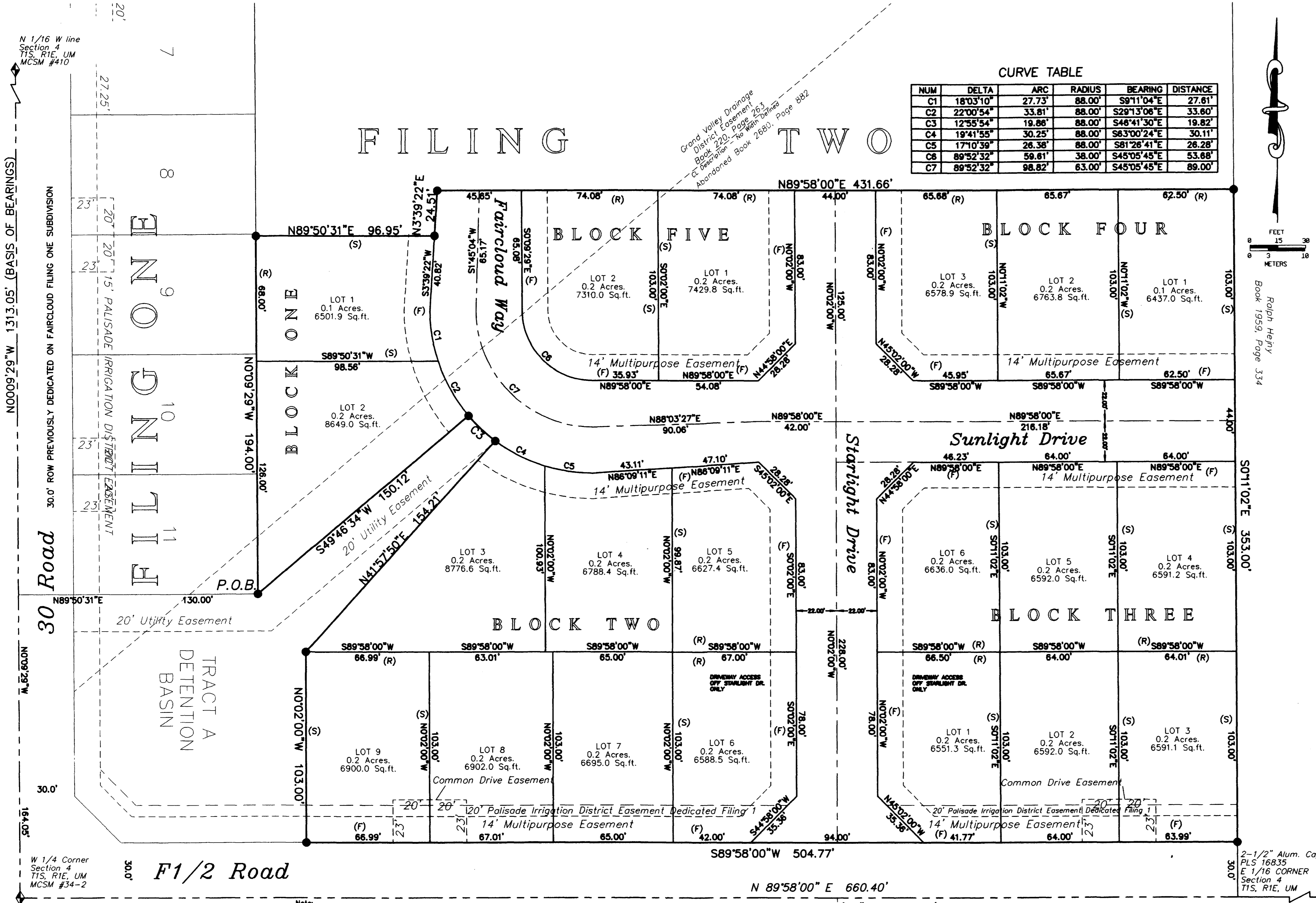


FAIRCLOUD SUBDIVISION FILING NO. 3



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	18°03'10"	27.73'	88.00'	S89°11'04"E	27.61'
C2	22°00'54"	33.81'	88.00'	S28°13'08"E	33.80'
C3	12°55'54"	19.86'	88.00'	S46°41'30"E	19.82'
C4	19°41'55"	30.25'	88.00'	S63°00'24"E	30.11'
C5	17°10'39"	26.38'	88.00'	S81°26'41"E	26.28'
C6	89°52'32"	59.81'	38.00'	S45°05'45"E	53.68'
C7	89°52'32"	98.82'	63.00'	S45°05'45"E	89.00'

FEET
15
30
METERS
3
6
10

Ralph Henry
Book 1959, Page 334

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 the Northwest Quarter of Section 4, Township 1 South, Range 1 East, of the Ute Meridian, known as FAIRCLOUD SUBDIVISION FILING NO. 1, BLOCK B 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 Base of Bearing, all bearings hereon related thereto; thence N00°09'29"W 184.05 feet; thence N89°50'31"E 130.00 feet to the POINT OF BEGINNING; thence N00°09'29"W 194.00 feet; thence N89°50'31"E 98.95 feet; thence N03°33'22"E 24.51 feet; thence N89°58'00"E 431.66 feet; thence S00°11'02"W 333.00 feet; thence S89°58'00"W 504.77 feet; thence N00°02'00"W 103.00 feet; thence N41°57'50"E 154.21 feet to the beginning of a curve; thence along said curve to the right with a radius of 88.00 feet and length of 19.88 feet whose chord bears N46°41'30"W, 19.82 feet; thence S49°46'34"W, 150.12 feet to the POINT OF BEGINNING.

Said parcel containing 4.067 acres, as described.

That said owners have caused the real property to be laid out and platted as Faircloud Subdivision, Filing No. 3, 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.3 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, maintenance, 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:

Common Drive Easements shall be conveyed by separate instrument the owners of the lots on which the easements fall for common driveway access from F 1/2 Road.

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

for NEGLand Investors, Inc.

NOTARY PUBLICS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Paul B. Swartz President, for NEGLand Investors, Inc., this 24th day of February, A.D. 2000.

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

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. 2000, and was duly recorded in Plat Book 18, Page No. 78, Reception No. 1979035, Drawer No. 99, 516, Fees: 10.00

Clerk and Recorder
By: Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of Faircloud Subdivision, Filing No. 3, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 24th day of February, A.D. 2000

City Manager: Shaun K. Aldrich
President of City Council: Gene Finney

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND APPROVE the Plat of Faircloud Subdivision, Filing No. 3 Signed this 24th day of February, A.D. 2000.

Jeffrey F. Parker, VP, Northwest Bank Colorado, N.A.
for:

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Jeffrey F. Parker this 24th day of February, A.D. 2000. Witness my hand and official seal.

Notary Public: Shirley Wells
My Commission Expires 9-27-01

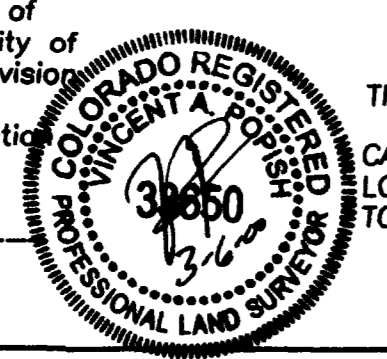
AREA SUMMARY

FILING 3 LOTS	= 3.18 ACRES	78.13%
FILING 3 ROW	= 0.89 ACRES	21.86%
TOTAL AREA	= 4.07 ACRES	100%

SURVEYOR'S CERTIFICATION

I, Vincent A. Popish, do hereby certify that the accompanying plat of Faircloud Subdivision, Filing NO. 3, 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 Vincent A. Popish 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

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.

TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY: POLICY #J1153205

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: 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.

BULK REQUIREMENTS

Maximum Height of Structures=32 Feet
Maximum Cover of Lot by Structures =35%

Min. Front Yard Setback - Principal Structure = 23 Feet
Min. Side Yard Setback - Principal Structure= 5 Feet
Min. Side Yard Setback - Accessory Structure=5 Feet
Min. Rear Yard Setback - Principal Structure= 25 Feet
Min. Rear Yard Setback - Accessory Structure=10 Feet

Note: No side setback required for common wall on attached garages on Lots 6-9, Block 2 and Lots 1-3, Block 3.

FAIRCLOUD SUBDIVISION FILING NO. 3

FINAL PLAT
SITUATED IN THE W1/2 SW1/4 NW1/4 SECTION 4, T 1 S, R 1 E, UTE P.M.

INDEPENDENT SURVEY

Client: NEGLand INVESTORS-INC.
Date: 11-17-99
Scale: 1" = 30'
Drawn by: VAP
Checked by: PC
File No.: 99270
File Name: fcfil3

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