

SUNSET VILLAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Sunset Park Development, a General Partnership - T.L.S. Construction Inc., General Partner, a California Corporation and Manatee and Co., Inc., General Partner, a California Corporation are the owners of that real property situated in the City of Fruita, County of Mesa, State of Colorado and being the E 1/2 of Lot 5, E 1/2 of Lot 15, Lots 3, 8, 14 and a part of Lot 13 Orchard Subdivision to Fruita and a part of the SE 1/4 NE 1/4 of Section 7, T 1 N, R 2 W of the Ute Meridian being more particularly described as follows:

Commencing at the SE Corner of said Section 7; Thence S 89°42'19" W along the South line SE 1/4 SE 1/4 of said Section 7 a distance of 268.96 feet to the TRUE POINT OF BEGINNING; Thence continuing S. 89°42'19" W 1,052.73 feet to the SW Corner SE 1/4 SE 1/4 of said Section 7; Thence S 89°42'51" W along the South line SW 1/4 SE 1/4 of said Section 7 a distance of 880.89 feet to the SW Corner E 1/2 SW 1/4 SE 1/4 of said Section 7; Thence N 00°01'22" W 1,318.75 feet to the NW Corner E 1/2 SW 1/4 SE 1/4 of said Section 7; Thence N 89°42'00" E, 880.89 feet to the NW Corner SE 1/4 SE 1/4 of said Section 7; Thence N 00°00'48" E 1,318.50 feet to the NW Corner NE 1/4 SE 1/4 of said Section 7; Thence N 89°38'38" E, along the North line SE 1/4 of said Section 7 a distance of 854.77 feet to a point on the Westerly Right-of-Way of the Elmwood Lateral Ditch; Thence N 00°03'00" W along said Westerly Right-of-Way a distance of 276.12 feet to a point on the Southerly Right-of-Way of Elmwood Lateral Ditch, Thence along said Southerly Right-of-Way by the following three (3) courses and distances: (1) N 33°34'00" E, 48.10 feet; (2) N. 48°10'00" E, 348.80 feet; (3) N. 71°05'00" E, 44.33 feet; Thence N 89°24'53" E, 40.02 feet to a point on the East line SE 1/4 NE 1/4 of said Section 7; Thence S. 00°00'00" E, 558.48 feet to the E 1/4 Corner of said Section 7; Thence S. 00°00'16" E 1320.40 feet to the SE Corner NE 1/4 SE 1/4 of said Section 7; Thence S. 00°00'00" W along the East line SE 1/4 SE 1/4 of said Section 7 a distance of 937.75 feet; Thence N. 80°00'00" W, 40.00 feet to the Northwesterly Right-of-Way of 17 Road, Thence S 33°48'19" W, along said Northwesterly Right-of-Way a distance of 412.23 feet; Thence S 00°17'41" E 40.00 feet to the TRUE POINT OF BEGINNING, Containing 102.358 Acres.

That said owners have caused the said real property to be laid out and surveyed as Sunset Village a subdivision of a part of City of Fruita, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, water and sewer mains together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Fruita.
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14th day of JULY, A.D., 1982.

T.L.S. Construction Inc., General Partner
A California Corporation

Victor O. Weisser Jr.
Victor O. Weisser, Jr.
President / Treasurer

Kathleen Weisser
Kathleen Weisser
Vice President / Secretary

Manatee and Co., General Partner
A California Corporation

Adam Linter
Adam Linter
President

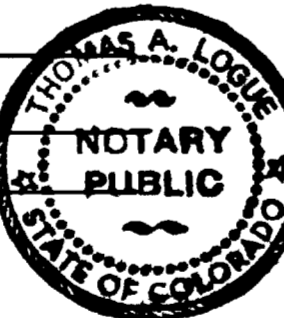
Dennis S. Le Pon
Dennis S. Le Pon
Secretary / Treasurer

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of JULY, A.D., 1982, by Victor O. Weisser, Jr., President/Treasurer and Kathleen Weisser, Vice President/Secretary of T.L.S. Construction Inc., General Partner, a California Corporation.

My Commission Expires: Aug. 23, 1985
Witness My Hand and Official Seal.

Thomas A. Logie
Notary Public
Address 2784 Crossroads Blvd.
Grand Jct. CO 81501



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me this 30 day of JULY, A.D., 1982, by Adam Linter, President and Dennis S. Le Pon, Secretary/Treasurer of Manatee and Co., Inc., General Partner, a California Corporation.

My Commission Expires: _____
Witness My Hand and Official Seal.


MARTHA MURPHY
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 23, 1983

Martha Murphy
Notary Public
Address 610 S P.A.B.
142 E OLIVE AVE
BURBANK, CALIF 91502

Bobby L. McPherson and Betty Jean McPherson as holder of Promissory Note secured by Deed of Trust recorded in the records of the Mesa County Clerk and Records Office, Mesa County, Colorado, does hereby join in the Plat releasing the dedicated roads and easements from said Deed of Trust.

Dated this 13 day of JULY, 1982, at Grand Junction, Colorado

By *Bobby L. McPherson*
Bobby L. McPherson

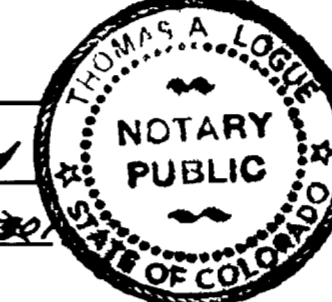
By *Betty Jean McPherson*
Betty Jean McPherson

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13 day of JULY, A.D., 1982, by Bobby L. McPherson and Betty Jean McPherson.

My Commission Expires: Aug. 23, 1985
Witness My Hand and Official Seal.

Thomas A. Logie
Notary Public
Address 2784 Crossroads Blvd.
Grand Jct. CO 81501



Frank L. McPherson and Cheryl J. McPherson as holder of Promissory Note secured by Deed of Trust recorded in the records of the Mesa County Clerk and Records Office, Mesa County, Colorado, does hereby join in the Plat releasing the dedicated roads and easements from said Deed of Trust.

Dated this 13 day of JULY, 1982, at Grand Junction, Colorado.

By *Frank L. McPherson*
Frank L. McPherson

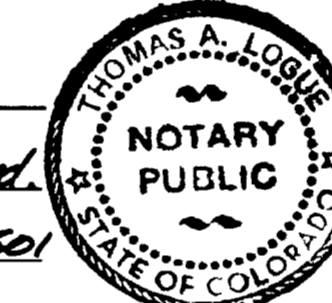
By *Cheryl J. McPherson*
Cheryl J. McPherson

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th day of JULY, A.D., 1982, by Frank L. McPherson and Cheryl J. McPherson.

My Commission Expires: Aug. 23, 1985
Witness My Hand and Official Seal.

Thomas A. Logie
Notary Public
Address 2784 Crossroads Blvd.
Grand Jct. CO 81501



Federal Land Bank of Wichita, Kansas, whose agent is Federal Land Bank Association of Grand Junction as holder of Promissory Note secured by Deed of Trust recorded in the records of Mesa County Clerk and Records Office, Mesa County, Colorado, does hereby join in the Plat releasing the dedicated roads and easements from said Deed of Trust.

Dated this 12 day of August, 1982, at Grand Junction, Colorado

Federal Land Bank Association of Grand Junction

By *Wallace D. Wagner*
Wallace D. Wagner, President

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of August, A.D., 1982, by Wallace D. Wagner, as President of the Federal Land Bank Association of Grand Junction.

My Commission Expires: 11-8-82
Witness My Hand and Official Seal.

Christine R. Barton
Notary Public
Address P.O. Box 1037
Grand Jct. CO 81501

First Security Savings and Loan Association, Grand Junction, Colorado, as holder of Promissory Note secured by Deed of Trust recorded in the records of the Mesa County Clerk and Records Office, Mesa County, Colorado, does hereby join in the Plat releasing the dedicated roads and easements from said Deed of Trust.

Dated this 13th day of JULY, 1982, at Grand Junction, Colorado.

First Security Savings and Loan Association

By *Dennis J. Edson*
Dennis J. Edson, Executive Vice President

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th day of JULY, A.D., 1982, by Dennis J. Edson as Executive Vice President of First Security Savings and Loan Association, Grand Junction, Colorado.

My Commission Expires: 8-30-83
Witness My Hand and Official Seal.

Marlene M. Flannery
Notary Public
Address 1211 N. 7th
Grand Junction, Co.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:30'clock A.M. this day of April, 1983, A.D., 1983 and is duly recorded in Plat Book No. 13, Page 142-144.

Carol Sawyer Clerk and Recorder By *Harold M. Huskey* Deputy Fees \$ 20.00

Filed - 4-4

CITY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of February, A.D., 1983, Fruita City Planning Commission of the City of Fruita, County of Mesa, State of Colorado.

Edwin Blount
Chairman

CITY COUNCIL CERTIFICATE

Approved this 28th day of February, A.D., 1983, City Council of the City of Fruita

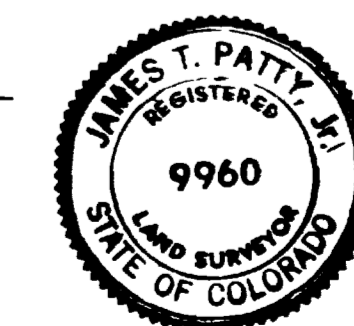
Wallace D. Wagner
Mayor, City of Fruita

SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Sunset Village, a subdivision of a part of the City of Fruita, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty, Jr. 4-7-83

James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 8980


JAMES T. PATTY, JR.
REGISTERED
LAND SURVEYOR
9960
STATE OF COLORADO

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.

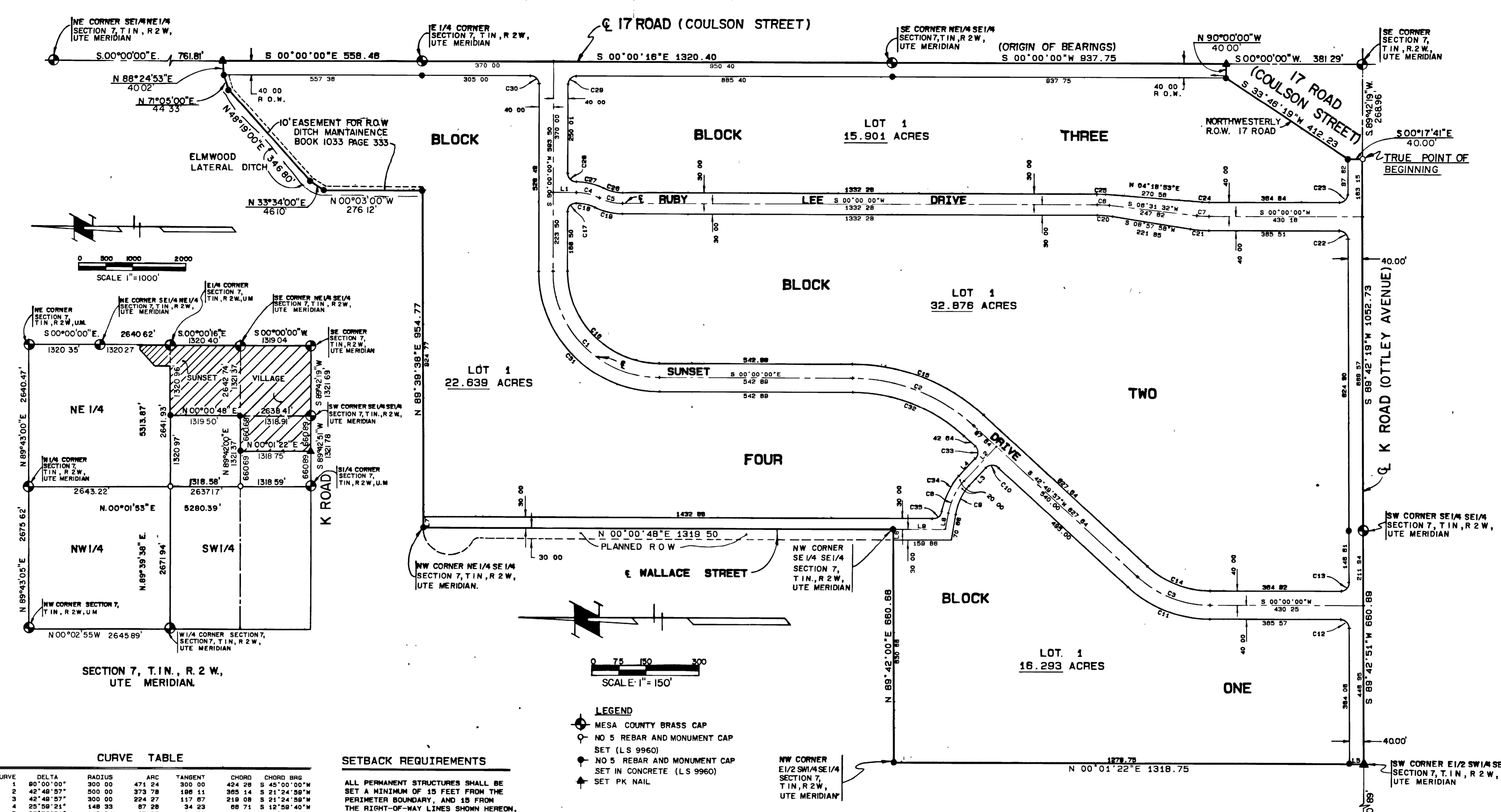
SHEET 1 OF 2

SUNSET VILLAGE



PARAGON ENGINEERING, INC.
2784 Crossroads Blvd., Box 104
Grand Junction, Colorado 81501 (303) 248-8396

SUNSET VILLAGE



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'00"	300.00	471.24	300.00	424.29	S 45°00'00"W
2	42°48'57"	500.00	373.78	188.11	385.14	S 21°24'58"W
3	42°48'57"	300.00	224.27	117.87	218.08	S 21°24'58"W
4	25°58'21"	148.35	87.28	34.23	88.71	S 12°58'40"W
5	25°58'21"	148.34	87.28	34.23	88.71	S 12°58'41"W
6	8°31'32"	300.00	34.17	17.10	34.15	S 03°15'48"W
7	8°31'35"	300.00	34.17	17.10	34.15	S 03°15'45"W
8	32°48'08"	188.88	107.10	53.08	105.84	N 03°34'37"W
9	32°48'08"	188.88	105.85	48.18	94.34	S 83°34'37"E
10	90°00'00"	25.00	38.27	25.00	35.38	S 02°10'03"E
11	42°48'57"	340.00	254.17	133.38	248.30	S 21°24'58"W
12	88°42'51"	25.00	38.15	24.88	35.27	S 44°51'25"W
13	90°17'08"	25.00	38.38	25.13	35.44	N 45°08'35"W
14	42°48'57"	280.00	184.37	101.88	189.87	N 21°24'58"E
15	42°48'57"	340.88	211.80	108.35	211.24	S 21°24'58"E
16	90°00'00"	280.00	408.41	280.00	387.70	N 45°00'00"E
17	90°00'00"	25.00	38.27	25.00	35.38	S 45°00'00"E
18	25°58'21"	118.33	53.87	27.31	53.22	S 12°58'40"W
19	25°58'21"	178.33	80.88	41.18	80.20	S 12°58'40"W
20	8°57'58"	270.00	42.25	21.17	42.21	S 04°28'58"W
21	8°57'58"	340.00	53.21	28.88	53.15	S 04°28'58"W
22	88°42'19"	250.00	39.14	24.87	35.28	S 44°51'09"W
23	90°17'41"	25.00	38.40	25.13	35.45	N 45°08'35"W
24	4°18'53"	280.00	18.58	9.78	18.57	N 02°08'28"E
25	4°18'53"	330.00	24.85	12.43	24.85	N 02°08'28"E
26	25°58'21"	118.34	53.88	27.31	53.22	S 12°58'40"E
27	25°58'21"	178.33	80.88	41.18	80.20	N 12°58'41"E
28	90°00'00"	25.00	38.27	25.00	35.38	N 45°00'00"E
29	88°58'44"	25.00	38.27	25.00	35.38	S 44°58'58"W
30	80°00'00"	25.00	38.27	25.00	35.38	S 45°00'00"W
31	80°00'00"	340.00	534.07	340.00	480.83	S 45°00'00"W
32	42°48'57"	480.00	343.88	180.42	335.83	S 21°24'58"W
33	80°00'00"	25.00	38.27	25.00	35.38	S 87°48'57"W
34	32°48'08"	280.88	118.58	60.88	118.94	N 63°34'37"W
35	80°00'00"	20.00	27.82	18.78	29.71	N 38°58'12"W

SETBACK REQUIREMENTS

ALL PERMANENT STRUCTURES SHALL BE SET A MINIMUM OF 15 FEET FROM THE PERIMETER BOUNDARY, AND 15 FEET FROM THE RIGHT-OF-WAY LINES SHOWN HEREON.

LINE TABLE

LINE	BEARING	DISTANCE
1	S 00°00'00"W	85.00
2	S 47°10'03"E	132.80
3	S 47°10'03"E	87.80
4	N 47°10'03"W	87.80
5	N 00°01'22"E	40.00
6	N 88°42'00"E	30.00
7	N 88°38'38"W	30.00
8	N 78°58'12"W	43.72
9	N 00°00'48"E	148.00

AREA QUANTITIES

LOTS	= 87.709 ACRES OR 85.69 %
PUBLIC R.O.W.	= 14.850 ACRES OR 14.31 %
TOTAL	= 102.359 ACRES OR 100.00 %

COORDINATE LISTING

Location	North	East
SE Corner Section 7	4719.9414	10,000.1023
E 1/4 Section 7	7359.3814	10,000.000
SE Corner NE 1/4 SE 1/4 Section 7	6038.9814	10,000.1023
SW Corner SE 1/4 SE 1/4 Section 7	4713.1429	8,678.4398

* This Planned Development is subject to, and regulated by, certain conditions of approval and/or restrictive covenants. Covenants are recorded in Book *N/A*, Page *N/A*. Other requirements or conditions may be checked with the approving agency.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.

SHEET 2 OF 2 Page 144

SUNSET VILLAGE

PARAGON ENGINEERING, INC.

1225 West 17th Avenue, Suite 101
Boulder, Colorado 80502 (303) 440-1888