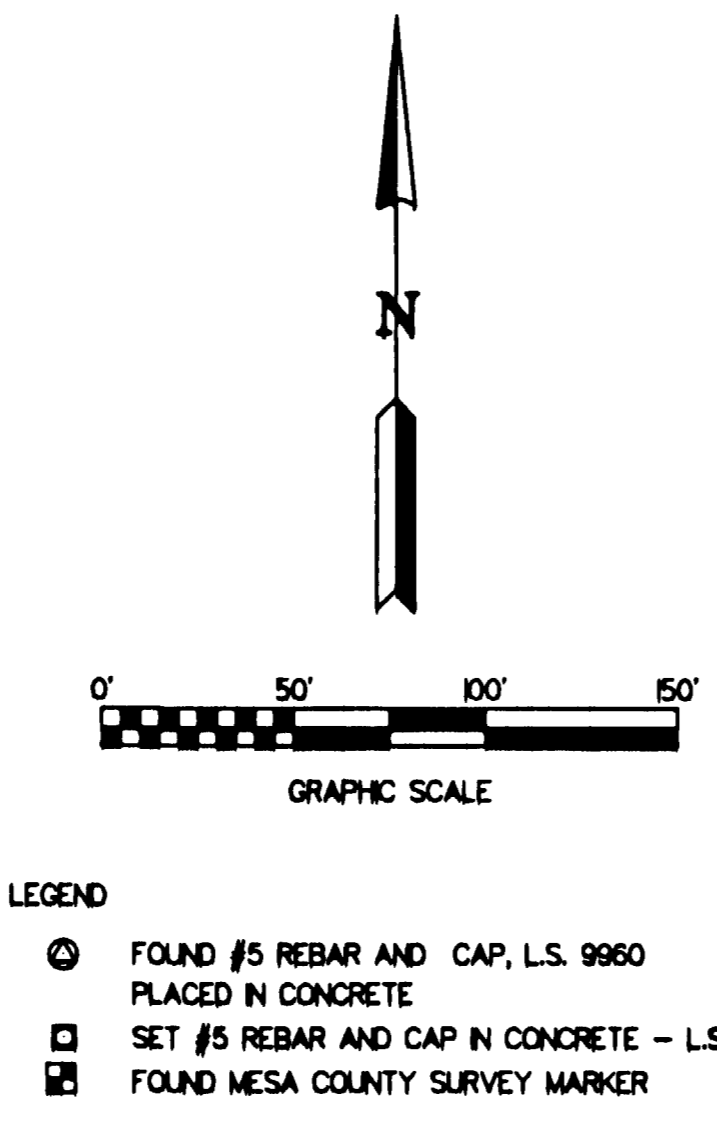
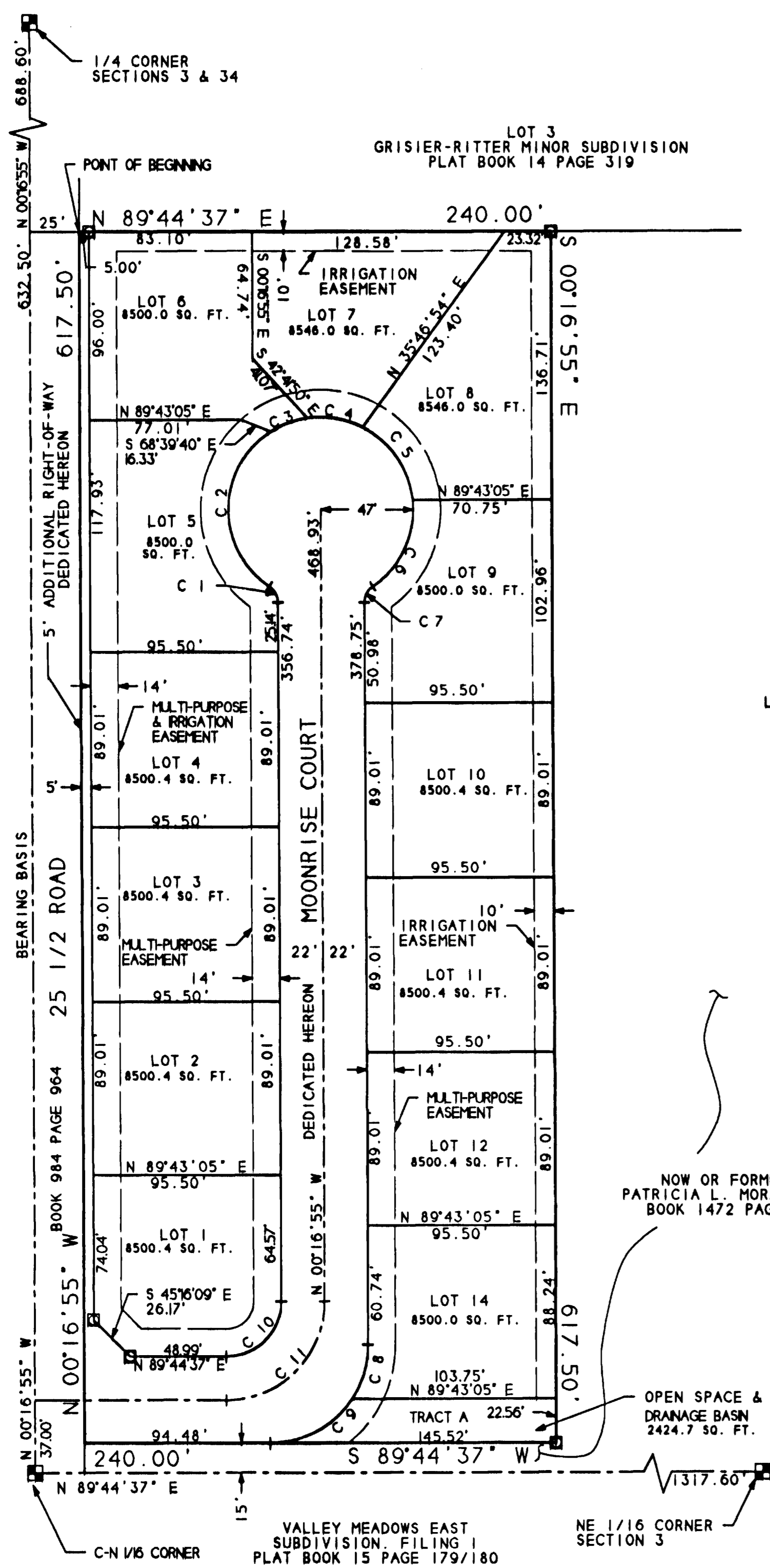


MOONRISE EAST SUBDIVISION

IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
MESA COUNTY, COLORADO



NOTES:

- BEARINGS ARE BASED UPON THE WEST LINE OF THE NW 1/4 NE 1/4 SECTION 3. FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE C-N 1/16 CORNER OF SECTION 3 AND THE 1/4 CORNER FOR SECTIONS 3 & 34. THE VALUE USED, N 00°16'55" W, IS GIVEN FOR THIS LINE ON THE PLAT FOR MOONRIDGE FALLS, FILING NO. ONE AS RECORDED IN PLAT BOOK 14 AT PAGE 168 OF THE MESA COUNTY RECORDS.
- NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM ANY OF THE LOTS IN THIS SUBDIVISION TO 25 1/2 ROAD OR FROM THE SOUTH PROPERTY OF LOT 1 TO MOONRISE COURT.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C 1	10.00'	9.75'	55°50'50"	9.37'	S 28°12'20" E
C 2	47.00'	92.92'	113°18'18"	78.51'	S 00°30'23" W
C 3	47.00'	20.00'	24°22'52"	19.85'	S 69°19'57" W
C 4	47.00'	29.10'	35°28'11"	28.63'	N 80°44'32" W
C 5	47.00'	46.64'	56°51'19"	44.75'	N 34°34'47" W
C 6	47.00'	50.63'	61°43'02"	48.22'	N 21°42'23" W
C 7	10.00'	9.75'	55°50'50"	9.37'	N 27°38'30" E
C 8	50.00'	29.12'	33°22'30"	28.72'	N 16°24'20" E
C 9	50.00'	49.44'	56°39'02"	47.45'	N 61°25'06" E
C 10	28.00'	44.00'	90°01'32"	39.61'	N 44°43'51" E
C 11	50.00'	78.56'	90°01'32"	70.73'	N 44°43'51" E

AREA SUMMARY

LOTS (13)	2.58 ACRES	77%
RIGHT-OF-WAY	0.76 ACRE	22%
TRACT A	0.06 ACRE	01%
TOTAL	3.40 ACRE	100%

- LEGEND**
- FOUND #5 REBAR AND CAP, L.S. 9960 PLACED IN CONCRETE
 - SET #5 REBAR AND CAP IN CONCRETE - L.S. 27266
 - FOUND MESA COUNTY SURVEY MARKER

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 2:40 o'clock P.M., this 6 day of September, 1998, and is duly recorded in Plat Book No. 110 Page 324, Reception No. 47814 Drawer No. 6625

Clerk and Recorder _____ Fee _____ Deputy _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
This plat of MOONRISE EAST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 11th day of October, 1998.

Mayor Scott E. Jerry City Manager Shirley Dehn

SURVEYOR'S CERTIFICATE

I, Barry L. Haag, do hereby certify that the accompanying plat of MOONRISE EAST SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Atlantic Fidelity, Inc., a Nevada Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and that being a part of the NW 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West, of the Ute Meridian as recorded in Book 2219 Page 609 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at a point from which the C-N 1/16 corner of said Section 3 bears S 89°44'37" W, 25.00 feet and S 00°16'55" E, 632.50 feet; thence N 89°44'37" E, 240.00 feet; thence S 00°16'55" E, 617.50 feet; thence S 89°44'37" W, 240.00 feet; thence N 00°16'55" W, 617.50 feet to the point of beginning.

That said owner has caused said real property to be laid out and surveyed as MOONRISE EAST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado. That said owner does hereby dedicate and set apart all that portion of said real property which is labeled as "DEDICATED HEREON" on the accompanying plat as Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

Further, that said owner does hereby dedicate and set apart all those portions of said real property which are labeled as "MULTI-PURPOSE EASEMENT" on the accompanying plat to the City of Grand Junction for the use of public utilities at perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Further, that said owner does hereby dedicate and set apart that portion of said real property which is labeled as "IRRIGATION EASEMENT" on the accompanying plat to the owners of the lots hereon created for their use as a perpetual non-exclusive easement for the operation, maintenance and repair of an irrigation line and appurtenances thereto with the restriction that said owners will be responsible for the operation, maintenance and repair of said irrigation line and appurtenances thereto.

Further, that said owner does hereby dedicate and set apart that portion of said real property which is labeled as "TRACT A" on the accompanying plat to the owners of the lots hereon created for their use as a perpetual easement for the detention of excess runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground, with the restriction that the owners of the lots hereon created will be responsible for the operation, maintenance and repair of said detention facility and appurtenances thereto.

All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their assigns or successors, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the above described easements.

Further, that said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication.

IN WITNESS WHEREOF said owner, Atlantic Fidelity, Inc. is the owner of that real property situated in the County of Mesa, City of Grand Junction, State of Colorado, by Bret D. Seligman, Vice President, has caused their name to be hereunto subscribed this 31 day of July, 1998.

By Bret D. Seligman
Atlantic Fidelity, Inc.
Bret D. Seligman, Vice President

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 31st day of July, 1998, by Atlantic Fidelity, Inc., Bret D. Seligman, Vice President.

My Commission expires 4/23/2002
Witness my hand and official Seal

Kathleen E. Bonnet
Notary Public



My Commission expires April 23, 2002

MOONRISE EAST SUBDIVISION

SITUATE
NW 1/4 - NE 1/4 - SECTION 3
T. 1 S. - R. 1 W. - U.M.
MESA COUNTY CITY OF GRAND JUNCTION COLORADO
PREPARED FOR
ATLANTIC FIDELITY, INC.

SCALE: 1"=50'

JULY 21, 1998

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 herein.