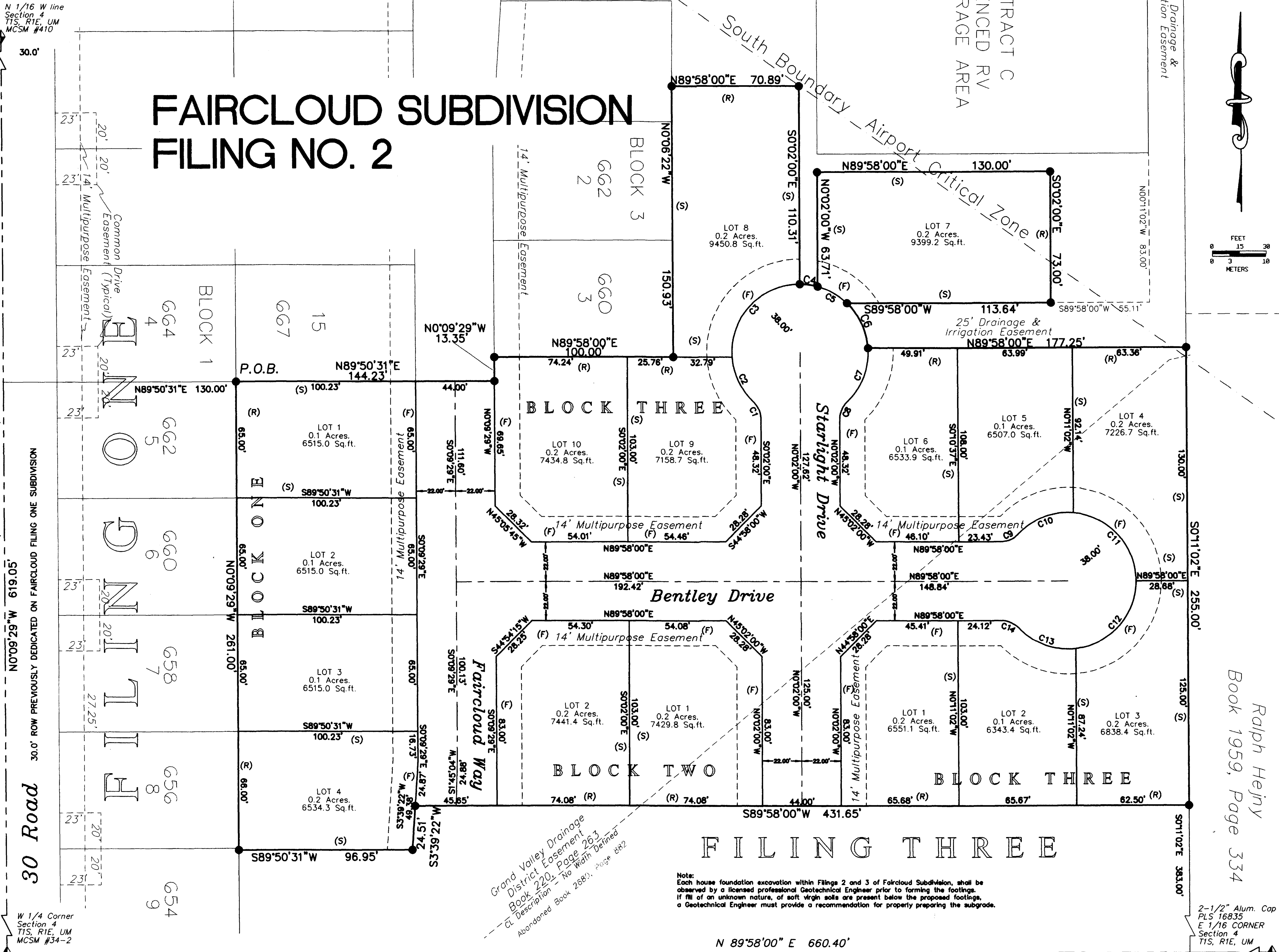


N 1/16 W line
Section 4
T1S, R1E, UM
MCSM #410

FAIRCLOUD SUBDIVISION FILING NO. 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS That NEGLand INVESTORS Inc. is the owner of that real property located in the West Half of the Southwest Quarter of Section 4, Township 1 South, Range 1 East, of the Ute Meridian, Known as FAIRCLOUD SUBDIVISION FILING NO. 1, BLOCK A as described in Plat Book 16, Pages 292 and 293 Reception No. 1870725 Drawer No. 661 of the Mesa County Records and being further described as follows:

Commencing at the W 1/4 of Section 4, Township 1 South, Range 1 East, Ute Meridian from Whence the N 1/16 of the West line of said Section 4 Bears N00°09'29"W a distance of 1313.05 feet, for a Basis of Bearing, all bearings hereon related thereto; thence N00°09'29"W, 619.05 feet; thence N89°50'31"E, 130.00 feet to the POINT OF BEGINNING. Thence N89°50'31"E, 144.23 feet; thence N00°09'29"W, 13.35 feet; thence N89°58'00"E, 100.00 feet; thence N00°02'00"W, 110.31 feet; thence N89°58'00"E, 70.89 feet; thence S00°02'00"E, 110.31 feet to the beginning of a horizontal curve; thence along said curve to the right with a radius of 38.00 feet and a length of 10.12 feet whose chord bears S82°24'17"E, 10.09 feet; thence N00°02'00"W, 63.71 feet; thence N89°58'00"E, 130.00 feet; thence S00°02'00"E, 73.00 feet; thence S89°58'00"W, 113.64 feet to the beginning of a horizontal curve; thence along said curve to the right with a radius of 38.00 feet and a length of 28.19 feet, whose chord bears S24°52'07"E, 27.55 feet; thence N89°58'00"E, 177.25 feet; thence S00°11'02"E, 235.00 feet; thence S89°58'00"W, 431.65 feet; thence S03°39'22"W, 24.51 feet; thence S89°50'31"W, 96.95 feet; thence N00°09'29"W, 261.00 feet, to the POINT OF BEGINNING.

Said parcel containing 3.563 acres, as described.

That said owners have caused the real property to be laid out and platted as Faircloud Subdivision, Filing No. 2, 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 as the accompanying plat of Faircloud Subdivision Filing No. 2 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 purpose of the public utilities as perpetual easements for the installation, operation, and repair of the utilities and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

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. 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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 24th day of February, A.D. 2000

By: Beet D. Delgado President
for NEGLand Investors Inc.

NOTARY PUBLIC CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Beet D. Delgado President for NEGLand Investors, Inc. this 24th day of February, A.D. 2000.
Witness my hand and official seal.

My Commission Expires 2-23-2001

Darlene Settles
Notary Public
My Commission Expires 2-23-2001

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 2:33 o'clock P.M., Jan 4, A.D. 2001, and was duly recorded in Plat Book 19, Page No. 77, Reception No. 1979034, Drawer No. 0055, Fees: 10.00

Clerk and Recorder
By: _____
Deputy

CITY OF GRAND JUNCTION APPROVAL
This plat of Faircloud Subdivision, Filing No. 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 1st day of March, A.D. 2000.
City Manager: Shirley Cleburn
President of City Council: Gene Trusey

LIENHOLDERS RATIFICATION OF PLAT
THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Faircloud Subdivision, Filing No. 2 Signed this 2nd day of March, A.D. 2000.
Jeffrey F. Parker Nonna Bank Colorado N.H.
for:

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Jeffrey F. Parker this 2nd day of March, A.D. 2000.
Witness my hand and official seal.
Notary Public: Kurt Weels
My Commission Expires 4-24-01

F1/2 Road

AREA SUMMARY		
FILING 2 LOTS	= 2.626 ACRES	73.70%
FILING 2 ROW	= 0.937 ACRES	26.30%
TOTAL AREA	= 3.563 ACRES	100%

SURVEYOR'S CERTIFICATION

I, Vincent A. Popish, do hereby certify that the accompanying plat of Faircloud Subdivision, Filing No. 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the application laws of the State of Colorado.

Date certified 3-6-00

- LEGEND**
- ◆ ALIQUOT SURVEY MARKER
 - SET No. 5 REBAR WITH CAP LS NO. 33650 IN CONCRETE PER CRS-38-51-105
 - (R) INDICATES REAR YARD
 - (S) INDICATES SIDE YARD
 - (F) INDICATES FRONT YARD

TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY: POLICY #1153205

CAPPED No. 5 REBAR TO BE SET ON ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

NOTICE TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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

BASIS OF BEARING STATEMENT:
BEARINGS ARE BASED UPON THE WEST LINE OF THE SW 1/4 NW 1/4 SECTION 4 FOUND IN PLACE A MESA COUNTY SURVEY MARKER AT BOTH THE WEST 1/4 AND THE N 1/16 OF SECTION 4. THE VALUE USED N00°09'29"W IS GIVEN FOR THIS LINE ON THE FAIRCLOUD SUBDIVISION FILING ONE AS RECORDED IN PLAT BOOK 16, PAGES 292 AND 293 OF THE MESA COUNTY RECORDS.

FILING THREE

Note: Each house foundation excavation within Filings 2 and 3 of Faircloud Subdivision, shall be observed by a licensed professional Geotechnical Engineer prior to forming the footings. If the of an unknown nature, of soft virgin soils are present below the proposed footings, a Geotechnical Engineer must provide a recommendation for properly preparing the subgrade.

Curve Table

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	46°25'25"	10.94'	13.50'	N23°14'43"W	10.84'
C2	42°27'45"	28.16'	38.00'	S25°13'33"E	27.52'
C3	93°57'40"	62.32'	38.00'	S42°59'10"W	55.57'
C4	15°15'26"	10.12'	38.00'	N82°24'49"W	10.09'
C5	28°39'19"	19.00'	38.00'	N60°26'54"W	18.81'
C6	42°30'14"	28.19'	38.00'	N24°52'07"W	27.55'
C7	50°00'25"	33.17'	38.00'	N21°23'12"E	32.12'
C8	46°25'25"	10.94'	13.50'	S23°10'42"W	10.84'
C9	46°25'25"	10.94'	13.50'	N68°45'17"E	10.84'
C10	51°17'09"	34.01'	38.00'	S69°11'09"W	32.89'
C11	85°08'17"	56.47'	38.00'	N42°36'09"W	51.41'
C12	83°32'04"	55.40'	38.00'	N41°44'02"E	50.62'
C13	52°53'21"	35.08'	38.00'	S70°03'16"E	33.85'
C14	46°25'25"	10.94'	13.50'	N68°49'18"W	10.64'

2-1/2" Alum. Cap
PLS 16835
E 1/16 CORNER
Section 4
T1S, R1E, UM

Ralph Hejny
Book 1959, Page 334

FAIRCLOUD SUBDIVISION FILING NO. 2 FINAL PLAT

SITUATED IN THE W1/2 SW1/4 NW1/4 SECTION 4, T1S, R1E, UTE P.M.

Client: NEGLand INVESTORS Inc.
Date: 11-17-99
Scale: 1" = 30'
Drawn by: VAP
Checked by: PC
File No.: 99270
File Name: fcfil2

INDEPENDENT SURVEY

VINCENT A. POPISH PLS
739 Road Avenue Ph. & Fax (970)257-7552
Grand Junction, Colorado 81501 Call (970)261-1409