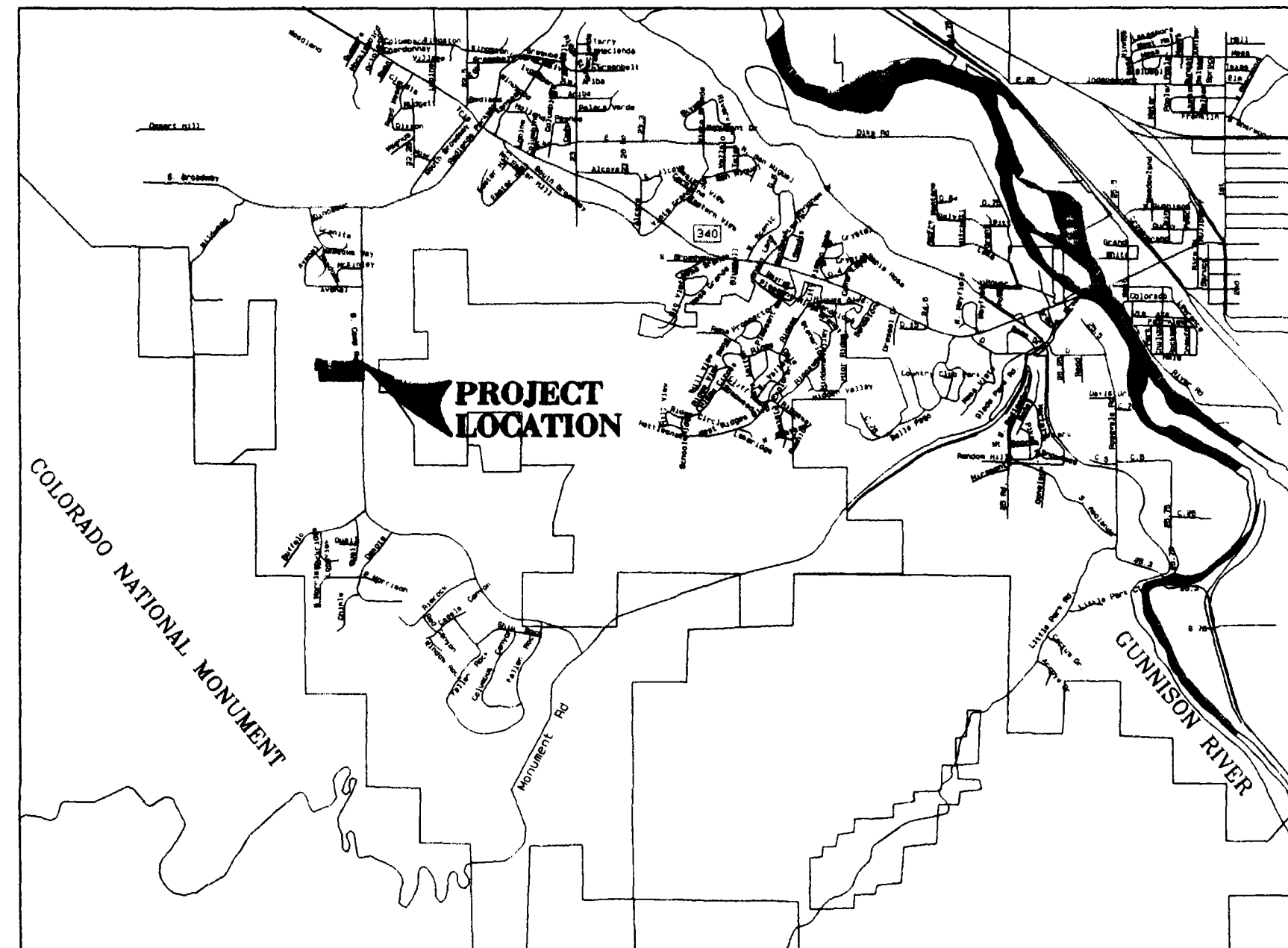


CANYON VIEW - PHASE IX

A REPLAT OF LOT 2 BLOCK 5 CANYON VIEW PHASE VIII

MESA COUNTY, COLORADO

VICINITY MAP



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 6th Principal Meridian, County of Mesa, State of Colorado, described in Book 2070 Page 964 and Book 2596 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 2, Block 5 of Canyon View - Phase VIII, a plat on file and recorded in the office of the Mesa County Clerk and Recorder at Reception No. 1925236.

Containing 9.822 acres, more or less.

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

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

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

All Multi-Purpose Easements dedicated 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.

All Utility Easements dedicated 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.

All Slope Easements dedicated to the City of Grand Junction as perpetual easements for the installation, operation, maintenance, and repair of materials providing slope stability for public sidewalk improvements.

All Drainage Easements are to be conveyed by separate instrument to the Canyon View Homeowners Association, Filings 7-9, recorded in Book _____ at Page _____ 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, recorded in Book _____ at Page _____ for the purpose of common open space and irrigation, subject to further conditions and restrictions as may 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 8th day of February, A.D., 2000.

South Camp Properties LLC
a Colorado Limited
Liability Company

By John M. Thomas
John M. Thomas
Managing Partner

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.99	578.00	1'47.00"	N88°48'43"E	17.99
C2	88.89	578.00	8'48.41"	N63°30'52"E	88.89
C3	19.96	1244.00	0'55.13"	S79°34'08"W	19.96
C4	102.31	1244.00	4'42.44"	S82°23'06"W	102.28
C5	101.73	1244.00	4'41.07"	S87°05'02"W	101.70
C6	85.99	1244.00	3'57.37"	N88°35'36"W	85.97
C7	16.62	13.50	70'31.44"	N61°01'42"E	15.59
C8	62.81	48.00	74'43.56"	S63°07'48"W	58.26
C9	45.92	48.00	54'48.55"	N52°05'46"W	44.19
C10	49.64	48.00	59'14.58"	N04°56'11"E	47.45
C11	46.87	48.00	55'56.28"	N62°31'54"E	45.03
C12	34.01	48.00	40'35.30"	S69°12'08"E	33.30
C13	8.20	13.50	34'48.04"	N65°18'24"W	8.07
C14	18.60	1200.00	0'53.18"	N84°09'05"W	18.60
C15	117.23	1200.00	5'35.50"	N87°23'39"W	117.18
C16	116.97	1200.00	5'35.06"	S87°00'53"W	116.92
C17	107.10	1200.00	5'06.49"	S81°39'56"W	107.06
C18	10.47	622.00	0'57.52"	N79°35'27"E	10.47
C19	104.55	622.00	9'37.50"	N84°53'18"E	104.43
C20	25.06	1222.00	1'10.30"	S84°17'42"E	25.06

AREA SUMMARY

TYPE	ACRES	PERCENT
LOTS	6.925	70.5%
ROADS	1.157	11.8%
TRACTS	1.740	17.7%
TOTAL	9.822	100%

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°11'15"W	22.38
L2	N40°46'41"W	22.38
L3	N06°17'34"E	15.00

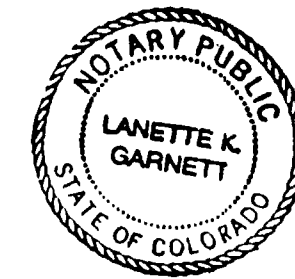
NOTES REQUIRED BY THE CITY OF GRAND JUNCTION

BULK REQUIREMENTS

- Minimum lot area - 13,000 sq. ft.
- 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, along South Camp Road, and for general purposes. Fencing from 4' to 6' in height is to be used specifically for privacy of patios, hot tubs, etc. and is subject to consideration by the Architectural Control Committee. 6' 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.



State of Colorado)
)ss
County of Mesa)

This plat was acknowledged before me by John M. Thomas as Managing Partner of South Camp Properties LLC, a Colorado Limited Liability Company, on this 8th day of February, A.D., 2000, for the aforementioned purposes.

My Commission expires: 02/17/02 Notary Public Lanette K. Garnett
My address is: 1310 N. 17th St. GJ, CO 81501

CONSENT OF MORTGAGEE

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

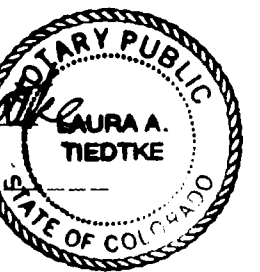
Stephen C. Love
by: Stephen C. Love
Vice-President

Bank of Colorado

State of Colorado)
)ss
County of Mesa)

This plat was acknowledged before me by Stephen C. Love as Vice President of the Bank of Colorado, on this 9th day of February, A.D., 2000, for the aforementioned purposes.

My Commission expires: 12-5-2001 Notary Public Laura A. Tiedtke
My address is: 200 Grand Ave., Grand Junction, CO 81501



My Commission expires
December 5, 2001

DECLARATION OF COVENANTS

This property is subject to covenants, conditions and restrictions set forth in an instrument recorded in Book 2601 at Page 144, Reception No. 1907915.

CITY APPROVAL

This plat of CANYON VIEW - PHASE IX, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 8th day of February, 2000.

By: David E. Alban 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 IX, 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
Kenneth Scott Thompson, P.L.S. 18480
LAND SURVEYOR
STATE OF COLORADO

Feb. 02, 2000
Date

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 _____ o'clock _____ M., this _____ day of _____, 2000, and is duly recorded in Plat Book No. _____ Page _____ as Reception No. 1940756
Drawer No. _____ Fees: _____

Clerk and Recorder of Mesa

CANYON VIEW - PHASE IX

CANYON VIEW - PHASE IX
SOUTH CAMP PROPERTIES LLC

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

THOMPSON-LANGFORD CORPORATION

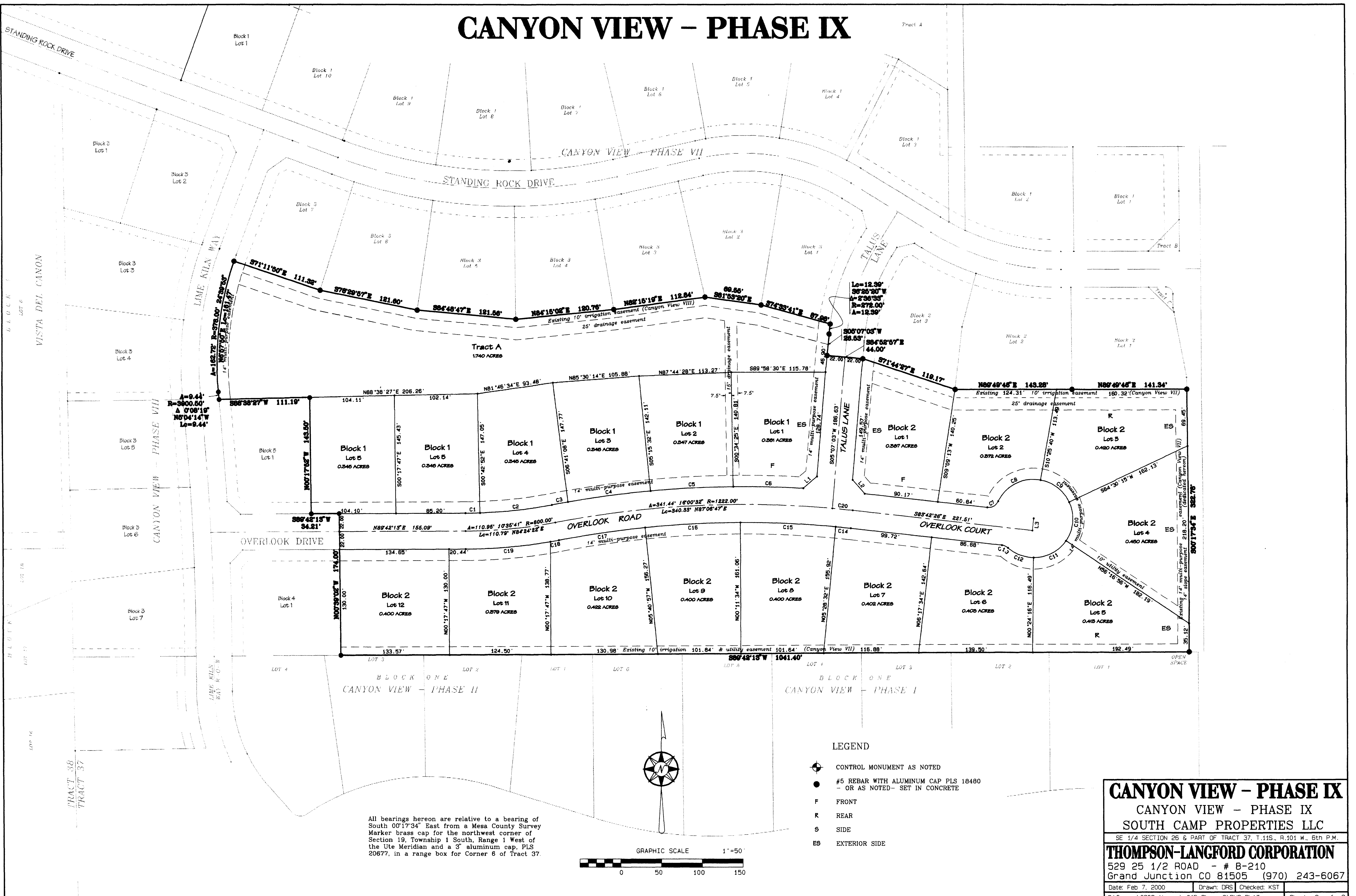
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Date: Feb 7, 2000 Drawn: DRS Checked: KST

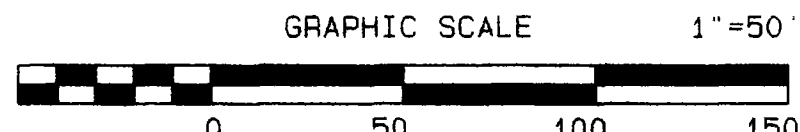
S:\Survey\0208 thomas\016 Phase 9\PH9 PLAT.pro Sheet 1 of 2

NOTICE: According to Colorado law, you must undertake 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 IX



All bearings hereon are relative to a bearing of South 00°17'34" East from a Mesa 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 IX
 CANYON VIEW - PHASE IX
 SOUTH CAMP PROPERTIES LLC

SE 1/4 SECTION 26 & PART OF TRACT 37, T.14S., R.101 W., 6th P.M.

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 S:\Survey\0208\thomas\016 Phase 9\PH9 PLAT.pro Sheet 2 of 2