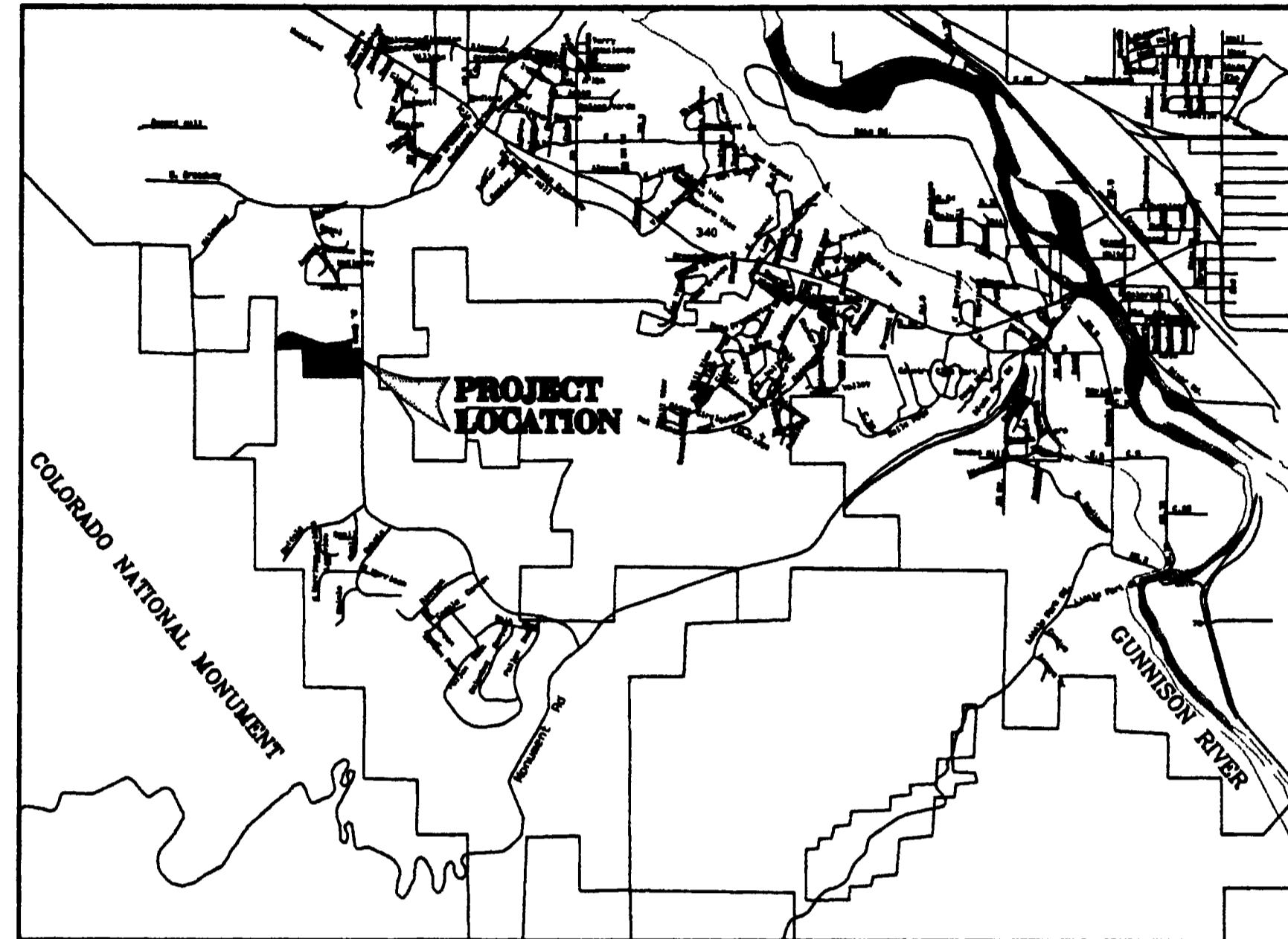


CANYON VIEW - PHASE VIII

A REPLAT OF LOT 1 BLOCK 3 CANYON VIEW PHASE II, AND LOT 8 BLOCK 3 CANYON VIEW PHASE VII

MESA COUNTY, COLORADO

VICINITY MAP



State of Colorado }
 County of Mesa } ss

This plat was acknowledged before me by David P Bagg as Partner of South Camp Properties LLC a Colorado Limited Liability Company on this 22nd day of October AD 1999 for the aforementioned purposes

My Commission expires 8/17/02 Notary Public Lanette K. Garnett
 My address is 1310 N 17th St

CONSENT OF MORTGAGEE

The undersigned having security interest in the subject property do hereby ratify and confirm this plat

Bank of Colorado
 Colorado National Bank
 Western Slope
 by Stephen C Love
 Vice-President

State of Colorado }
 County of Mesa } ss

This plat was acknowledged before me by Stephen C Love as Vice-President of Colorado National Bank Western Slope on this 22nd day of October AD 1999 for the aforementioned purposes

My Commission expires 1-25-2002 Notary Public Sharon Tibbette
 My address is 200 Grand Avenue Grand Junction CO 81501

CITY APPROVAL

This plat of CANYON VIEW - PHASE VIII a plat of a portion of the City of Grand Junction County of Mesa State of Colorado was approved this 22nd day of October 1999

By Sharon Tibbette City Manager Attest Gene Kinsey Mayor

SURVEYOR'S STATEMENT

I Kenneth Scott Thompson a registered Professional Land Surveyor in the State of Colorado do hereby state that the accompanying plat of CANYON VIEW - PHASE VIII a subdivision of a part of the City of Grand Junction Colorado has been prepared by me and/or under my direct supervision and represents a field survey of the same This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado to the best of my knowledge and belief

Kenneth Scott Thompson 18480
 Kenneth Scott Thompson PLS Date October 22, 1999

LINE TABLE

LINE	BEARING	DISTANCE
L1	N22 52 54 W	23 00
L2	S63 37 58 W	23 01
L3	S24 37 18 E	22 29
L4	N65 22 44 E	22 29
L5	S60 30 00 W	12 82
L6	N20 30 00 E	12 75
L7	S00 00 00 E	2 09
L8	N00 00 00 E	1 98
L9	S04 25 59 E	39 29
L10	N24 37 55 W	22 29
L11	N46 42 08 W	22 60
L12	N43 49 05 E	22 32
L13	N00 00 00 W	2 09
L14	S80 12 55 W	3 39

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33 83	422 00	4 35 37	S71 47 48 E	33 82
C2	90 37	422 00	12 16 13	S80 13 43 E	90 20
C3	48 72	422 00	6 36 51	S89 40 15 E	48 69
C4	12 10	13 50	51 20 14	N67 18 33 W	11 70
C5	42 93	48 00	51 14 37	N67 15 45 W	41 51
C6	50 39	48 00	60 08 56	S57 02 29 W	48 11
C7	12 03	48 00	14 21 48	S19 47 07 W	12 00
C8	29 78	48 00	35 33 38	S05 10 37 E	29 32
C9	34 70	48 00	41 25 10	S43 40 01 E	33 95
C10	72 54	48 00	86 35 16	N72 19 46 E	65 83
C11	13 82	13 50	58 38 07	N58 21 11 E	13 22
C12	119 37	378 00	18 05 38	S83 16 56 E	118 88
C13	31 24	378 00	4 44 07	S71 52 04 E	31 23
C14	68 70	192 00	20 30 00	S10 15 00 W	68 33
C15	52 95	148 00	20 30 00	S10 15 00 W	52 67
C16	3 00	422 00	0 24 27	N20 17 46 E	3 00
C17	94 77	422 00	12 52 02	N13 39 32 E	94 57
C18	92 66	422 00	12 34 52	N00 56 05 E	92 48
C19	5 76	3856 50	0 05 08	S05 05 49 E	5 76
C20	108 10	3856 50	1 36 22	S04 15 05 E	108 09
C21	98 54	3856 50	1 27 50	S02 42 58 E	98 54
C22	109 12	3856 50	1 37 16	S01 10 25 E	109 12
C23	113 99	3900 50	1 40 28	S01 11 58 E	113 99
C24	126 14	3900 50	1 51 10	S04 04 29 E	126 13
C25	9 44	3900 50	0 08 19	S05 04 14 E	9 44
C26	162 72	378 00	24 39 53	S08 57 50 W	161 47

AREA SUMMARY

LOTS	16 554 acres	83 2%
ROADS	1 911 acres	9 6%
TRACTS	1 441 acres	7 2%
TOTAL	19 906 acres	100%

NOTES REQUIRED BY THE CITY OF GRAND JUNCTION

BULK REQUIREMENTS

Minimum lot area - 13 000 sf
 Maximum units per gross acre - 2
 Minimum street frontage - 20
 Maximum height of structures - 32
 Minimum lot width (at structure site for principal structure) - 75
 Minimum front setback - 30
 Minimum rear setback - 25
 Minimum side setback - 15
 Minimum exterior side setback - 20
 Accessory structure setback - to the rear of primary structure with same setbacks
 Maximum coverage of lot by structures - 30%

NOTICE Fences are restricted to a maximum 4 feet in height along Open Space and for general purposes Fencing from 4 to 8 in height is to be used specifically for privacy of patios hot tubs etc and is subject to consideration by the Architectural Control Committee A RV screen fence is limited to that fence which occurs adjacent to the house structure itself

NOTICE Structures used solely for covering or housing irrigation facilities may be located in the setbacks behind the main structure

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County Colorado at 3:57 o'clock P M this 25th day of October 1999 and is duly recorded in Plat Book No 17 Page 95 197 as Reception No 925236 Drawer No 4401 Fees \$ 120 00

Clerk and Recorder of Mesa

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned South Camp Properties LLC a Colorado Limited Liability Company is the owner of that real property situated in the City of Grand Junction located in the southeast quarter of Section 26 and Tract 37 Township 11 South Range 101 West of the 8th Principal Meridian County of Mesa State of Colorado described in Book 2070 Page 984 and Book 2586 at Page 489 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat being more particularly described as follows

Lot 1 Block 3 of Canyon View - Phase II a plat on file and recorded in the office of the Mesa County Clerk and Recorder in Book 14 at Pages 343 and 344 and Lot 8 Block 3 of Canyon View - Phase VII a plat on file and recorded in the office of the Mesa County Clerk and Recorder in Book 17 at Pages 97 98 and 99

Containing 19 906 acres more or less

That said owner has caused said real property to be laid out and surveyed as CANYON VIEW - PHASE VIII a subdivision of a part of the City of Grand Junction Colorado

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

All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever

All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines cable TV lines natural gas pipelines sanitary sewer lines water lines telephone lines and also for the installation and maintenance of traffic control facilities street lighting street trees and grade structures

Tract B as a perpetual non-exclusive easement to the City of Grand Junction for the use by the public for ingress and egress for bicycling walking and other access provided however that no motorized use by the public is authorized hereby but the City of Grand Junction shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easement in Tract B

All Irrigation Easements are set aside for conveyance by separate instrument to the Canyon View Homeowners Association Filings 7-9 as perpetual easements for the installation operation maintenance and repair of private irrigation systems

All Drainage Easements are set aside for conveyance by separate instrument to the Canyon View Homeowners Association Filings 7-9 as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man-made facilities above or below ground

All easements include the right of ingress and egress on along over under and through and across by the beneficiaries their successors or assigns together with the right to trim or remove interfering trees and brush and in Drainage and Detention/Retention easements the right to dredge 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 easement

Tract A is to be conveyed by separate instrument to the Canyon View Homeowners Association Filings 7-9 for the purpose of drainage retention and irrigation subject to further conditions and restrictions as may set forth in said instrument

Tracts B and C are to be conveyed by separate instrument to the Canyon View Homeowners Association Filings 7-9 for the purpose of common open space subject to public easements dedicated hereon and further conditions and restrictions as may be set forth in said instrument

Tract D is to be conveyed by separate instrument to the Canyon View Homeowners Association Filing 1-6 for the purpose of drainage retention subject to further conditions and restrictions as may be set forth in said instrument

Said owners certify that all leinholders if any are represented hereon

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 22nd day of October AD 1999

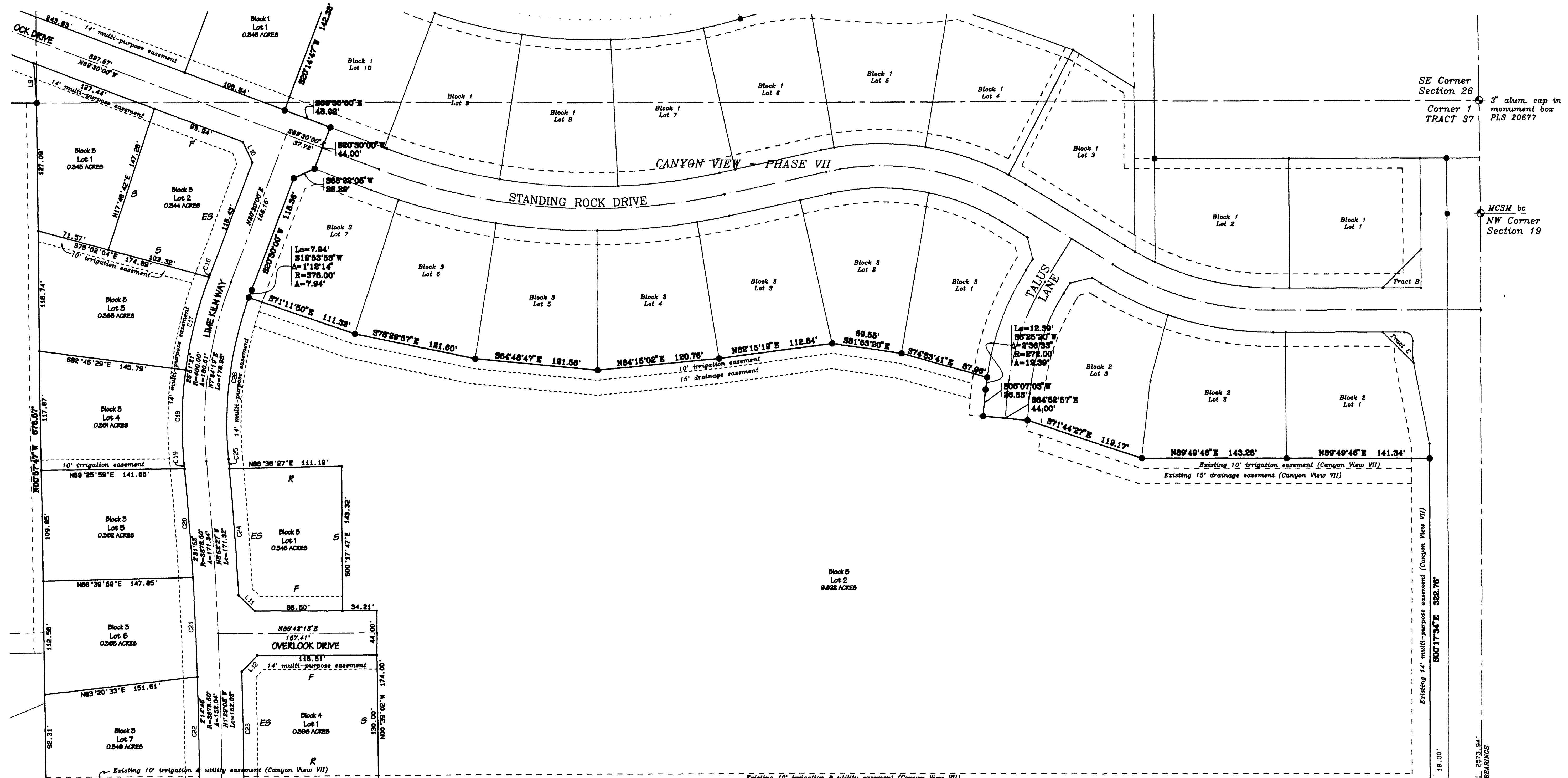
South Camp Properties LLC
 a Colorado Limited
 Liability Company

By David P Bagg
 Partner

CANYON VIEW - PHASE VIII
 FINAL PLAT
 SOUTH CAMP PROPERTIES LLC
 SE 1/4 SECTION 26 AND PART OF TRACT 37 T 11S R 101W 6TH P.M
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Date Oct 22 1999 Drawn kst Checked drs Job No 0208-015
 S:\Survey\0208 thomas-015 Phase 8\CV#8p1at.pro Sheet 1 of 3

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 the certification shown hereon

CANYON VIEW - PHASE VIII



SE Corner Section 26
Corner 1
TRACT 37
3" alum. cap in monument box
PLS 20677

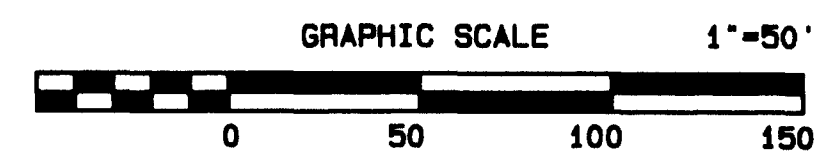
MCSM bc
NW Corner Section 19

Existing 14' multi-purpose easement (Canyon View VII)

500'17'34"E 2573.94'
BASIS OF BEARINGS

Corner 6
TRACT 37
Corner 1
TRACT 39
3" alum. cap in mon. box
PLS 20677

All bearings herein are relative to a bearing of South 00°17'34" East from a Meas County Survey Marker brass cap for the northwest corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian and a 3" aluminum cap, PLS 20677, in a range box for Corner 6 of Tract 37.



- LEGEND**
- ⊕ CONTROL MONUMENT AS NOTED
 - #5 REBAR WITH ALUMINUM CAP PLS 18480 - OR AS NOTED - SET IN CONCRETE
 - F FRONT
 - R REAR
 - S SIDE
 - ES EXTERIOR SIDE

CANYON VIEW - PHASE VIII
FINAL PLAT
SOUTH CAMP PROPERTIES LLC

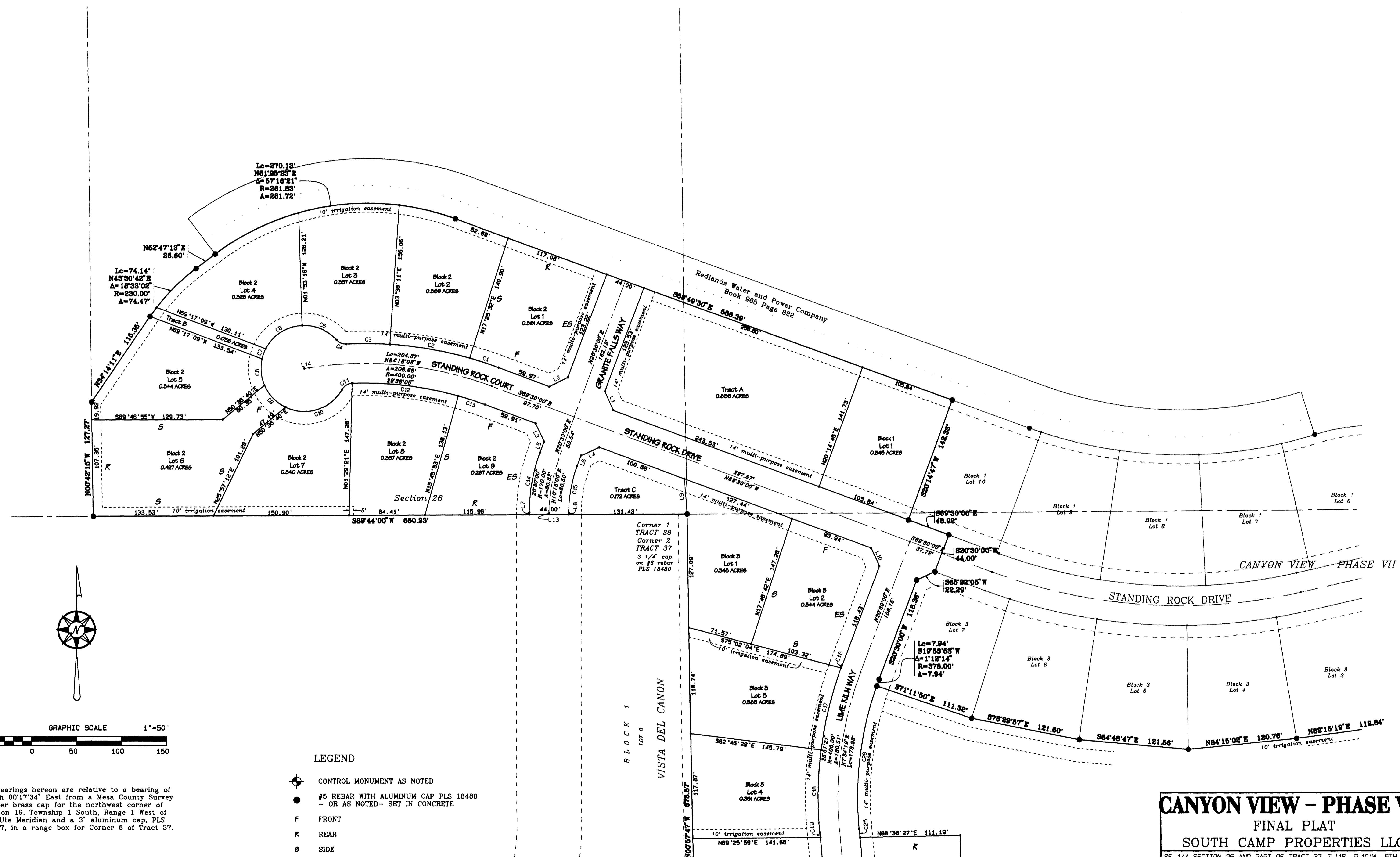
SE 1/4 SECTION 26 AND PART OF TRACT 37, T.11S., R.101W., 6TH P.M.

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Date: Oct. 18, 1999 Drawn: kst Checked: drs Job No. 0208-015
S:\Survey\0208\thomas\015 Phase 8\CV#8plat.pro Sheet 2 of 3

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CANYON VIEW - PHASE VIII



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CANYON VIEW - PHASE VIII
FINAL PLAT
 SOUTH CAMP PROPERTIES LLC
 SE 1/4 SECTION 26 AND PART OF TRACT 37, T.11S., R.101W., 6TH P.M.
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
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 S:\Survey\0208 thomas\015 Phase B\CV#8plat.pro Sheet 3 of 3