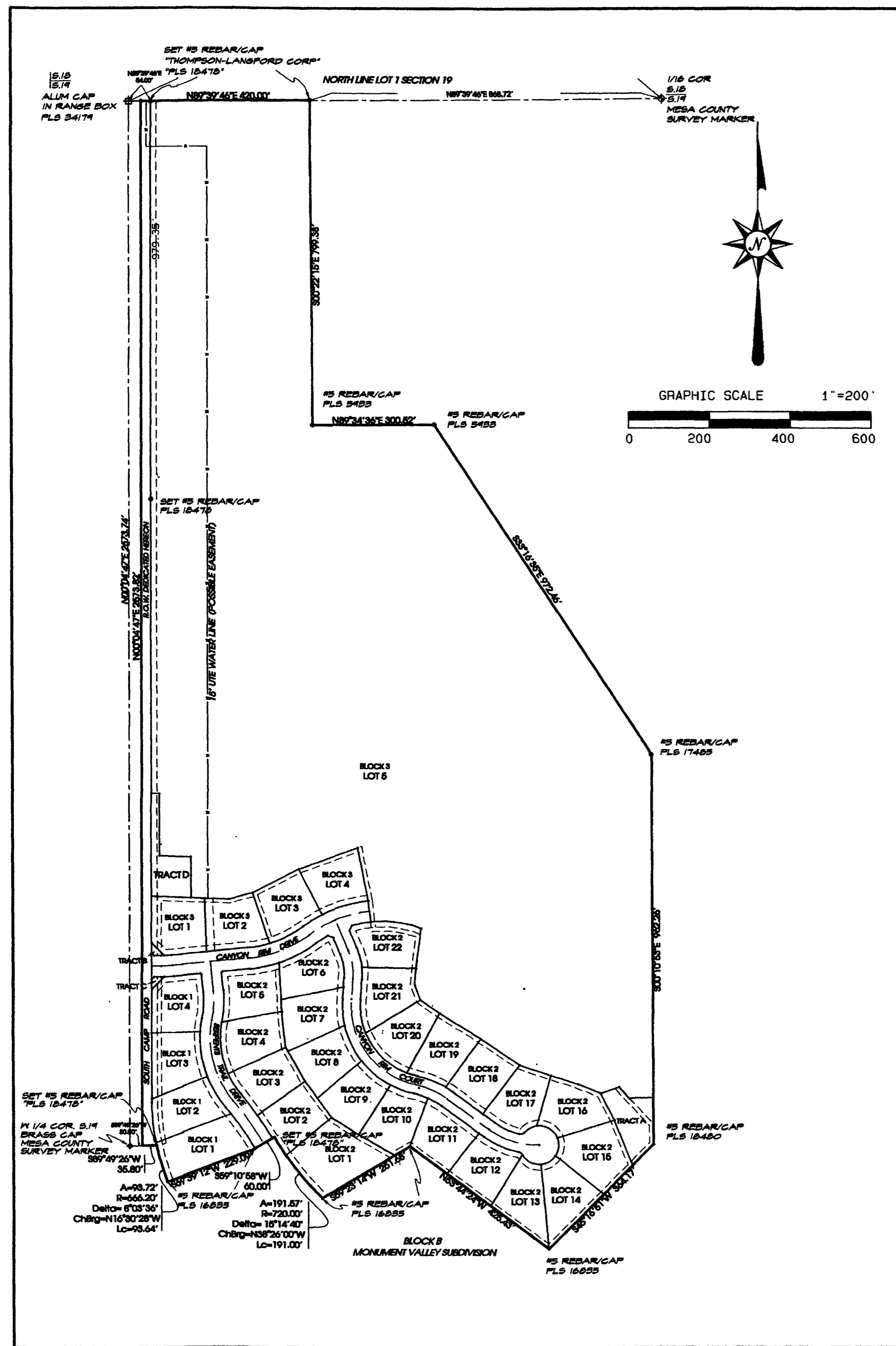


CANYON RIM PHASE 1

A REPLAT OF BLOCK A, MONUMENT VALLEY SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND 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 in the County of Mesa, State of Colorado, described as Reception No. 1346137 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:

Block A, Monument Valley Subdivision, according to the plat thereof recorded as Reception No. 1866256 in the office of the Mesa County Clerk and Recorder, situated in Lots 1, 2, and 3 of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

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 CANYON RIM PHASE 1, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

- * All streets, roads, and rights-of-way are hereby 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 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, trees and grade structures.
- * All irrigation easements are to be granted by separate instrument to the Canyon Rim Phase 1 Homeowners Association as perpetual easements for the installation, operation, and maintenance by the Homeowners Association of private irrigation systems, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2985, at Page 703.
- * All drainage easements are to be granted by separate instrument to the Canyon Rim Phase 1 Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 2985, at Page 703.
- * Ute Water easement is to be granted by separate instrument to the Ute Water Conservancy District as a perpetual easement for the installation, operation, and maintenance of underground water lines. Grant recorded in Book 2985, at Page 704.
- * Tracts B and C are to be conveyed by separate instrument to the Canyon Rim Phase 1 Homeowners Association for recreational and aesthetic purposes as determined appropriate by said owners, subject to terms set forth in said instrument, and subject to the Covenants, Conditions and Restrictions for Canyon Rim Phase 1. Deed of conveyance recorded in Book 2985, at Page 705.
- * A multi-purpose easement over the entirety of Tracts B and C is hereby dedicated to the City of Grand Junction.
- * Tract A is to be conveyed by separate instrument to the Canyon Rim Phase 1 Homeowners Association, for the purpose of conveying runoff water which originates from the property hereby platted, or from upstream areas, through natural or man-made facilities, subject to terms set forth in said instrument and subject to the Covenants, Conditions and Restrictions for Canyon Rim Phase 1. Deed of conveyance recorded in Book 2985, at Page 705.

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 bushes; 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 owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

South Camp Properties, LLC., a Colorado Limited Liability Company,
Thomas & Sun, Inc.
By John M. Thomas, Pres.
John M. Thomas

NOTE: Tract D is reserved as a possible location for an irrigation storage facility. If such irrigation storage facility is constructed, it will be conveyed to the Canyon Rim Homeowners' Association. If such facility is not constructed it will be replatted as a buildable lot in a future filing.

NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination.

NOTE: Driveways on Lot 4, Block 1 and Lots 5, 6, and 22, Block 2 are not allowed on Canyon Rim Drive.

NOTE: The covenants, conditions, and restrictions for this subdivision contain building requirements that are stricter than City of Grand Junction zoning. Consult the covenants, conditions and restrictions for setbacks that differ from City zoning.

NOTE: Utility easement and Temporary Turnaround easement across Block A, Monument Valley Subdivision vacated by City resolution 117-01 recorded in Book 2977 at Pages 89-91.

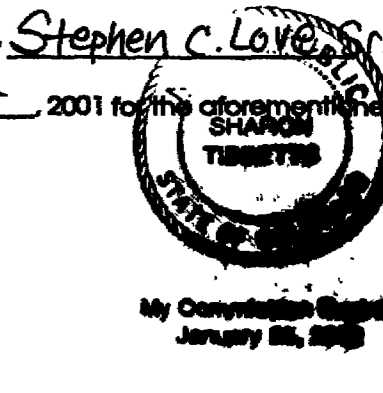
NOTE: Courses shown hereon are based upon grid north of the Mesa County Local Coordinate System and existing survey markers accepted as best evidence of the original boundary location, and therefore may differ from the record. All markers defining the boundaries of this property have been set in concrete.

LAND USE SUMMARY		
LOTS	52.574 ACRES	92.6%
STREETS	3.575 ACRES	6.3%
OPEN SPACE TRACTS	0.649 ACRES	1.1%
TOTAL	56.798 ACRES	100%

State of Colorado }
County of Mesa }
This Statement of Ownership and Dedication was acknowledged and acknowledged by John M. Thomas on this 10 day of December, 2001 for the aforementioned purpose.
Notary Public Sharon T. Tibbitts
My Commission expires: 1-25-02



LIENHOLDER'S CERTIFICATE
The undersigned, having security interest in this property, do hereby ratify and affirm this plat.
By Stephen C. Love, Sr. Vice Pres.
Bank of Colorado Senior Vice President
State of Colorado }
County of Mesa }
The foregoing statement was acknowledged before me by Stephen C. Love, Sr. Vice Pres. of the Bank of Colorado on this 10 day of December, 2001 for the aforementioned purpose.
Notary Public Sharon T. Tibbitts
My Commission expires: 1-25-02

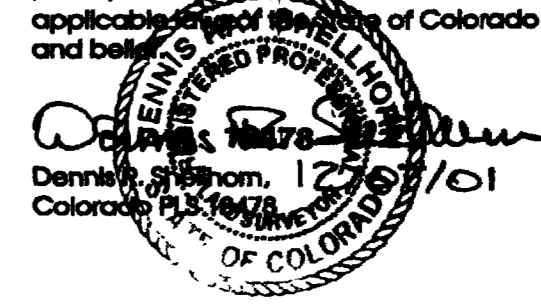


CITY APPROVAL
This plat of CANYON RIM PHASE 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved of the City of Grand Junction on this 14th day of December, 2001.
City Manager [Signature] Mayor Cindy Enns, Mary

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 4:30 o'clock P.M., this 17th day of December, 2001, and is duly recorded in Plat Book No. 18, Page 2985 as Reception No. 2031745, Drawer No. LL-77. Fee \$20.00.
Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS
This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 2985, at Page 672.

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 CANYON RIM PHASE 1, 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 provisions of the Code of Colorado to the best of my knowledge and belief.
Dennis R. Shelton, 12/25/01
Colorado Professional Land Surveyor



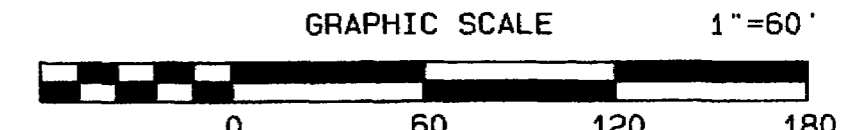
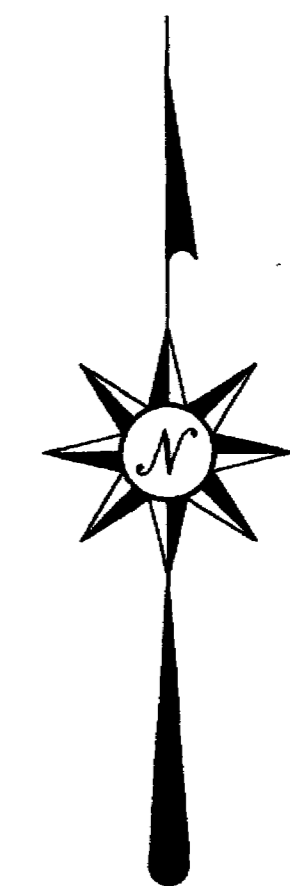
CANYON RIM PHASE 1
SOUTH CAMP PROPERTIES LLC

SECTION: N1/4, S1/4 S.19 T19N R1W MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81808 tlo@tlowest.com
S:\Survey\0208 thomas\017 Mon Valley\plat.prc Job No. 0208-017
Drawn: DRS Checked: KST Date: Dec 7, 2001 Sheet 1 of 2

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 RIM PHASE 1

BLOCK 3
LOT 5
40.221 ACRES



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, determined by GPS observations on the Mesa County Survey marker at the West one-quarter corner of Section 19 and the aluminum cap PLS 34179 at the Northwest corner of Section 19, as described hereon. The measured bearing of this line is North 00°04'47" East.

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	28.59'	300.00'	5°27'34"	N87°21'00"E	28.58'
C2	74.29'	300.00'	14°11'15"	N60°12'37"E	74.10'
C3	87.31'	300.00'	16°40'29"	N75°38'29"E	87.00'
C5	130.00'	820.00'	9°05'01"	S35°23'18"E	129.86'
C7	85.21'	200.00'	24°24'37"	S65°56'40"E	84.56'
C8	8.27'	325.98'	1°27'10"	N89°21'12"E	8.27'
C9	22.80'	326.00'	4°00'25"	N85°37'25"E	22.79'
C11	33.16'	265.00'	7°10'12"	S07°00'49"W	33.14'
C12	112.88'	265.00'	24°24'18"	S08°46'26"E	112.03'
C13	87.68'	265.00'	18°57'13"	S30°27'11"E	87.26'
C14	21.61'	735.00'	1°33'28"	S39°09'04"E	21.51'
C15	104.42'	735.00'	7°31'33"	S34°36'34"E	104.35'
C16	67.96'	845.00'	4°36'29"	N33°09'02"W	67.94'
C17	66.00'	845.00'	4°28'31"	N37°41'32"W	65.99'
C18	59.97'	215.00'	15°58'55"	N31°56'21"W	59.78'
C19	129.64'	215.00'	34°32'48"	N06°40'29"W	127.58'
C21	75.94'	326.00'	13°20'50"	N77°56'47"E	75.77'
C22	103.31'	326.00'	18°09'23"	N62°11'41"E	102.87'
C23	35.29'	274.00'	7°22'46"	N56°48'22"E	35.27'
C25	67.02'	222.00'	17°17'54"	S04°18'09"E	66.77'
C26	97.08'	222.00'	25°03'17"	S25°28'45"E	96.31'
C27	94.12'	222.00'	24°17'25"	S50°09'06"E	93.41'
C28	61.42'	222.00'	15°51'09"	S70°13'23"E	61.23'
C29	35.58'	178.00'	11°28'17"	S72°24'34"E	35.50'
C30	40.17'	178.00'	12°58'49"	S60°12'16"E	40.09'
C31	95.23'	222.00'	24°34'37"	S66°01'40"E	94.50'
C32	11.40'	13.50'	48°22'16"	S54°07'50"E	11.06'
C33	54.83'	48.00'	65°27'06"	S62°40'15"E	51.90'
C34	42.37'	48.00'	50°34'17"	S69°19'04"E	41.00'
C35	46.43'	48.00'	55°25'37"	N06°19'06"E	44.64'
C36	62.45'	48.00'	74°32'47"	N58°40'05"W	58.14'
C37	35.89'	48.00'	42°50'18"	S62°38'23"W	35.06'
C38	14.87'	13.50'	63°05'24"	S72°45'56"W	14.13'
C39	68.19'	178.00'	21°57'01"	N64°42'52"W	67.78'
C40	19.72'	222.00'	5°05'22"	N56°17'03"W	19.71'
C41	74.86'	222.00'	19°19'15"	N68°29'21"W	74.51'
C42	28.04'	178.00'	9°01'34"	N73°38'11"W	28.01'
C43	144.39'	178.00'	46°28'13"	N45°53'34"W	140.47'
C44	83.85'	178.00'	28°59'30"	N09°08'57"W	83.08'
C47	47.22'	274.00'	9°52'26"	N79°02'31"E	47.16'
C48	120.19'	326.00'	21°07'28"	S73°24'59"W	119.51'
C49	55.41'	326.00'	9°44'17"	S57°59'07"W	55.34'
C50	93.92'	274.00'	19°33'23"	S62°53'40"W	93.07'
C51	57.14'	274.00'	11°56'51"	S78°38'47"W	57.03'
C52	18.07'	273.99'	3°46'40"	S86°30'32"W	18.06'
C53	8.04'	274.00'	1°40'54"	S89°14'21"W	8.04'
C54	126.66'	288.51'	27°01'41"	S82°48'05"E	125.49'
C55	137.58'	720.00'	10°56'53"	N40°34'54"W	137.37'
C56	53.99'	720.00'	4°17'47"	N32°57'34"W	53.98'
C57	9.07'	493.37'	0°58'13"	N19°09'34"W	8.97'
C58	100.07'	493.37'	11°37'15"	N05°43'50"W	99.90'
C59	65.54'	235.00'	15°58'43"	S02°36'34"W	65.32'
C60	79.48'	295.00'	15°58'43"	N02°36'34"W	79.22'
C61	72.51'	260.00'	15°58'43"	S02°36'34"W	72.27'
C62	60.41'	128.00'	27°02'34"	S09°10'29"E	59.85'
C63	30.31'	172.00'	10°05'49"	N00°42'07"W	30.27'
C64	50.87'	172.00'	18°56'44"	N14°13'23"W	50.68'
C65	70.80'	150.00'	27°02'34"	S09°10'29"E	70.14'

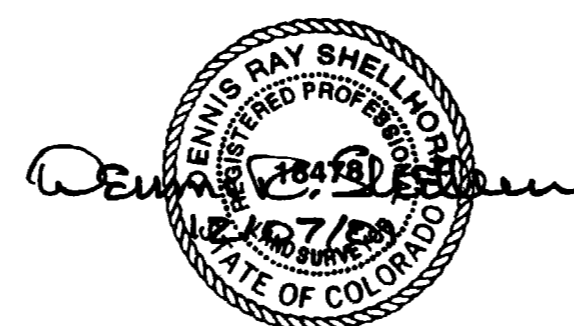
LINE	BEARING	DISTANCE
L1	N00°04'47"E	25.46'
L2	N45°03'56"E	8.47'
L3	S89°55'13"E	17.29'
L4	N45°03'56"E	44.62'
L5	S50°33'17"E	4.05'
L6	S99°20'02"W	4.84'
L7	S99°19'28"W	5.16'
L8	N39°26'43"E	4.03'
L9	S71°43'39"E	13.88'
L10	N25°59'08"E	13.91'
L11	N89°55'13"W	17.30'
L12	N44°56'04"W	8.44'
L13	N00°04'47"E	25.45'
L14	N44°56'04"W	44.29'
L15	S89°55'13"E	23.27'
L16	S87°39'02"E	80.06'
L17	S00°04'47"W	100.08'
L18	N00°04'47"E	155.08'
L19	N89°55'13"W	20.00'



A=93.72'
R=666.20'
Delta= 8°03'36"
ChBrg=N16°30'28"W
Lc=93.64'

A=191.57'
R=720.00'
Delta= 15°14'40"
ChBrg=N38°26'00"W
Lc=191.00'

BLOCK B
MONUMENT VALLEY SUBDIVISION



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CANYON RIM PHASE 1

SOUTH CAMP PROPERTIES LLC

SECTION: NW1/4, SW1/4 S.19 T17N R17E
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210
 Grand Junction CO 81505 tlo@tlowest.com
 S:\Survey\0208 thomas-017 Mon Valley\plat.psd Job No. 0208-017

Drawn: DRS Checked: KST Date: Dec 7, 2001 Sheet 2 of 2