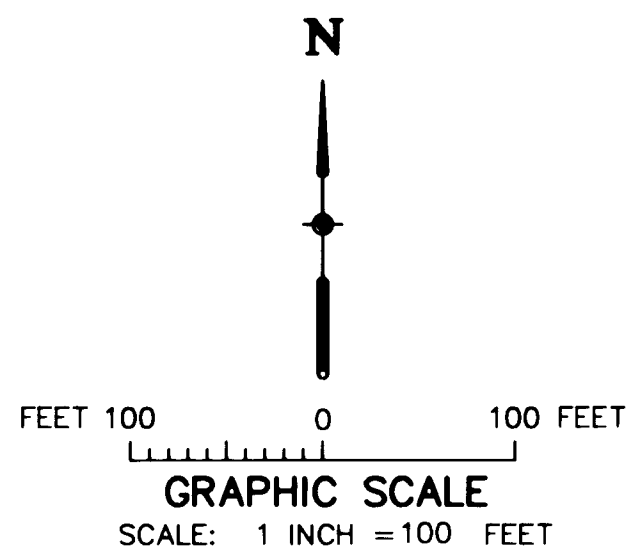


STONE MOUNTAIN ESTATES, FILING TWO
REPLAT OF LOT 1, BLOCK FIVE; LOT 1, BLOCK SIX; AND LOT 1, BLOCK SEVEN,
STONE MOUNTAIN ESTATES, FILING ONE, NW 1/4 OF THE NE 1/4, SECTION 20,
T.1 N., R.2 W., U.M., CITY OF FRUITA, MESA COUNTY, COLORADO



AREA SUMMARY

LOTS	8.089 ACRES±	36.2%
ROADS	2.233 ACRES±	10.0%
TRACT A	0.045 ACRES±	0.2%
LOT 1, BLK 10	11.990 ACRES±	53.6%
TOTAL	22.357 ACRES±	100%

- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED, PLS 17485 IN CONCRETE
 - FOUND THIS SURVEY, 5/8" REBAR WITH 2" ALUMINUM CAP MARKED, PLS 20677 IN CONCRETE
 - FOUND THIS SURVEY, REBAR AS DESCRIBED
 - ◆ FOUND THIS SURVEY, MONUMENT AS DESCRIBED

- 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.
 - Basis of bearings is the North line of the NW1/4 NE1/4 of Section 20 which bears N 89°30'14" E, 1318.40'. Both monuments on this line are Survey Markers as shown on the accompanying plat.
 - Research was conducted by First American Title, Commitment No. 00139898, dated January 30, 2001.
 - Existing property corners which were recovered during this survey which were within 0.25± of the calculated position were accepted as being "in position".
 - All Tracts to be dedicated to Homeowners Association per City of Fruita requirements.
 - Sells 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.
 - 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.
 - Typical Setbacks:
 - Front Yard = 25'
 - Side and Rear Yard = 8'
 - (Except where easements govern)

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Fruita Stone Mountain, LLC, a Colorado Limited Liability Company, being the sole owner in fee simple of all that real property described in the instrument recorded in Plat Book 18 at pages 183 through 184 in the records of the office at the Mesa County Clerk and Recorder, which is located in the NW 1/4 of the NE 1/4 of Section 20, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado does hereby replat said real property under the name and style of STONE MOUNTAIN ESTATES, FILING TWO in accordance with the Plat shown hereon.

DESCRIPTION OF STONE MOUNTAIN ESTATES, FILING TWO

Lot 1, Block Five; Lot 1, Block Six, and Lot 1, Block Seven, as recorded in Plat Book 18 at Pages 183 through 184 in the records of the office at the Mesa County Clerk and Recorder, located in the NW 1/4 of the NE 1/4 of Section 20, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado.

Stone Mountain Estates, Filing Two, as described above contains 22.357 acres more or less. (21,521 AC, Lot 1, Block 5, Filing One + 0.426 AC, Lot 1, Block 6, Filing One + 0.410 AC, Lot 1, Block 7, Filing One = 22.357 AC.)

That said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All courts, drives and street rights-of-ways are dedicated to the City of Fruita for the use of the public hereafter.
- 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.
- Tract A, Open Space 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.
- 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.

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.

TITLE CERTIFICATE

LAWRENCE R. VENT/MERIDIAN 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 Fruita Stone Mountain, LLC, a Colorado Limited Liability Company, free and clear of all liens, taxes, and encumbrances, except as follows:

NO LIENHOLDERS OF RECORD

Executed this 25th day of JANUARY, A.D., 2002.

[Signature]
 Title Examiner

City Council BOARD OF TRUSTEES CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 22nd day of JANUARY, 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 Board of Trustees 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 25 day of JANUARY, A.D., 2002.

[Signature]
 Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
 County of Mesa } ss

I hereby certify that this instrument was filed in my office at 9:52 A.M. on this 25th day of JANUARY, A.D., 2002, in Plat Book No. 18 Page(s) No. 339 & 340, Reception Number 2039581.
 Drawer LL-97 Fees 20.00

[Signature]
 Maura Todd
 Mesa County Clerk and Recorder

[Signature]
 Olivia Herrera
 Deputy

DECLARATIONS

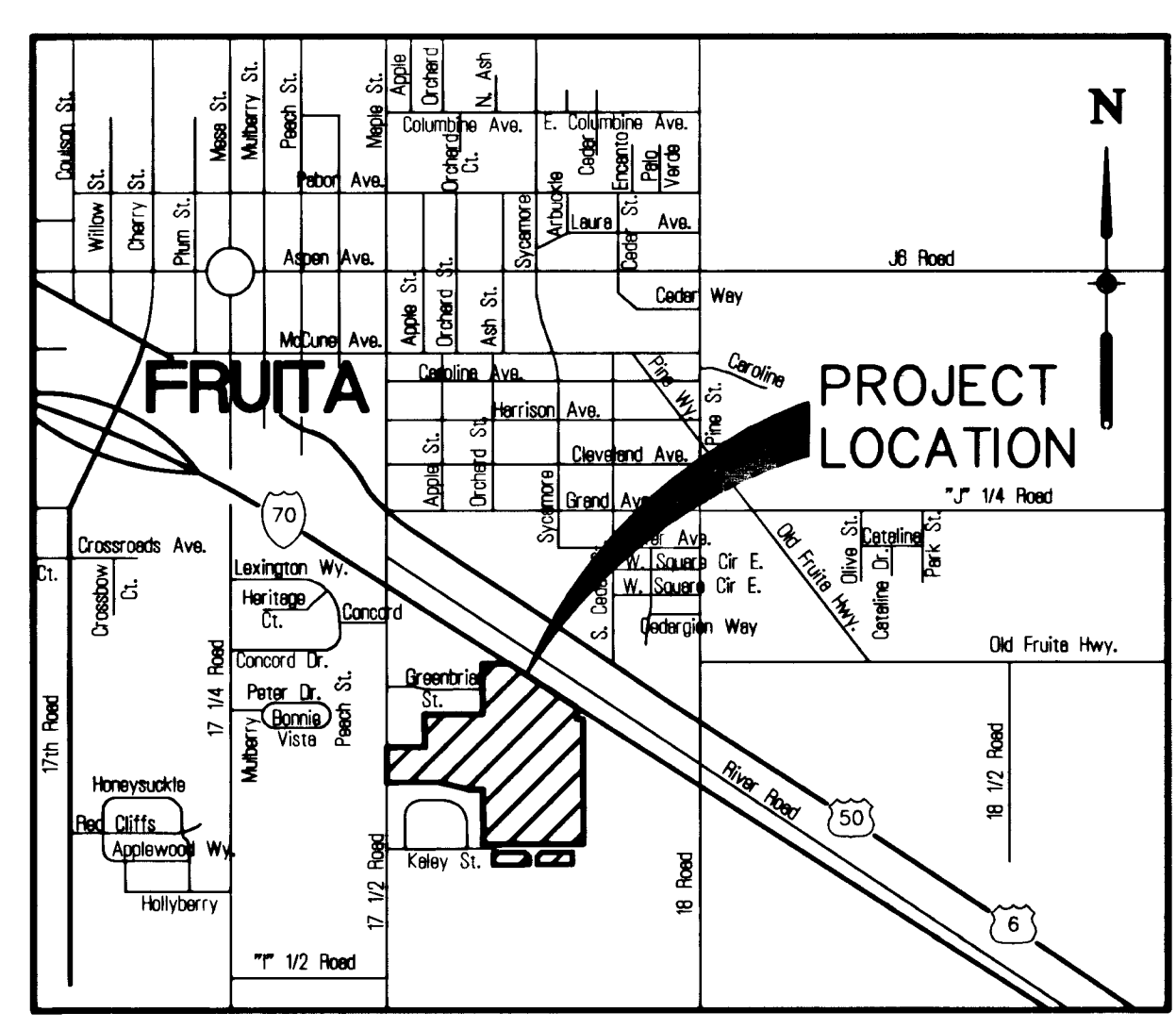
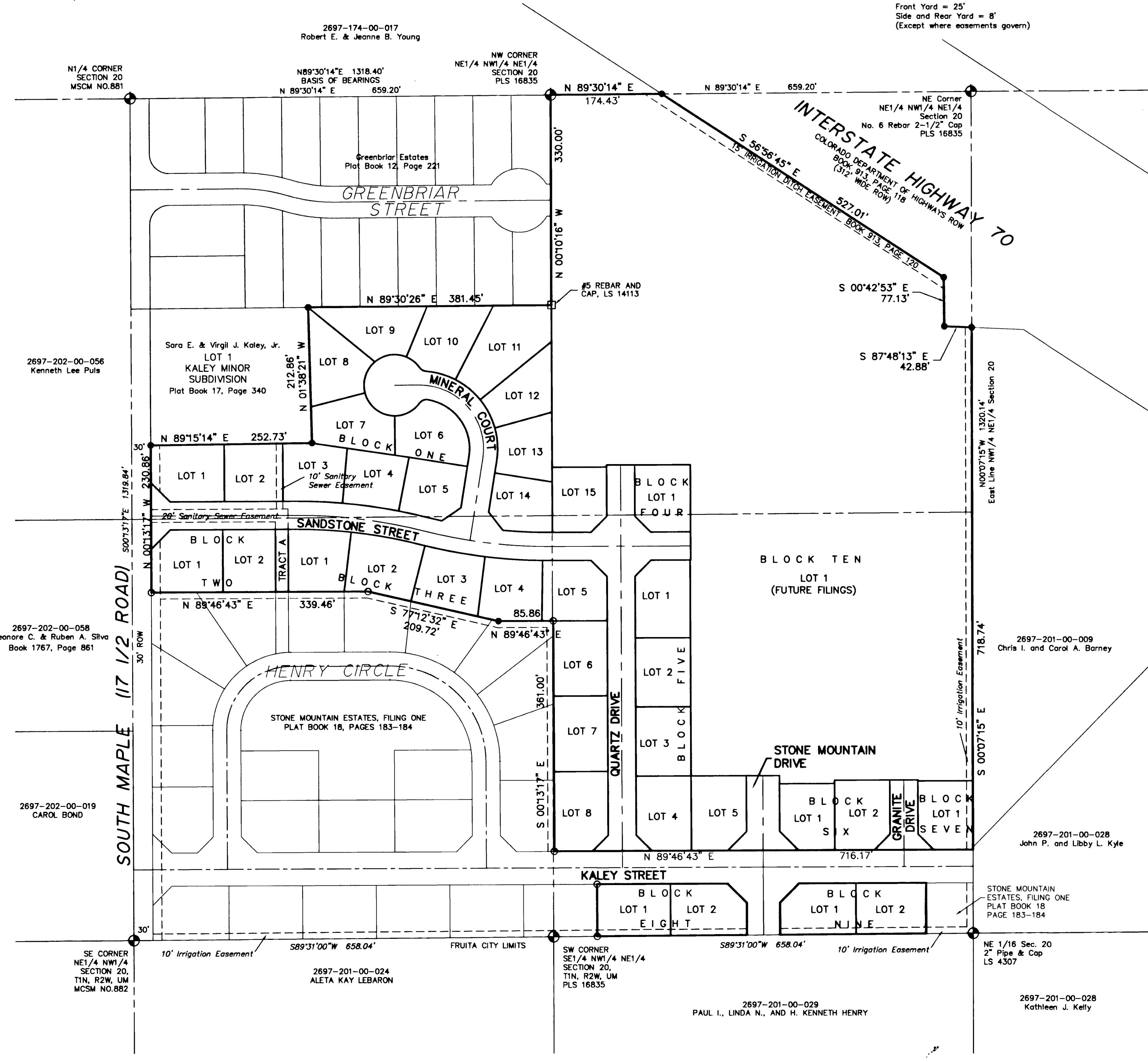
Declarations of Protective Covenants are filed in Book 3017 at Pages 774 through 775 as Document No. 2039585.

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 Stone Mountain Estates, Filing Two 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 25 day of JANUARY, A.D., 2002.

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



VICINITY MAP

STONE MOUNTAIN ESTATES, FILING TWO
REPLAT OF LOT 1, BLOCK FIVE; LOT 1, BLOCK SIX;
AND LOT 1, BLOCK SEVEN, STONE MOUNTAIN
ESTATES, FILING ONE; IN THE NW 1/4 OF THE
NE 1/4, SECTION 20, T.1 N., R.2 W., U.M.,
CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 100'	4076.02-01	1-25-02	1 of 2

C:\land\Projects R2\4076.02-01\p\gwg\STNMTN-PLAT2.dwg, 01/25/02 08:43:14 AM, Dean

