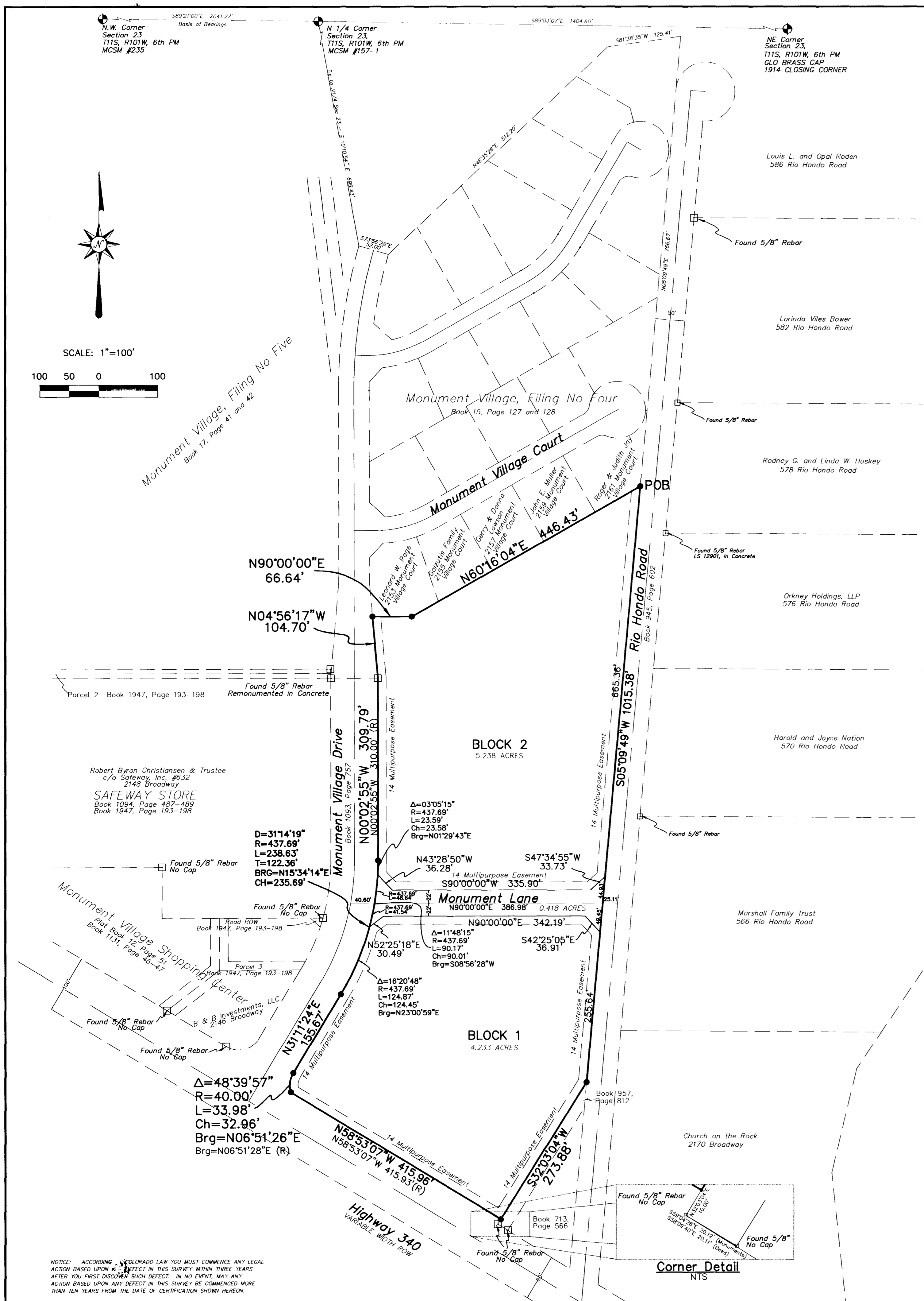


MONUMENT VILLAGE COMMERCIAL CENTER

A REPLAT OF BLOCKS B & D, MONUMENT VILLAGE SUBDIVISION



DEDICATION

That the undersigned Eugene B. Fletcher, Inc., a California Corporation, is the owner of that real property situated in the NW1/4 and NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BLOCKS B AND D OF MONUMENT VILLAGE SUBDIVISION, as recorded in Plat Book 15, Page 126 of the Mesa County Records.

That said owners have caused the said real property to be laid out and surveyed as Monument Village Commercial Center, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Said owners hereby declare there are no lienholders to herein described property.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 30th day of June, A.D. 2000.

Eugene B. Fletcher, Inc.
 Eugene B. Fletcher, Inc., a California Corporation
 by: Claire M. Fletcher, President

David L. Fletcher
 Eugene B. Fletcher, Inc., a California Corporation
 by: David L. Fletcher, Vice President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Claire M. Fletcher, President of Eugene B. Fletcher, Inc., this 30th day of June, A.D., 2000.

Witness my hand and official seal

My Commission Expires Aug 8, 2000

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF Mesa

The foregoing instrument was acknowledged before me by David L. Fletcher, Vice President of Eugene B. Fletcher, Inc., this 6th day of July, A.D., 2000.

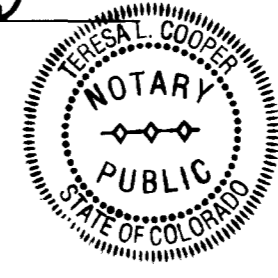
Witness my hand and official seal

My Commission Expires 8/27/2001



Janet Palmer
 Notary Public

David L. Fletcher
 Notary Public



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VILLAGE COMMERCIAL CENTER and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 6th day of July, 2000.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of September, A.D., 2000, by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman: *Mark Nyte*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22 day of Aug., A.D., 2000, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman: *Donald B. Shover*

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:06 o'clock A.M., September 14, A.D., 2000, and was duly recorded in Plat Book 17

Page No. 396 Reception No. 1965932 Drawer No. II-152 Fees: 10⁰⁰

Monika Todd
 Clerk and Recorder

By: *Lucina MacGregor*
 Deputy

AREA SUMMARY

BLOCK 1 (RETAIL)	=	4.233 Acres	42.80%
BLOCK 2 (RESIDENTIAL)	=	5.238 Acres	52.97%
ROAD ROW	=	0.418 Acres	4.23%
TOTAL	=	9.889 Acres	100.00%

GENERAL NOTES:

Basis of bearings is the North line of the Northwest Quarter of Section 23 to bear South 89 degrees 21 minutes 00 seconds East, 2641.27 feet, as shown on the recorded plat of Monument Village, Filing No. 3, Plat Book 11, Page 219, Mesa County Records. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by First American Title Company - Title policy No. 00137358.

Note: Existing property corners which were recovered during this survey which were within 0.25± feet of the calculated position were accepted as being "in position".

The will not be any Declaration of Covenants and Restrictions recorded with this plat.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 CERTIFICATION SHOWN HEREON.

Recorder's Note: Plat had water spots on it at time of Recording.

Located in the NW1/4 & NE1/4 Section 23, T11S, R101W, 6th P.M.

MONUMENT VILLAGE COMMERCIAL CENTER
 A Replat of Blocks B and D
 Monument Village Subdivision

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 259 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN COLORADO REGISTERED SURVEYOR P.L.S. No. 17485	PROJ. NO. 2000-11 SURVEYED DRAWN CHECKED SHEET OF DATE: Mar., 2000 RSK 1 1
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