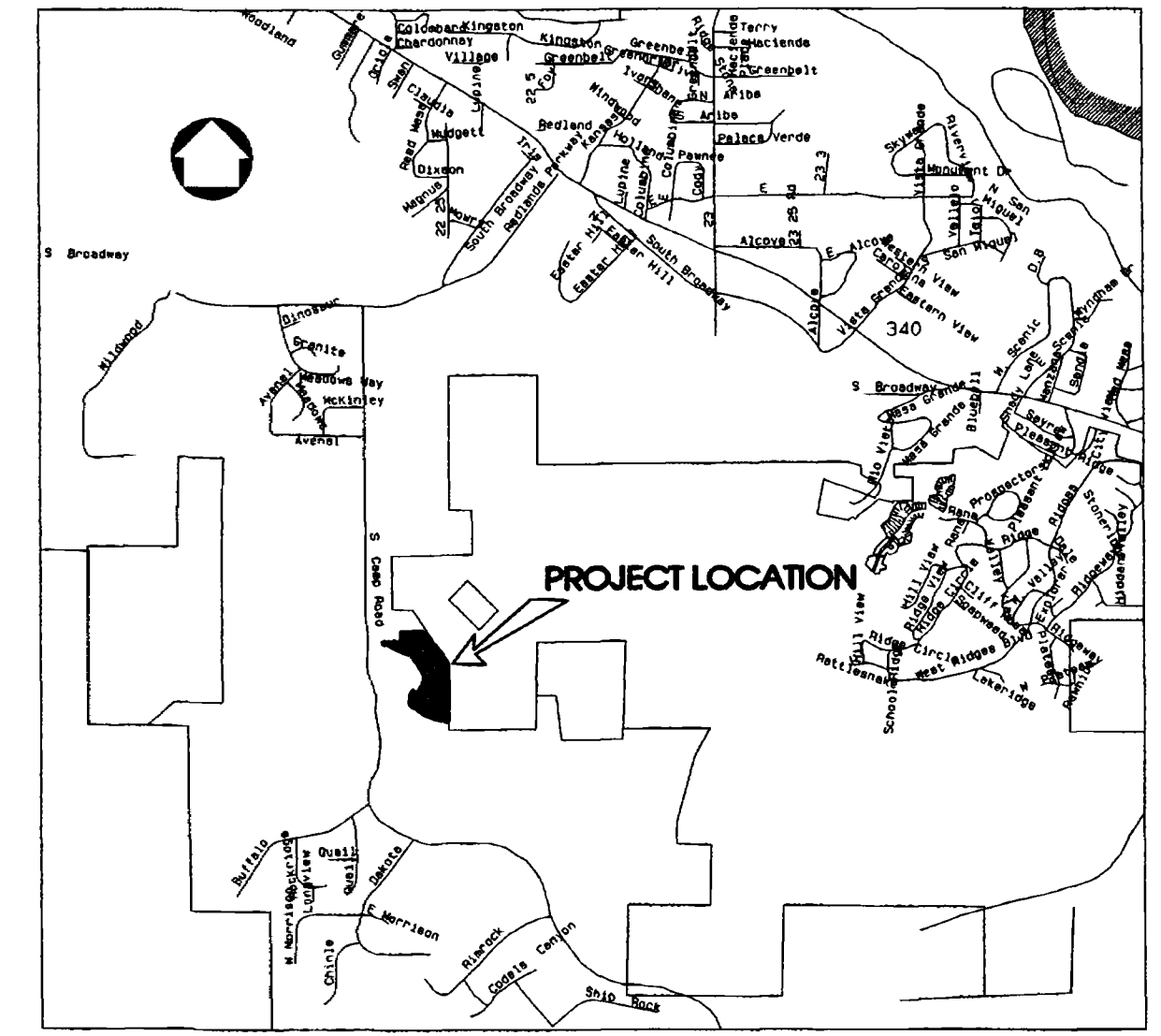


CANYON RIM PHASE 4

A REPLAT OF LOT 5 BLOCK 2, CANYON RIM PHASE 3 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

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:

Lot 5 Block 2, Canyon Rim Phase 3, according to the plat thereof recorded at Reception No. 2078546 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 10th 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 4, 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.

* Sanitary Sewer easement is dedicated to the City of Grand Junction as perpetual easement for the installation, operation, maintenance and repair of sanitary sewer lines.

* All irrigation easements are to be granted by separate instrument to the Canyon Rim Phase 4 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 3491, at Page 425.

* All drainage easements are to be granted by separate instrument to the Canyon Rim Phase 4 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 3491, at Page 425.

* Tracts B, C, D, and E are to be conveyed by separate instrument to the Canyon Rim Phase 4 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 4, Deed of conveyance recorded in Book 3491, at Page 426.

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 owners further certify that all lienholders are represented hereon.

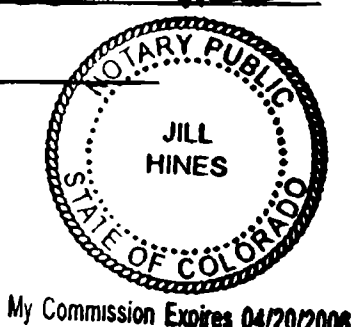
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

South Camp Properties, L.L.C., a Colorado Limited Liability Company,
By David P. Bagg, Member

State of Colorado }
County of Mesa }

This Statement of Ownership and Dedication was acknowledged before me by David P. Bagg on this 11th day of Sept, 2003 for the aforementioned purposes.

Notary Public Jill Hines
My Commission expires 04/20/2006



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, Bank of Colorado, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agree that its security interest which is recorded in Book 3245, Page 499 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

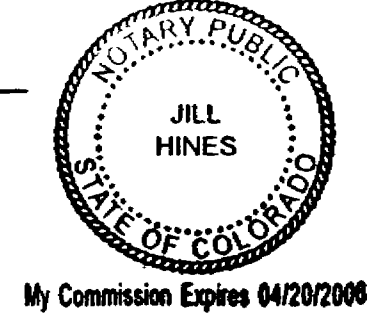
In witness whereof, the said individual(s) has caused these presents to be signed this 11th day of September, 2003.

Bank of Colorado
by Stephen C. Love, Senior Vice President

State of _____ }
County of _____ }

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Stephen C. Love of the Bank of Colorado, N.A., on this 11th day of Sept, 2003 for the aforementioned purposes.

Notary Public Jill Hines
My Commission expires _____



TITLE CERTIFICATION

State of Colorado
County of Mesa
We, First American Heritage, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to South Camp Properties, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights of way of record are shown hereon.
Date: 9-11-03 By Janna Smith

CITY APPROVAL

This plat of CANYON RIM PHASE 4, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 10th day of September, 2003.

City Manager Jill Hines
City Manager Mayor

NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination. The recommendations of the report entitled "Subsurface Soils Exploration, Monument Valley Subdivision, Flng 7", by Lincoln DeVore, Inc., dated May 30, 2001, should be followed in the design of foundations and landscaping.

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

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	9.920 ACRES	69.6%
STREETS	1.946 ACRES	13.6%
OPEN SPACE TRACTS	2.399 ACRES	16.8%
TOTAL	14.265 ACRES	100%

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3118, at Page 222.

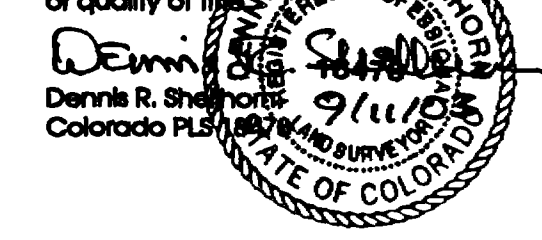
COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:28 o'clock A.M., this 24th day of SEPTEMBER, 2003, and is duly recorded in Plat Book No. 20, Page 15 & 16 as Reception No. 2149975, Drawer No. 00-51.
Fees \$20.00 & \$1.00

Clerk and Recorder of Mesa County

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 4, 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 laws of the State of Colorado to the best of my knowledge and belief. This statement is given in accordance with the applicable laws of the State of Colorado and does not represent an opinion as to ownership, lienholders, or quality of the survey.



BASIS OF BEARINGS STATEMENT: Bearings are based on east line of Lot 5, Block 2, Canyon Rim Phase 3, (N00°10'53"W); southeast corner is a No. 5 rebar/cap PLS 18478 in concrete; northeast corner is a No. 5 rebar/cap PLS 17485.

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 4

SOUTH CAMP PROPERTIES

SECTION: NW1/4 & SW1/4 S.19	TOWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlc@tlcwest.com			
Date of Survey:	Field Surveyor: DRS	Revision Date: Sep 11, 2003	
Drawn: BKB	Checked: DRS	Approved: DRS	Job No. 0208-020
S:\Survey\0208 thomas\020\ph4\plat.pro			Sheet 1 of 2

CANYON RIM PHASE 4

2945-192-00-116
BOOK 2846 PAGE 939

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	70.69	300.00	13°29'59"	N61°08'01"W	70.52
C2	144.36	300.00	27°34'33"	N63°08'18"W	143.00
C3	214.40	300.00	41°05'11"	N63°58'40"W	213.39
C4	81.89	150.00	31°16'52"	N07°34'01"W	80.88
C5	154.22	250.00	35°20'38"	N05°32'08"W	151.78
L1	26.00			S20°46'51"W	
C6	97.14	274.00	20°18'49"	S64°30'26"E	96.54
L2	16.78			S56°55'49"W	
C7	69.88	128.00	31°16'52"	N07°34'01"W	69.02
C8	71.97	272.00	15°09'37"	N15°37'39"W	71.76
C9	82.94	272.00	17°28'15"	N00°41'17"E	82.62
C10	12.88	272.00	2°42'46"	S10°46'47"W	12.88
C11	87.52	378.00	13°15'55"	N05°30'13"E	87.32
C12	116.32	378.00	17°37'52"	N09°56'41"W	115.86
C13	141.13	378.00	21°23'33"	N23°27'24"W	140.32
C14	122.48	378.00	18°53'54"	N49°26'07"W	121.94
C15	69.28	378.00	10°30'05"	N63°58'06"W	69.18
C16	3.90	48.00	4°39'36"	S66°53'21"E	3.90
C17	50.88	48.00	60°44'13"	S34°11'26"E	48.53
C18	30.82	48.00	36°47'16"	N14°34'18"E	30.29
C19	69.29	48.00	82°42'13"	N74°19'03"E	63.43
C20	63.86	48.00	76°13'32"	S26°13'05"E	59.25
C21	19.11	13.50	81°06'50"	N28°39'44"W	17.56
C22	37.11	422.00	5°10'21"	S66°41'58"E	37.10
C23	143.23	422.00	19°26'46"	S54°27'25"E	142.54
C24	112.83	422.00	15°19'07"	S37°04'28"E	112.49
C25	156.71	422.00	21°16'38"	S18°46'36"E	155.81
C26	57.13	422.00	7°45'24"	S04°15'36"E	57.09
C27	92.20	422.00	12°31'04"	S05°52'38"W	92.01
L3	17.54			S12°08'03"W	
C28	119.77	228.00	30°05'51"	S02°54'45"E	118.40
C29	20.88	228.00	5°14'47"	S20°35'04"E	20.87
C30	93.91	172.00	31°16'52"	S07°34'01"E	92.74
L4	34.24			N08°04'26"E	
L5	14.24			N08°04'26"E	
L6	16.12			S38°58'10"E	
L7	17.40			S88°00'45"E	
C31	44.76	326.00	7°52'02"	N62°04'45"W	44.73
C32	69.61	326.00	15°44'56"	N70°16'16"W	69.32
C33	45.78	326.00	8°02'47"	N68°22'25"W	45.74
C34	64.56	274.00	13°29'59"	N61°06'01"W	64.41
L8	11.50			N55°22'57"W	
L9	12.03			N68°18'57"W	
L10	26.07			S00°10'53"E	
L11	31.09			S00°10'53"E	
L12	43.23			N72°22'05"W	
L13	72.68			N19°47'07"W	

LEGEND

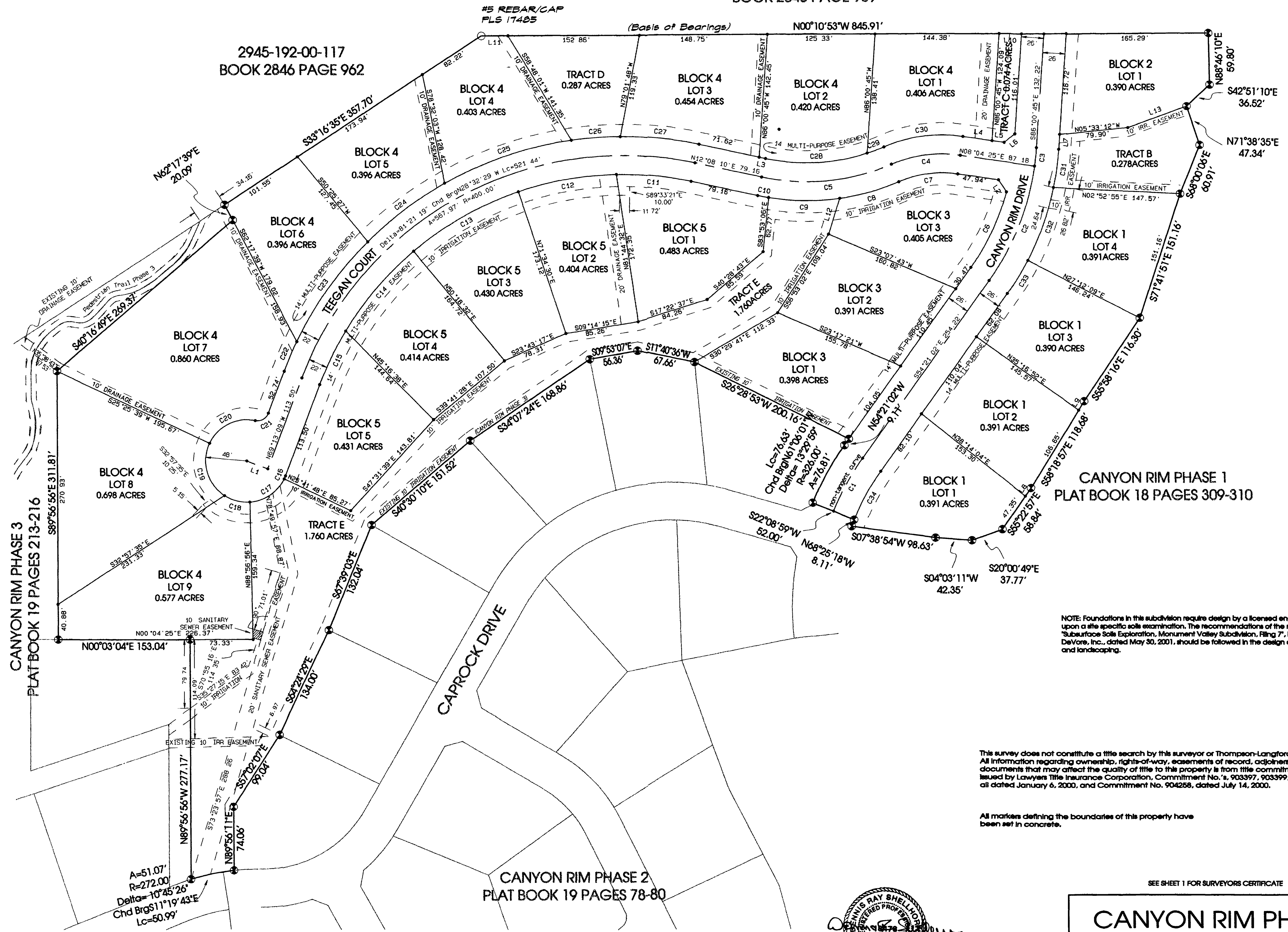
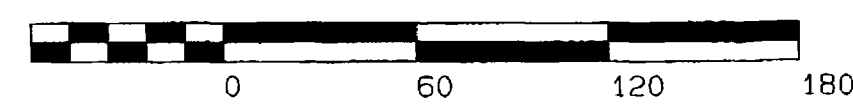
- #5 REBAR/CAP PLS 18478
- FOUND PIN AND CAP AS NOTED

ABBREVIATIONS

- A Arc length of curve
- C Curve
- E East
- Chd Brg Bearing of long chord of curve
- L Line
- Lc Length of long chord of curve
- IRR Irrigation
- N North
- No. Number
- PLS Professional Land Surveyor
- R Radius of curve
- S South
- W West



GRAPHIC SCALE 1"=60'

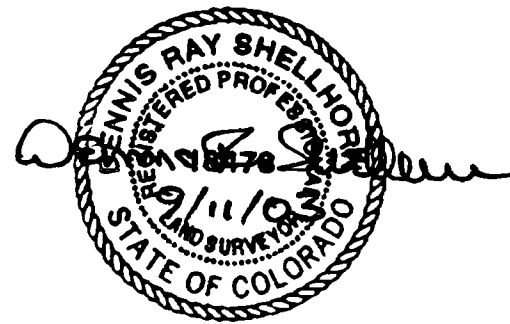


NOTE: Foundations in this subdivision require design by a licensed engineer, based upon a site specific soils examination. The recommendations of the report entitled "Subsurface Soils Exploration, Monument Valley Subdivision, Filing 7", by Lincoln DeVore, Inc., dated May 30, 2001, should be followed in the design of foundations and landscaping.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from title commitments issued by Lawyers Title Insurance Corporation, Commitment No.'s, 903397, 903399, 903400, all dated January 6, 2000, and Commitment No. 904258, dated July 14, 2000.

All markers defining the boundaries of this property have been set in concrete.

SEE SHEET 1 FOR SURVEYORS CERTIFICATE



CANYON RIM PHASE 4

SOUTH CAMP PROPERTIES

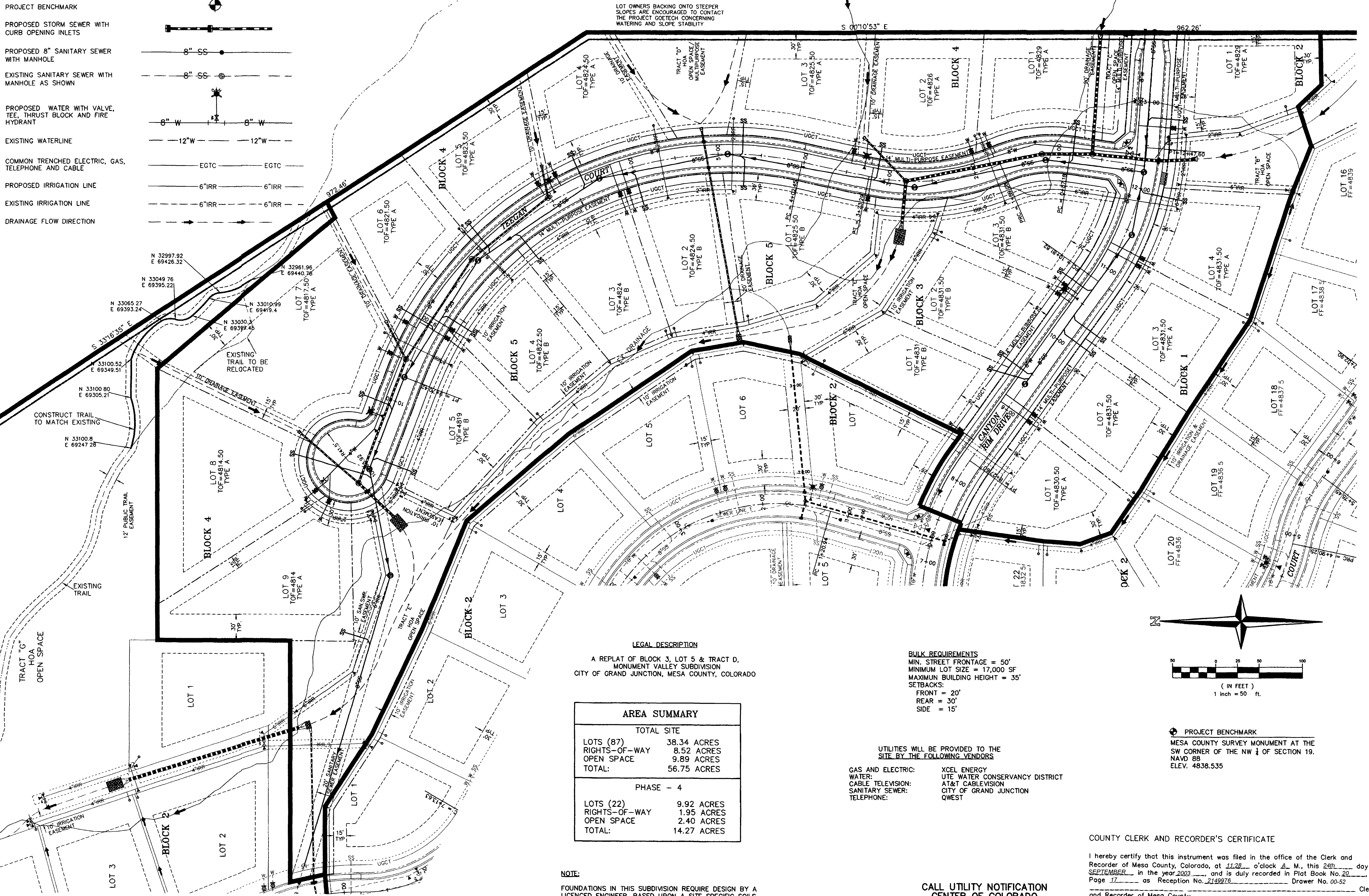
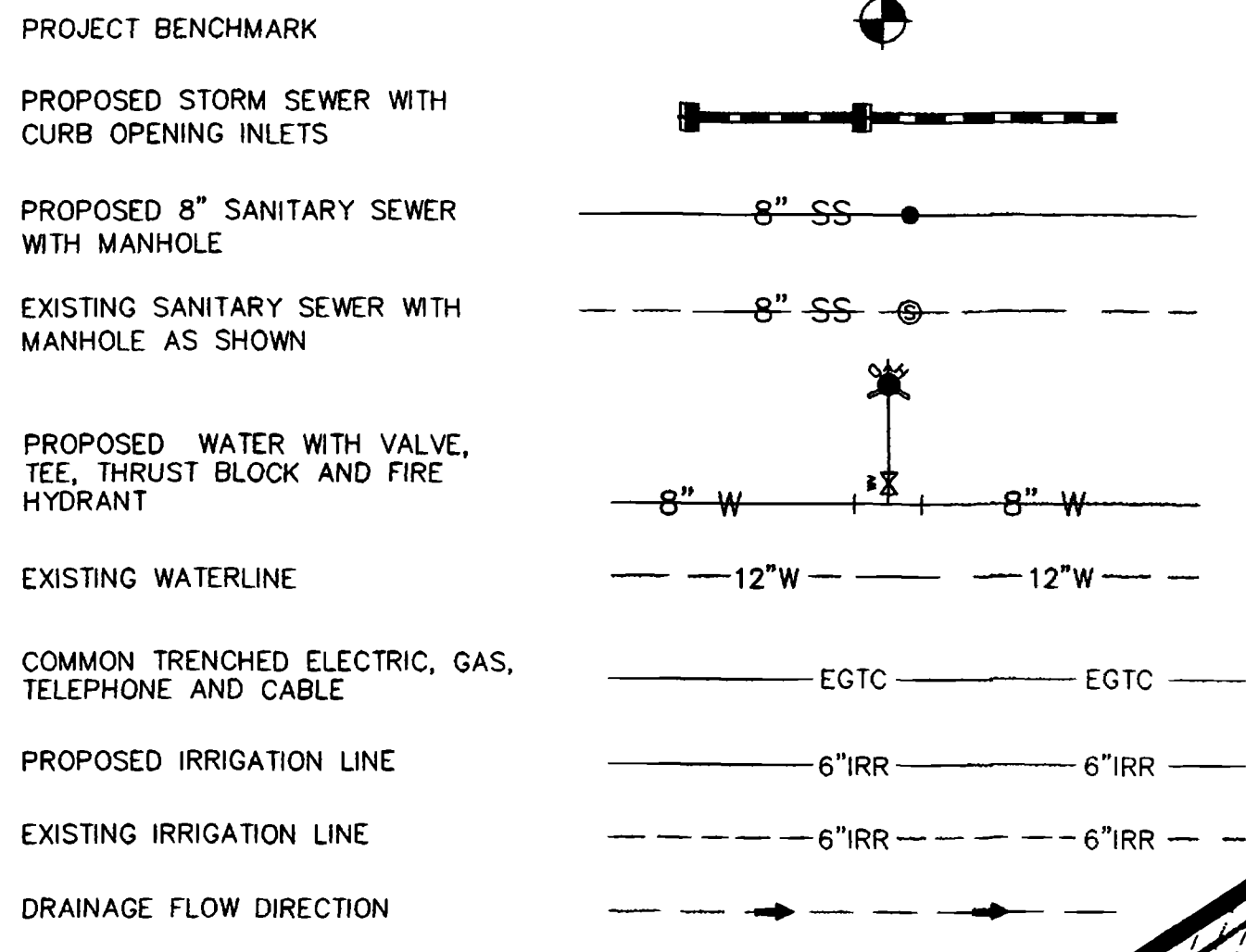
SECTION: NW1/4 & SW1/4 S.19 T12N R1E W1E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

Date of Survey:	Field Surveyor: DR5	Revision Date: Sep 11, 2003
Drawn: BKB	Checked: DR5	Approved: DR5
S:\Survey\0208 thomas\020.ph4\plat.pr		Job No. 0208-020
		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.

LEGEND



LOT OWNERS BACKING ONTO STEEPER SLOPES ARE ENCOURAGED TO CONTACT THE PROJECT GEOTECH CONCERNING WATERING AND SLOPE STABILITY

LEGAL DESCRIPTION
A REPLAT OF BLOCK 3, LOT 5 & TRACT D, MONUMENT VALLEY SUBDIVISION CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

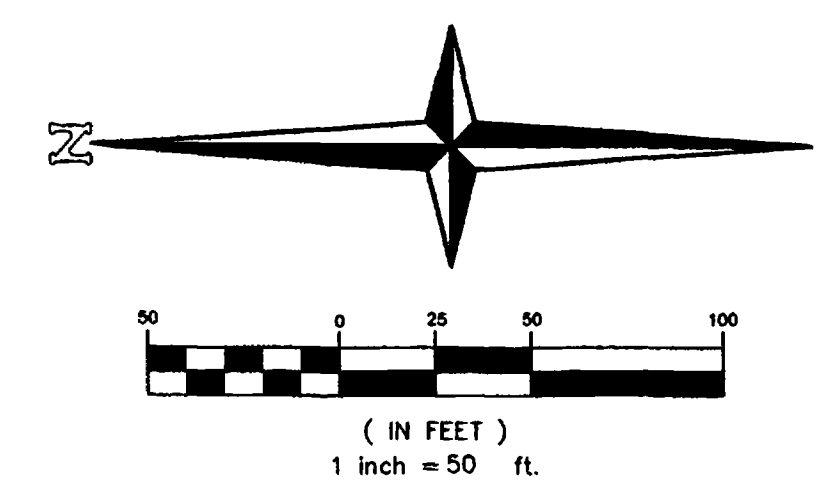
AREA SUMMARY	
TOTAL SITE	
LOTS (87)	38.34 ACRES
RIGHTS-OF-WAY	8.52 ACRES
OPEN SPACE	9.89 ACRES
TOTAL:	56.75 ACRES
PHASE - 4	
LOTS (22)	9.92 ACRES
RIGHTS-OF-WAY	1.95 ACRES
OPEN SPACE	2.40 ACRES
TOTAL:	14.27 ACRES

NOTE:
FOUNDATIONS IN THIS SUBDIVISION REQUIRE DESIGN BY A LICENCED ENGINEER, BASED UPON A SITE SPECIFIC SOILS EXAMINATION. THE RECOMMENDATIONS OF THE REPORT ENTITLED "SUBSURFACE SOILS EXPLORATION, MONUMENT VALLEY SUBDIVISION, FILING 7" BY LINCOLN DEVORE, INC., DATED MAY 30, 2001, SHOULD BE FOLLOWED IN THE DESIGN OF FOUNDATIONS AND LANDSCAPING.

BULK REQUIREMENTS
MIN. STREET FRONTAGE = 50'
MINIMUM LOT SIZE = 17,000 SF
MAXIMUM BUILDING HEIGHT = 35'
SETBACKS:
FRONT = 20'
REAR = 30'
SIDE = 15'

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS
GAS AND ELECTRIC: XCEL ENERGY
WATER: UTE WATER CONSERVANCY DISTRICT
CABLE TELEVISION: AT&T CABLEVISION
SANITARY SEWER: CITY OF GRAND JUNCTION
TELEPHONE: QWEST

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PROJECT BENCHMARK
MESA COUNTY SURVEY MONUMENT AT THE SW CORNER OF THE NW 1/4 OF SECTION 19, NAVD 88
ELEV. 4838.535

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 11:28 o'clock A.M., this 24th day of SEPTEMBER in the year 2003, and is duly recorded in Plat Book No. 20, Page 17 as Reception No. 2149976. Drawer No. 00-52

INITIAL ACCEPTANCE
COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION
Ronnie Edwards APA
9-22-03
Date

CHD	BY	DESCRIPTION
LMS	JEL	REVISED PER CITY COMMENTS DATED 7/8/03
LMS	JEL	REVISED PER CITY COMMENTS
DATE	REVISION	DATE
7/17/03	1	7/17/03
9/2/03	2	9/2/03
GRAND JUNCTION		
SOUTH CAMP PROPERTY L.L.C.		
COMPOSITE SITE PLAN		
CANYON RM - PHASE 4		
THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS 529 25 1/2 RD., SUITE B210 GRAND JUNCTION, COLORADO PH. (970) 243-8067 FAX (970) 241-2845 tlc@tlcwest.com		
DRAWN BY:	lms	CHECKED BY:
JEL		JEL
DATE:	03/20/03	SCALE:
Horiz:	1"=50'	Project No:
		0208-020
		SHEET NO:
		1 OF 1