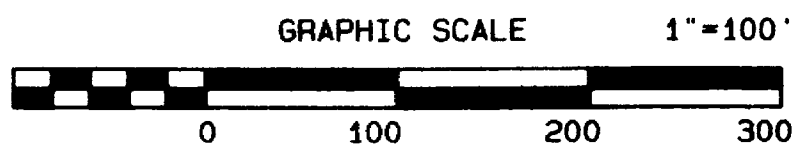


MONUMENT VIEW RANCH SUBDIVISION

SITUATED IN THE NE1/4 NE1/4 AND NW1/4 NE1/4 S. 27 AND NW1/4 NW1/4 S. 26 TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M. MESA COUNTY, COLORADO



BASIS OF BEARINGS STATEMENT: Bearings based on grid north of the Mesa County Local Coordinate System, determined by GPS observations at the Mesa County survey marker at the NE corner and the aluminum cap at the East 1/16 corner on the north line of Section 27, as described hereon, the measured bearing of this line is N88°20'03\"/>

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	13.86	14.20	53°35'38"	S88°27'45\"/>	
C2	85.34	47.00	79°39'08"	S75°26'04\"/>	
C3	35.97	47.00	43°50'43"	S45°18'51\"/>	
C4	45.81	47.00	55°50'37"	N83°50'29\"/>	
C5	88.47	47.00	87°50'54"	N01°59'43\"/>	
C6	13.96	14.50	53°35'40"	N25°07'53\"/>	

- ⊕ FOUND BRASS CAP
- ⊙ FOUND ALUMINUM CAP
- ⊙ SET #5 REBAR/CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 18478"
- FOUND PIN & CAP

Minimum Setbacks
(Principal/Accessory Building)

Front	Side	Rear
20/25	15/5	30/10

Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.

The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.

No Access shall be permitted from South Broadway for Lots 1 and 2.

STATEMENT OF DEDICATION AND OWNERSHIP KNOWN ALL MEN BY THESE PRESENTS

That the undersigned, Tope Company Inc., a Colorado corporation is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2588 at Page 95 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the NE corner of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, thence S88°27'E 181.6 feet, thence S01°17'E 569.4 feet, thence N88°52'W 1519.14 feet, thence N00°50'W 580.2 feet, thence S88°27'E 1333.4 feet to the point of beginning.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as MONUMENT VIEW RANCH SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

- * All streets shown hereon, to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.
- * All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved 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, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
- * Temporary Turnaround easement is dedicated to the City of Grand Junction for ingress and egress by the public, fire, police, and emergency vehicles and services. This easement is to be extinguished by the City at such time as future improvements to Desert Hill Road allow for adequate turn around capability.
- * Sanitary Sewer easements are dedicated to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of sanitary sewers and appurtenances thereto.
- * All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and telephone lines.
- * 40' Ingress/egress easement across Lot 4 is to be reserved by the owners upon the sale of Lot 4 and granted by separate instrument as a non-exclusive ingress/egress easement for the benefit of Lot 5 upon the sale of Lot 5.
- * All irrigation easements are to be granted by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems, subject to the terms, conditions and restrictions set forth in said grant. Deed of conveyance recorded at Book No. _____ Page _____.
- * Tract A is to be conveyed by separate instrument to a duly formed association of the owners of the lots and tracts hereby platted, for the purpose of conveying and detaining runoff water which originates from the property hereby platted, and also for the conveyance of runoff from upstream areas; and for other purposes to be determined by said owners, subject to terms set forth in said instrument and subject to the covenants, conditions and restrictions for Monument View Ranch Subdivision. Deed of conveyance recorded at Book No. _____ Page _____.

All easements include the right of ingress and egress on, along, over, under, 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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 14 day of June, A.D. 2001.

Tope Company, Inc.
By: *[Signature]*

State of Colorado }
County of Mesa }

This plat was acknowledged before me and *Indira S. Tope* on this 14 day of June, A.D. 2001, for the aforementioned purposes.

Notary Public *[Signature]*
My Commission expires: 02/17/02

CITY APPROVAL

This plat of MONUMENT VIEW RANCH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 22 day of June, 2001.

[Signature] Mayor
[Signature] City Manager

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 2:58 o'clock P.M. this 22 day of June, 2001, and is duly recorded in Plat Book No. 15, Page 185, as Reception No. 2002208, Drawer No. 99-141. Fees _____

Clerk and Recorder of Mesa County

CONSENT OF MORIBAS

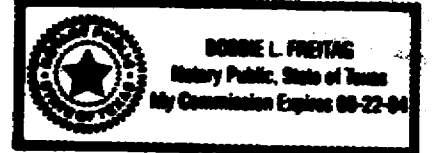
The undersigned, having security interest in this property, do hereby ratify and confirm this plat.

[Signature]
Trustee, H. Kenneth and Carol J. Keese, Revocable Trust

State of Texas }
County of Williamson }

This plat was acknowledged before me by *Carol J. Keese* on this 16 day of June, A.D. 2001, for the aforementioned purposes.

Notary Public *[Signature]*
My Commission expires: 8-22-04



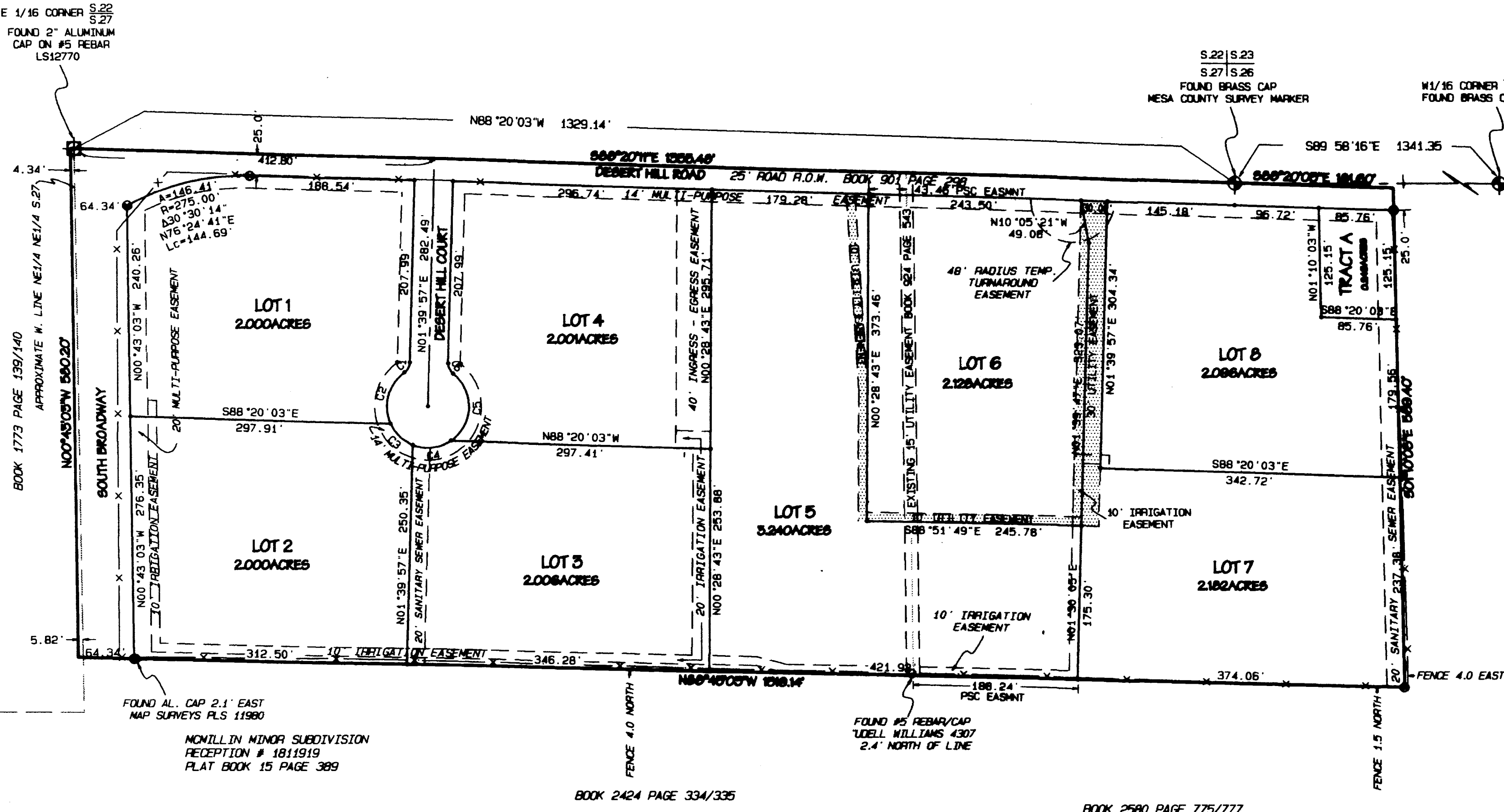
DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book _____ at Page _____.

SURVEYOR'S STATEMENT

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of MONUMENT VIEW RANCH SUBDIVISION, 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 laws of the State of Colorado to the best of my knowledge and belief.

[Signature]
Dennis R. Shelton, P.L.S. 18478
Colorado



LAND USE SUMMARY		
LOTS	17.682 ACRES	88.25%
STREETS	2.104 ACRES	10.82%
TRACT A	0.246 ACRES	1.23%
TOTAL	20.032 ACRES	100%

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. For matters concerning easements, rights-of-way, and encumbrances of record affecting title to this property, refer to a title commitment prepared by Meridian Land Title, File # 40896, dated March 13, 2000.

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.

MONUMENT VIEW RANCH SUBDIVISION

TOPE COMPANY INC.

NE1/4 NE1/4 AND NW1/4 NE1/4 S.27 & NW1/4 NW1/4 S.26 TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.

THOMPSON-LANGFORD CORPORATION

589 25 1/8 ROAD - B-810 (970) 245-6067
Grand Junction CO 81505 tl@tlowest.com

S:\Survey\0457_mon_view\PLAT.pro Job No. 0457-002

Drawn: BKB Checked: DPS Date: Jun 12, 2001 Sheet 1 of 1