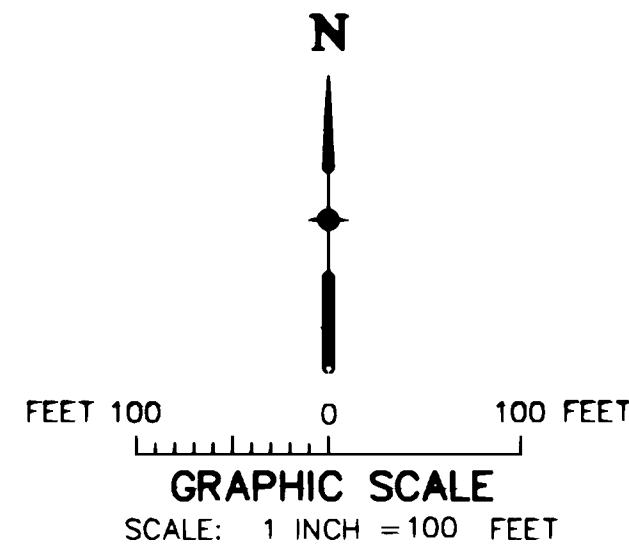
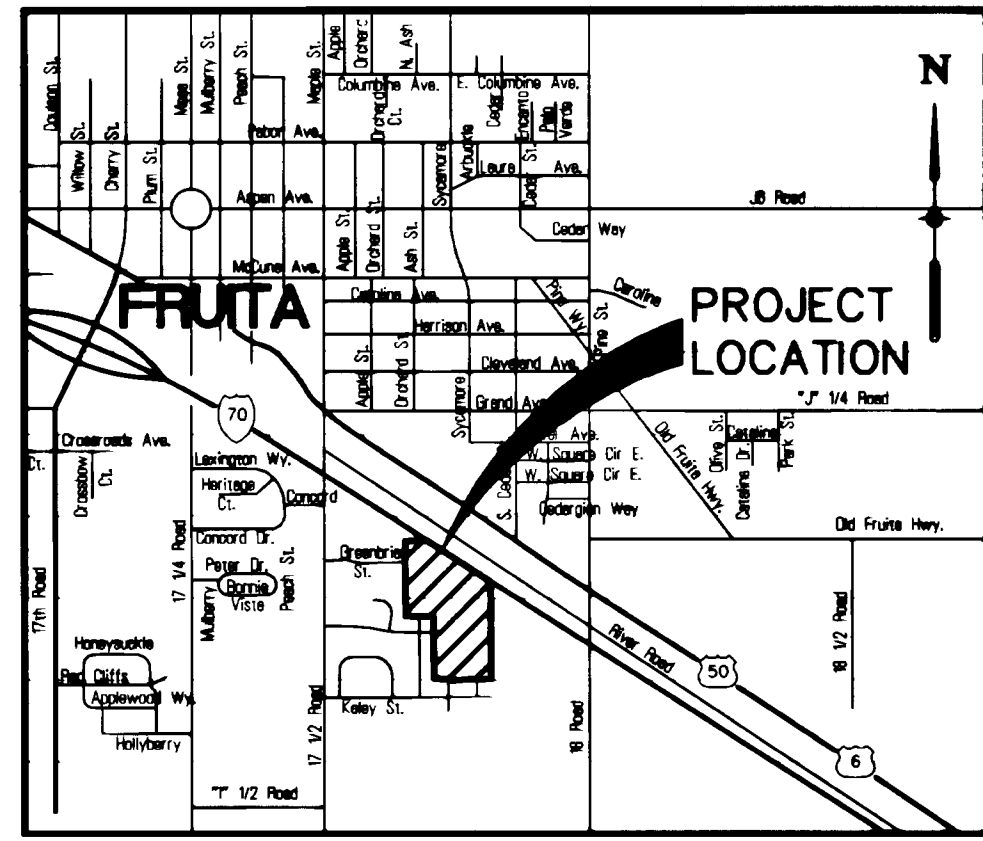


**FINAL PLAT
STONE MOUNTAIN ESTATES, FILING THREE
REPLAT OF LOT 1, BLOCK TEN, STONE MOUNTAIN ESTATES, FILING TWO
AND A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 20,
T.1 N., R.2 W., U.M., CITY OF FRUITA, MESA COUNTY, COLORADO**



- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED, PLS 17485
 - FOUND THIS SURVEY, 5/8" REBAR WITH 2" ALUMINUM CAP MARKED, PLS 20677
 - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED VISTA ENGR., 19597
 - FOUND THIS SURVEY, REBAR AS DESCRIBED
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - (113-115) STREET ADDRESS
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

- 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 NW 1/4 NE 1/4 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".
 - Tract A and Tract B shall be conveyed to the Homeowners Association, per City of Fruita requirements, by separate legal instrument.
 - Sols 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.
 - Lot 1, Block 3, Lots 1 and 9, Block 5 and Lot 1, Block 6 shall have no vehicular access to Greenbriar Street. Lot 5, Block 1 and Lot 1, Block 2 shall have no vehicular access to Stone Mountain Drive.
 - Street addresses were supplied by the City of Fruita.

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 instruments recorded in Plat Book 18 at Pages 339 through 340 and in Book 2925 at Pages 454 through 455 in the records of the Clerk and Recorder of Mesa County, Colorado, 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 plat said real property under the name and style of STONE MOUNTAIN ESTATES, FILING THREE in accordance with the Plat shown hereon.

DESCRIPTION OF STONE MOUNTAIN ESTATES, FILING THREE

Lot 1, Block Ten of Stone Mountain Estates, Filing Two, according to the Plat thereof recorded in Plat Book 18 at Pages 339 through 340 and a tract of land, according to the instrument recorded in Book 2925 of Pages 454 through 455, in the records of the Clerk and Recorder of Mesa County, Colorado, 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, being more fully described as follows:

Beginning at the northwesterly corner of Stone Mountain Estates, Filing Three, where the N 1/4 corner of Section 20, Township 1 North, Range 2 West, Ute Meridian bears S 89° 30' 14" W, 659.20 feet:

- Thence N 89° 30' 14" E, 174.43 feet;
- Thence S 56° 56' 45" E, 579.16 feet;
- Thence S 00° 07' 15" E, 781.10 feet;
- Thence S 89° 46' 43" W, 86.65 feet;
- Thence N 00° 13' 17" W, 1.74 feet;
- Thence S 89° 46' 43" W, 130.41 feet;
- Thence S 00° 13' 17" E, 5.14 feet;
- Thence S 89° 46' 43" W, 86.41 feet;
- Thence N 00° 13' 17" W, 12.68 feet;
- Thence S 89° 46' 43" W, 138.41 feet;
- Thence N 00° 13' 17" W, 338.28 feet;
- Thence N 89° 46' 43" E, 0.92 feet;
- Thence N 00° 13' 17" W, 149.48 feet;
- Thence S 89° 46' 43" W, 131.34 feet;
- Thence S 00° 13' 17" E, 3.22 feet;
- Thence S 89° 46' 43" W, 85.28 feet;
- Thence N 00° 13' 17" W, 254.21 feet;
- Thence N 00° 10' 16" W, 330.00 feet to the point of beginning.

Stone Mountain Estates, Filing Three, as described above contains 12.053 acres more or less.

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

- All drives and street rights-of-ways 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 sanitary sewer easements to the City of Fruita and 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 sanitary sewer lines and appurtenances.
- All Utility Easements to the City of Fruita and 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 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 and telephone lines.
- Tract A and B are hereby dedicated to the Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of landscaping and signage.
- All "No Access" Easements to the City of Fruita to prohibit the vehicular access for Lot 1, Block 3, Lots 1 and 9, Block 5 and Lot 1, Block 6 to Greenbriar Street and also for Lot 5, Block 1 and Lot 1, Block 2 to Stone Mountain Drive.

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.

Said owner hereby acknowledge that all lienholders or encumbrances, if any, associated with this plat have been represented hereon.

IN WITNESS WHEREOF, said owners, Fruita Stone Mountain, LLC, a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 10th day of JUNE, A.D. 2003.

Alan Parkerson
Alan Parkerson, Manager

ACKNOWLEDGMENT OF OWNER

State of Colorado } ss
County of Mesa }

On this 10th day of June, A.D. 2003, before me the undersigned officer, personally appeared Alan Parkerson, Manager of Fruita Stone Mountain, LLC, and acknowledged that he 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 3/31/05
Christy J. Miller
Notary Public

AREA SUMMARY

LOTS	9.130 ACRES±	75.74%
TRACT A	0.002 ACRES±	0.02%
TRACT B	0.002 ACRES±	0.02%
ROADS	2.919 ACRES±	24.22%
TOTAL	12.053 ACRES±	100%

TITLE CERTIFICATE

LAWRENCE D 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 10th day of JUNE, A.D. 2003.

DPH
Title examiner

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 10th day of JUNE, 2003, 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 site, 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: *Deanna Adams*
Mayor

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

Attest: *Deanna Adams*
City Clerk

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 12th day of JUNE, A.D. 2003.

John
Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
County of Mesa }

I hereby certify that this instrument was filed in my office at 10:49 A.M. on this 10th day of JUNE, A.D. 2003, in Plat Book No. 19

Page(s) No. 357-358, Reception Number 2130827
Drawer 00-5 Fees \$20.00 \$1.00

Janice Ward
Mesa County Clerk and Recorder

Janice Ward
Deputy

DECLARATIONS

Declarations or Protective Covenants are filed in Book 2472 of Pages 582 through 584 as Document No. 2120831

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 Three shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended. I further state that information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 10th day of JUNE, A.D. 2003.

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



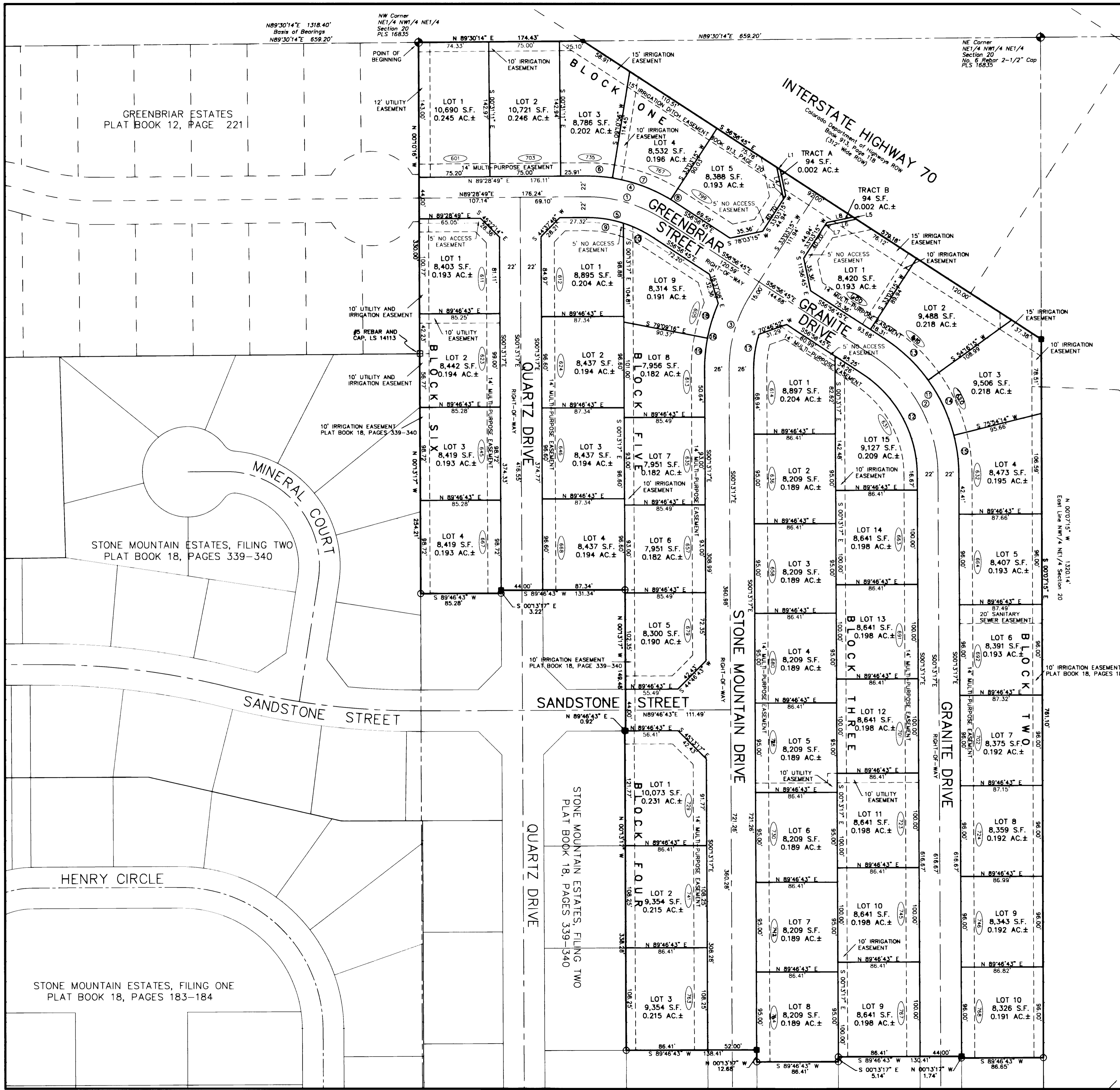
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CITY OF FRUITA, MESA COUNTY, COLORADO**

**VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO**

SCALE: 1" = 100' JOB NO: 4076.03-01 DATE: 6-10-03 SHEET NO: 1 of 2

RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

C:\Land Projects\424076.03-01\dwg\Plat.dwg, 06/10/03 04:10:20 PM, Dean

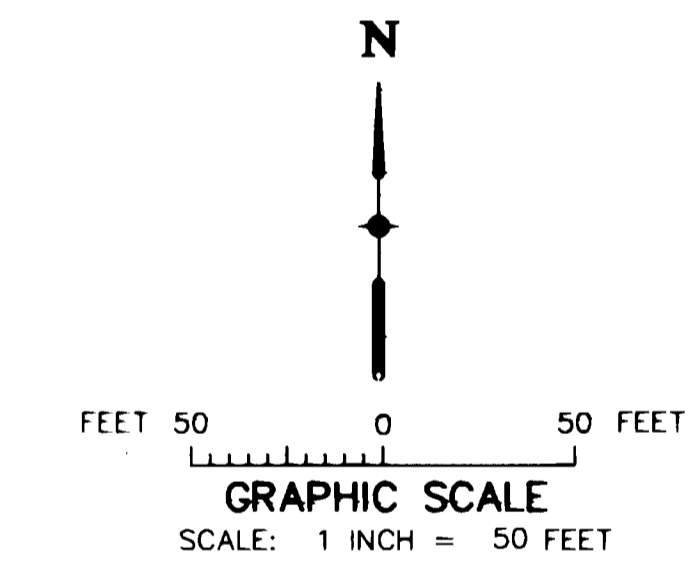


CURVE INFORMATION

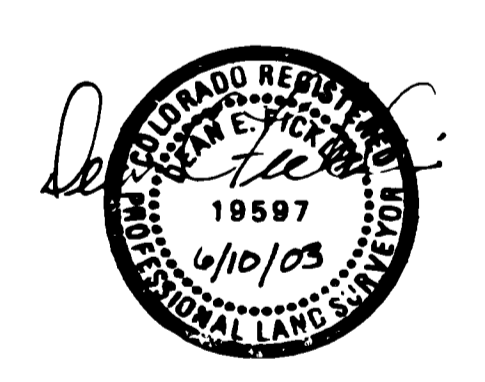
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	33°34'26"	150.00'	87.90'	45.25'	86.64'	N73°43'58"W
2	56°43'27"	150.00'	148.50'	80.98'	142.51'	N28°35'01"W
3	33°16'33"	146.00'	84.79'	43.63'	83.61'	S16°24'58"W
4	33°34'26"	172.00'	100.79'	51.89'	99.35'	N73°43'58"W
5	09°42'07"	128.00'	29.12'	14.60'	29.09'	N85°40'08"W
6	22°04'05"	172.00'	66.25'	33.54'	65.84'	N69°47'01"W
7	01°48'14"	172.00'	5.42'	2.71'	5.42'	N57°50'52"W
8	18°15'02"	128.00'	40.77'	20.56'	40.60'	N81°23'40"W
9	15°19'24"	128.00'	34.23'	17.22'	34.13'	N64°36'27"W
10	56°43'27"	172.00'	170.28'	92.85'	163.41'	N28°35'01"W
11	56°43'27"	128.00'	126.72'	69.10'	121.61'	N28°35'01"W
12	21°37'59"	172.00'	63.69'	32.21'	63.33'	N46°20'15"W
13	13°52'28"	172.00'	64.94'	32.86'	64.56'	N24°54'45"W
14	23°55'46"	172.00'	41.65'	20.93'	41.55'	N07°09'32"W
15	17°56'12"	120.00'	71.84'	36.45'	71.31'	S11°44'35"W
16	12°51'44"	172.00'	38.61'	19.39'	38.53'	S17°16'36"W
17	11°04'01"	172.00'	33.22'	16.66'	33.17'	S05°18'43"W

LINE INFORMATION

LINE	BEARING	DISTANCE
L1	S56°56'45"E	4.24'
L2	S11°56'45"E	28.28'
L3	S33°03'15"W	4.24'
L4	N11°56'45"W	34.28'
L5	S56°56'45"E	4.24'
L6	S78°03'15"W	34.28'
L7	N33°03'15"E	4.24'
L8	N78°03'15"E	28.28'



- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED, PLS 17485
 - FOUND THIS SURVEY, 5/8" REBAR WITH 2" ALUMINUM CAP MARKED, PLS 20677
 - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED VISTA ENGR., 19597
 - FOUND THIS SURVEY, REBAR AS DESCRIBED
 - ◆ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - 612 STREET ADDRESS
 - ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE



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 CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4076.03-01	DATE: 6-10-03	SHEET NO: 2 of 2
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