

BOOKCLIFF RANCHES - PHASE II

A REPLAT OF BLOCK THREE, LOT 1 OF BOOKCLIFFS RANCHES

SECTION 31 T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Bookcliff Ranches, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, being situated in the west half of the northeast quarter of Section 31, Township 1 North, Range 1 West of the Ute Meridian, described in Book 2508 Page 170 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 THREE, LOT 1 OF BOOKCLIFFS RANCHES SUBDIVISION, as recorded in the Mesa County Clerk and Recorder's office, Reception No. 1912152

Containing 41.857 acres, more or less

That said owner has caused said real property to be laid out and surveyed as BOOKCLIFF RANCHES - PHASE II, a subdivision of a part of Mesa County, Colorado

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

All Streets and Rights-of-Way to the County of Mesa for the use of the public forever,

All Multi-Purpose Easements to the County of Mesa 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 Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted 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.

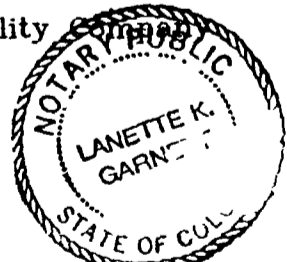
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF said, owner has caused his name to be hereunto subscribed this 22nd day of September, 2000.

[Signature]
Bookcliff Ranches, LLC
A Colorado Limited Liability

STATE OF COLORADO)
COUNTY OF MESA)ss



This plat was acknowledged before me by R. P. Cucchetti on this 22nd day of September, 2000, for the aforementioned purposes

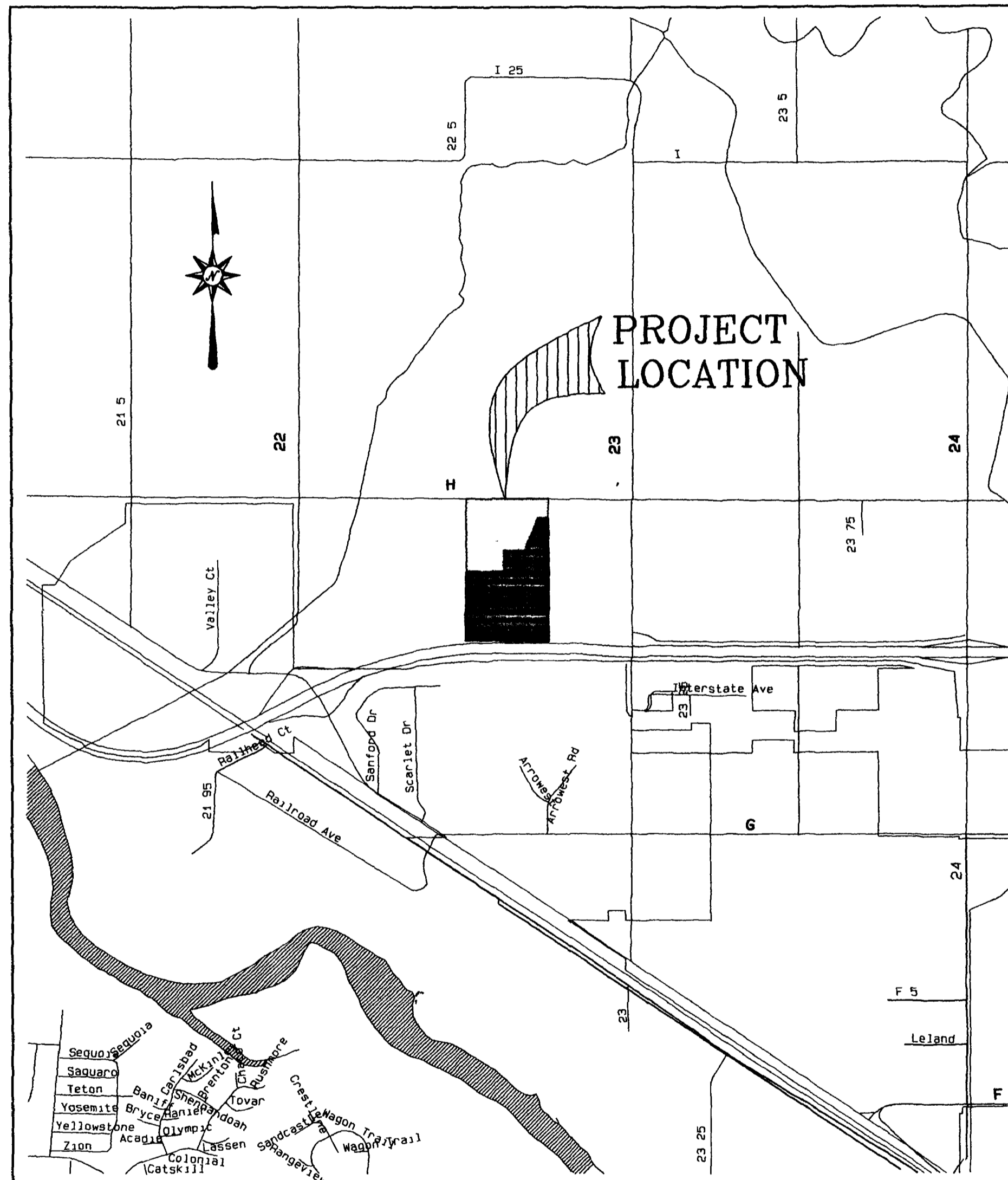
My Commission expires: 02/17/02 Notary Public *[Signature]*

My address is: 462 30 Rd. GJ, CO 81504

DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions as declared in the document recorded at reception number 1946571 and as amended in the document recorded at reception number 1946571 in the records of Mesa County.

VICINITY MAP



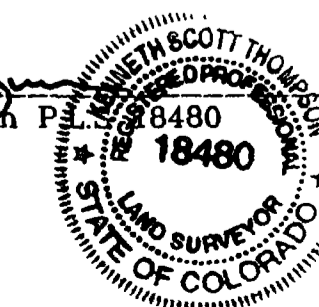
AREA SUMMARY

LOTS	38 030 ACRES	90.9%
ROADS - STREETS	3.827 ACRES	9.1%
TOTAL	41.857 ACRES	100%

SURVEYOR'S STATEMENT:

I hereby state that this survey and plat of BOOKCLIFF RANCHES - PHASE II were prepared by me or under my direct responsibility, supervision, and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

[Signature] Kenneth Scott Thompson P.S. 8480 Date 08/31/00



CONSENT OF MORTGAGEE

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

Fruita Industrial, Ltd. *[Signature]*
a Colorado Limited Partnership by: R. P. Cucchetti, General Partner

STATE OF COLORADO)
COUNTY OF MESA)ss



The foregoing instrument was acknowledged before me by R. P. Cucchetti, General Partner of Fruita Industrial, Ltd., a Colorado Limited Partnership this 22nd day of September, 2000.

Witness my hand and official seal:

My commission expires 02/17/02 *[Signature]* Notary Public
Address 462 30 Rd. GJ, CO 81504

COUNTY PLANNING COMMISSIONER CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this _____ day of _____, 2000.

COUNTY PLANNING COMMISSIONER
MESA COUNTY, COLORADO

N/A

By _____ Attest: _____
Chairperson Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 02 day of October, 2000.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By *[Signature]* Attest: _____
Chairman Clerk of Record

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 3:21 o'clock P. M., this 4th day of October, 2000, and is duly recorded in Plat Book No. 18, Page 19920 as Reception No. 1967574 Drawer No. JJ-13 Fees: \$20.00

[Signature]
Clerk and Recorder of Mesa

[Signature]
Deputy Clerk

FINAL PLAT

BOOKCLIFF RANCHES - PHASE II

SECTION: W/2 NE/4 S.31 T1N1R1E UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210

Grand Junction CO 81505 (970) 243-6067

Drawn: kst Checked: drs Date: Aug 31, 2000 Job No. 0371-001

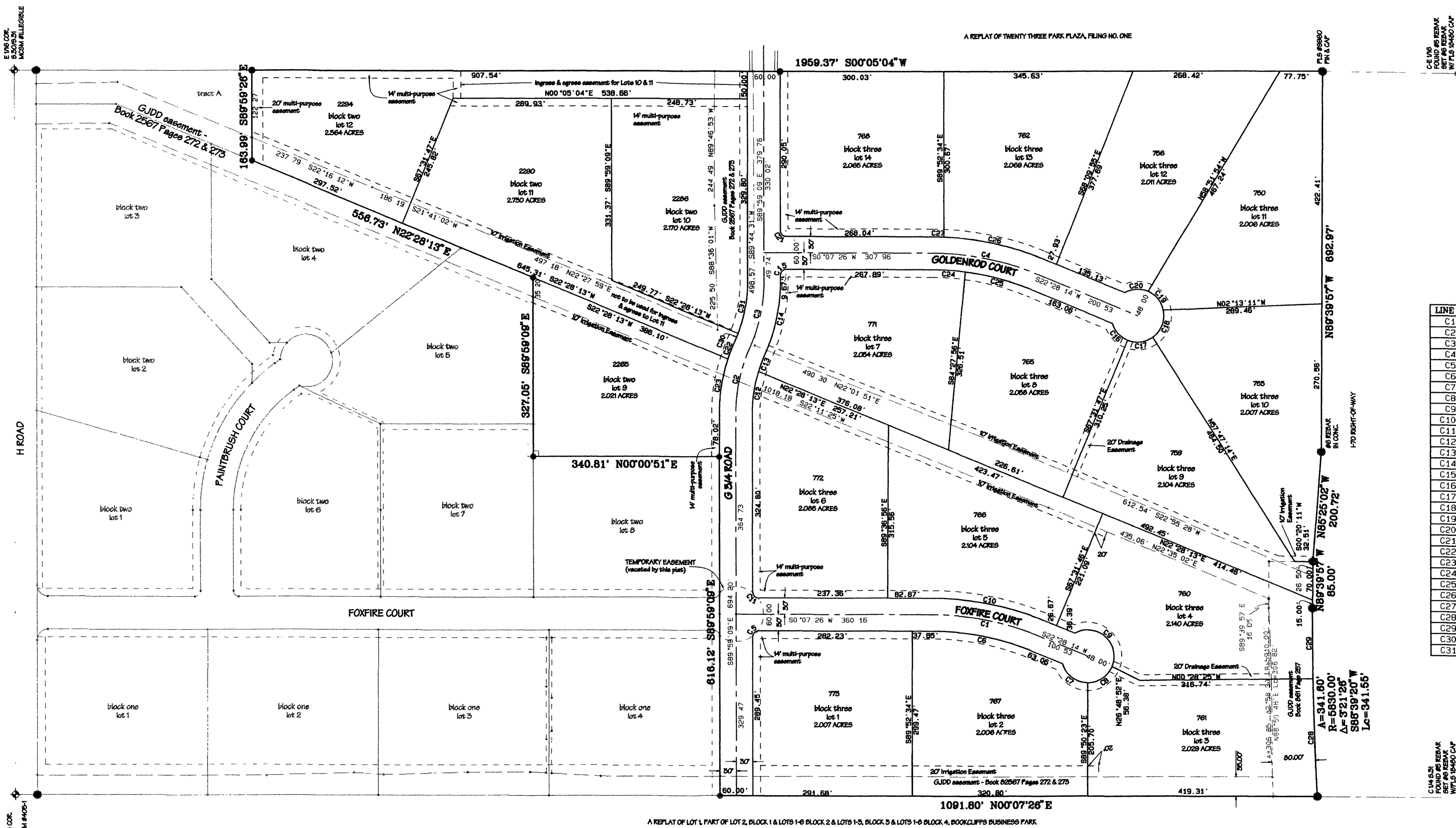
S:\Survey\0371 book\0371-PH2 pro Sheet 1 of 2

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.

BOOKCLIFF RANCHES – PHASE II

A REPLAT OF BLOCK THREE, LOT 1 OF BOOKCLIFFS RANCHES

SECTION 31 T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

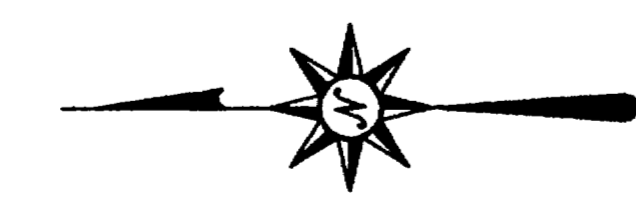


LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	195.01	500.00	22°20'48"	N11°17'50"E	193.78
C2	126.06	300.00	24°04'33"	S77°56'52"E	125.13
C3	126.06	300.00	24°04'33"	S77°56'52"E	125.13
C4	125.01	500.00	22°20'48"	S11°17'50"W	193.78
C5	15.73	10.00	90°06'34"	S44°55'51"E	14.16
C6	183.31	470.00	22°20'48"	N11°17'50"E	182.15
C7	61.71	48.00	73°39'52"	N36°57'22"E	57.55
C8	56.37	48.00	67°17'27"	N33°31'18"W	53.19
C9	118.69	48.00	141°40'49"	S41°59'34"W	90.68
C10	206.71	530.00	22°20'48"	S11°17'50"W	205.40
C11	15.69	10.00	89°53'26"	N45°04'09"E	14.13
C12	79.69	270.00	16°54'42"	N81°31'47"W	79.41
C13	33.76	270.00	7°09'50"	N69°29'31"W	33.74
C14	138.67	330.00	24°04'33"	N77°56'52"W	137.65
C15	15.73	10.00	90°06'34"	S44°55'51"E	14.16
C16	42.99	48.00	51°19'04"	N48°07'46"E	41.57
C17	48.43	48.00	57°48'29"	N06°26'01"W	46.40
C18	56.03	48.00	66°52'55"	N68°46'43"W	52.90
C19	45.32	48.00	54°05'44"	S50°43'57"W	43.65
C20	44.01	48.00	52°31'56"	S02°34'52"E	42.48
C21	15.69	10.00	89°53'26"	N45°04'09"E	14.13
C22	35.44	330.00	6°09'13"	S68°59'12"E	35.42
C23	103.22	330.00	17°55'20"	S81°01'29"E	102.80
C24	60.72	470.00	7°24'09"	N03°49'30"E	60.68
C25	122.59	470.00	14°56'39"	N14°59'54"E	122.24
C26	185.27	530.00	20°01'45"	S12°27'23"W	184.33
C27	21.44	530.00	2°19'03"	S01°16'42"W	21.44
C28	213.30	5830.00	2°05'47"	N88°01'30"E	213.29
C29	128.30	5830.00	1°15'39"	N89°42'13"E	128.29
C30	14.59	270.00	3°05'45"	S67°27'28"E	14.59
C31	98.87	270.00	20°58'48"	S79°29'45"E	98.31

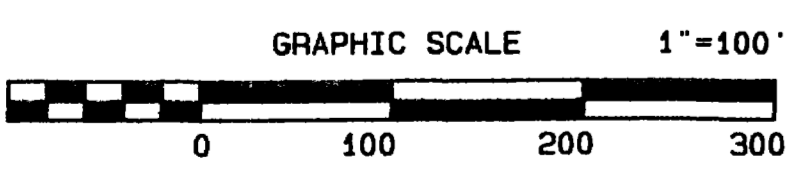
LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- PIN & CAP PLS 18480
- MONUMENT AS NOTED SET IN CONCRETE
- MONUMENT AS NOTED
- 775 ADDRESS



BASIS OF BEARINGS

The bearings herein are grid bearings of the Mesa County SIMSLOS determined by GPS observation on a Mesa County Survey Marker at the north quarter corner of Section 31, Township 1 North, Range 1 West, Ute Meridian, and a Mesa County Survey Marker for the east eleventh corner common to said Section 31 and Section 20. The bearing of this line is South 89°07'26" East.



FINAL PLAT

BOOKCLIFF RANCHES – PHASE II

SECTION: W/2 NE/4 S.31 T1N1SHP.1 North R1NGE: 1 West MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

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

Drawn: kst Checked: drs Date: Sep 26, 2000 Job No. 0371-001

S:\Survey\0371 book\0371-PH2.pro Sheet 2 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.