

MONUMENT VALLEY WEST

DEDICATION

That the undersigned Eugene B. Fletcher, Inc., a California Corporation, and Frost & Co. Trust, are the owners of that real property situated in the a part of the Southwest Quarter (SW1/4) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and part of Tract 74, Section 2, Township 12 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and Lot 4, Block Two, of Monument Valley, Filing No. One, as recorded in Plat Book 11, Pages 256-257, being more particularly described as follows: Book 981, Page 524 (Eugene B. Fletcher, Inc.) Book 1899, Page 245 (Frost & Co. Trust).

BEGINNING at the most southwesterly corner of Monument Valley, Filing No. Five, as recorded in Plat Book 14, Pages 212 through 214, from whence the most southeasterly corner of said Monument Valley Filing No. Five bears North 76 degrees 14 minutes 20 seconds East, a distance of 285.60 feet for a basis of bearing, with all bearings contained herein being relative thereto; thence along the south boundary of Monument Valley, Filing No. Five the following two (2) calls North 76 degrees 14 minutes 20 seconds East, a distance of 285.60 feet; thence South 66 degrees 56 minutes 59 seconds East, a distance of 97.50 feet to a point at the common corner between said Monument Valley, Filing No. Five and Monument Valley, Filing No. One, as recorded in Plat Book 11, Page 256; thence along the westerly line of said Monument Valley, Filing No. One and around Lot 4 of said Monument Valley, Filing No. One the following eight (8) calls South 53 degrees 35 minutes 44 seconds West, a distance of 82.75 feet; thence along a non-tangent curve to the left, having a delta angle of 79 degrees 15 minutes 03 seconds, with a radius of 367.80 feet, an arc length of 508.74 feet, a chord bearing of South 46 degrees 10 minutes 14 seconds West, and a chord distance of 469.14 feet; thence South 83 degrees 27 minutes 16 seconds East, a distance of 317.80 feet; thence along a non-tangent curve to the left, having a delta angle of 107 degrees 10 minutes 09 seconds, with a radius of 50.00 feet, an arc length of 93.52 feet, a chord bearing of South 47 degrees 02 minutes 30 seconds East, and a chord distance of 80.47 feet; thence South 34 degrees 12 minutes 16 seconds East, a distance of 76.75 feet; thence South 42 degrees 40 minutes 37 seconds West, a distance of 645.43 feet; thence South 40 degrees 45 minutes 42 seconds East, a distance of 246.37 feet; thence South 26 degrees 43 minutes 05 seconds East, a distance of 634.10 feet to an angle point on the boundary of the Colorado National Monument as shown on survey of said Colorado National Monument by Department of the Interior, National Park Service, dated February, 1991; thence along the boundary of the Colorado National Monument the following four (4) calls: South 75 degrees 03 minutes 21 seconds West, a distance of 250.04 feet; thence North 51 degrees 09 minutes 41 seconds West, a distance of 530.42 feet; thence North 51 degrees 10 minutes 08 seconds West, a distance of 385.83 feet; thence North 51 degrees 10 minutes 01 seconds West, a distance of 463.29 feet to a point at the most southerly point of Monument Valley, Filing No. Three, as recorded in Plat Book 13, Pages 87 and 88 of the Mesa County records; thence along the southeasterly boundary of said Monument Valley, Filing No. Three the following six (6) calls: thence North 68 degrees 57 minutes 00 seconds East, a distance of 120.49 feet; thence North 27 degrees 21 minutes 00 seconds East, a distance of 163.31 feet; thence North 53 degrees 31 minutes 50 seconds East, a distance of 429.00 feet; thence North 46 degrees 23 minutes 50 seconds East, a distance of 290.00 feet; thence North 76 degrees 14 minutes 20 seconds East, a distance of 285.60 feet to the POINT OF BEGINNING.

Said parcel containing 28.125 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as Monument Valley West, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart the ingress/egress access and utility easements, as shown on the accompanying plat to the use of the owners of Lots 1 and 2, their guests and invitees as perpetual easements for the purpose of ingress and egress and the installation of utilities, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Owners hereby declare there are no lienholders to herein described property. IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 10th day of July, A.D., 1997.

Claire M. Fletcher
by: Claire M. Fletcher, President
for: Eugene B. Fletcher, Inc., a California Corporation

John F. Frost
by: John F. Frost
for: Frost & Co. Trust
NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Claire M. Fletcher, President, for Eugene B. Fletcher, Inc., a California Corporation, this 10th day of July, A.D., 1997.
Witness my hand and official seal

My Commission Expires March 15, 1999
Charles M. Best
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 3:53 o'clock P.M., July 18, A.D., 1997, and was duly recorded in Plat Book No. 15 Page No. 362

Reception No. 1806409
Clerk and Recorder *Monika Todd*
By: *Miss [Signature]*
Deputy
Drawer No. DD 88
Fees \$10.00 + 1.00
Located in a Part of TRACT 74, SECTION 2, T12S, R101W, 6th PM & SW1/4, SECTION 30, T1S, R1W, UTE MERIDIAN, MESA COUNTY, CO

MONUMENT VALLEY WEST
A Part of TRACT 74,
SECTION 2, T12S, R101W, 6th PM
& SW1/4, SECTION 30, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099
PROJECT NO. 97063 SUR. BY: DRAWN CHECKED SHEET OF
DATE: May, 1997 LED/RM RSK 1 1

DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by *John F. Frost*
for Frost & Co. Trust, this 14th day of July, A.D., 1997.
Witness my hand and official seal

My Commission Expires Oct. 9, 1999
Charles M. Best
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of July, A.D., 1997, by the
County Planning Commission of the County of Mesa, State of Colorado.

Charles M. Best
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of July, A.D., 1997, by the
Board of County Commissioners of the County of Mesa, State of Colorado.

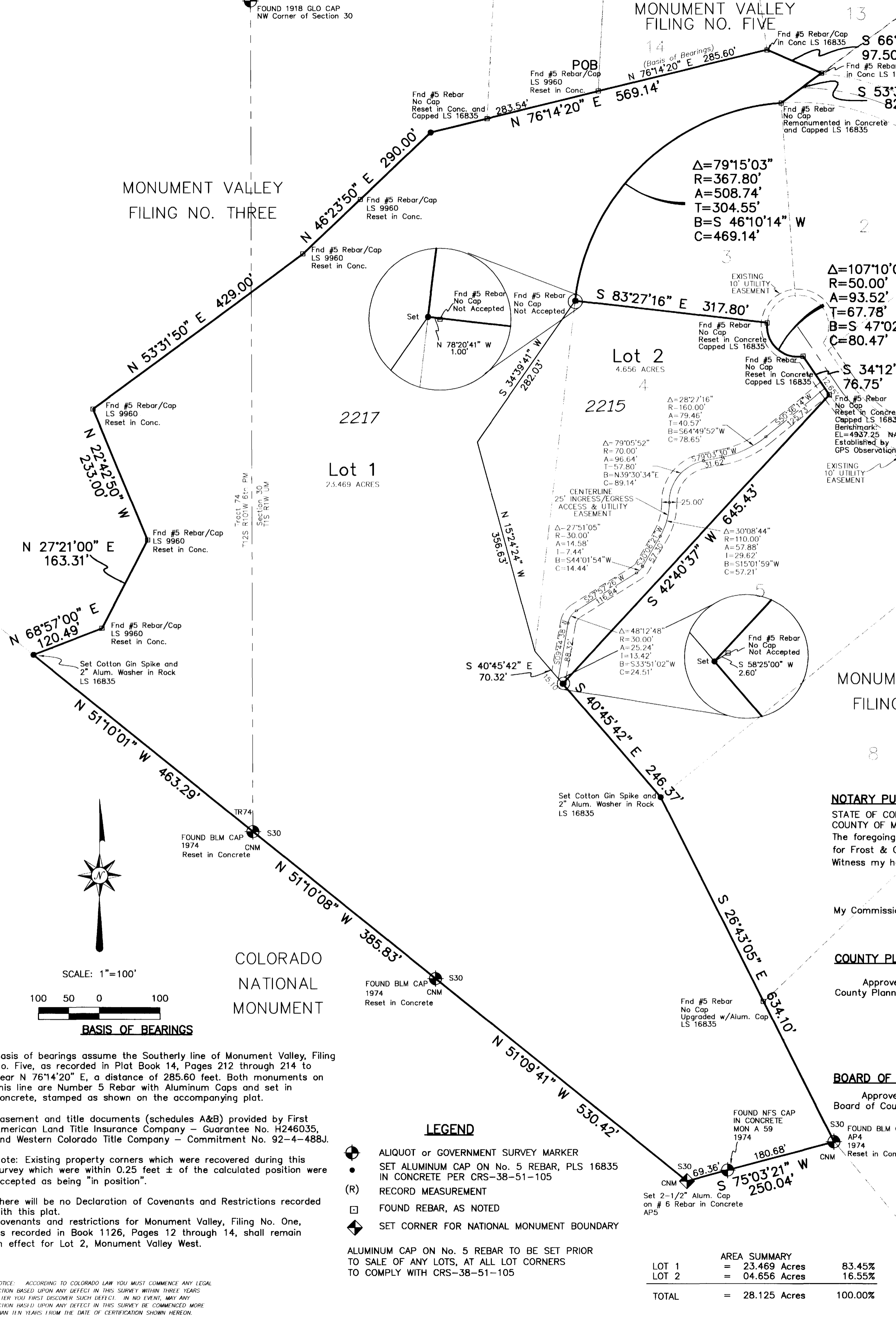
Joseph B. Genova
Chairman

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VALLEY WEST subdivision and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 14th day of July, 1997

MONUMENT VALLEY FILING NO. FIVE



Basis of bearings assume the Southerly line of Monument Valley, Filing No. Five, as recorded in Plat Book 14, Pages 212 through 214 to bear N 76°14'20" E, a distance of 285.60 feet. Both monuments on this line are Number 5 Rebar with Aluminum Caps and set in concrete, stamped as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by First American Land Title Insurance Company - Guarantee No. H246035, and Western Colorado Title Company - Commitment No. 92-4-488J.

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".
There will be no Declaration of Covenants and Restrictions recorded with this plat.
Covenants and restrictions for Monument Valley, Filing No. One, as recorded in Book 1126, Pages 12 through 14, shall remain in effect for Lot 2, Monument Valley West.

- LEGEND**
- ALIQUOT or GOVERNMENT SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
 - ◆ SET CORNER FOR NATIONAL MONUMENT BOUNDARY

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

LOT	AREA	PERCENT
LOT 1	= 23.469 Acres	83.45%
LOT 2	= 04.656 Acres	16.55%
TOTAL	= 28.125 Acres	100.00%

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.