521-2941
2897-201-00-029
Zoned Agricultural
PARCEL 4
Book 1849 Page 553

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Side and Rear Yard = 8'
(Except where easements govern)

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Certified this 6th day of Feb, 2000

PATRICK R. GREEN
REGISTERED LAND SURVEYOR
NO. 17485
STATE OF COLORADO

STONE MOUNTAIN ESTATES
NW1/4 NW1/4 NE1/4
SECTION 20, T1N, R2W,
UTE MERIDIAN, CITY OF FRUITA,
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2000-22	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: June, 2000	RM	RSK		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.