

MONARCH GLEN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That EDKA Land Company, LLC, a Colorado Limited Liability Company is the owner of that real property located in part of the Northwest Quarter Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
(Original Warranty Deed Book 3268, Pages 286 and 287.)

Beginning at the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, whence the W $\frac{1}{2}$ corner bears North 00 degrees 09 minutes 36 seconds West, a distance of 1313.00 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, North 00 degrees 09 minutes 36 seconds West, a distance of 406.50 feet; thence South 89 degrees 59 minutes 54 seconds East, a distance of 250.00 feet; thence North 00 degrees 09 minutes 36 seconds West, a distance of 250.00 feet, to the North line of the South Half (S $\frac{1}{2}$) of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4; thence, along said North line, South 89 degrees 59 minutes 54 seconds East, a distance of 1070.59 feet, to the Northeast corner of said S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4; thence, along the East line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, South 00 degrees 11 minutes 56 seconds East, a distance of 657.00 feet, to the Southeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4; thence, along the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, North 89 degrees 58 minutes 36 seconds West, a distance of 1321.04 feet to the Point of Beginning.

Said parcel containing an area of 18.479 Acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as Monarch Glen Subdivision, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a 'phase I environmental audit'.

All Utility Easements 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, telephone lines, equivalent other public providers and appurtenant facilities.

All Multipurpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation Easements to the Monarch Glen Homeowners Association, hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

Tracts A, C, D, and E are dedicated to the Monarch Glen Homeowner's Association to the use of said Homeowners Association for their purposes including, but not limited to utilities, landscaping, signage, and other purposes, as deemed necessary and appropriate.

Tract B is dedicated to the Monarch Glen Homeowners Association, hereby platted to the use of said Homeowners Association for their purposes including, but not limited to: (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the maintenance and repair of private irrigation systems and conveyance of stormwater; (d) recreational and aesthetic purposes as determined appropriate by said owners, subject to any historical and recorded rights and usage of the Grand Junction Drainage District to install, operate, maintain and repair irrigation water transmission and/or drainage facilities.

Fifty nine foot (59') Access Easement across Tract A to Eugene W. and Jeanette M. Krizman, their heirs, successors, and assigns for the purpose of access to their property, and in the event of future development of said property, for public Road right-of-way.

Twelve foot (12') Access Easement across Tract B to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities.

Five foot (5') wide landscaping easement to the Monarch Glen Homeowner's Association to the use of said Homeowners Association for their purposes including, but not limited to utilities, landscaping, signage, and other purposes, as deemed necessary and appropriate.

Forty eight foot (48') Temporary Turnaround Access and Utility Easement to the City of Grand Junction for the Use of the Central Grand Valley Sanitation District.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, together with the right to trim or remove interfering trees and brush, and in Drainage & and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts 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.

IN WITNESS WHEREOF, said owner, EDKA Land Company, LLC, a Colorado Limited Liability Company, has caused their name to be hereunto subscribed this 25th day of MARCH, A.D., 2004.

by: [Signature] title: MANAGER
for EDKA Land Company, LLC, a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Colin S. Reinhart (title) Manager for EDKA Land Company, LLC, a Colorado Limited Liability Company this 25th day of MARCH, A.D., 2004.
Witness my hand and official seal:

[Signature]
Notary Public
My Commission Expires 4-19-2005

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Monarch Glen Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of 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.
Date certified MARCH 26, 2004

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 3268, Pages 288 through 291, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 25th day of MARCH, 2004. [Signature], Vice President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by [Signature] (title) Vice President for EDKA Land Company, LLC this 25th day of MARCH, A.D., 2004.

Witness my hand and official seal:
[Signature]
Notary Public
My Commission Expires 4-19-2005

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Stewart Title of Grand Junction, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to EDKA Land Company, 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: 3-26-2004 by: [Signature], President
for: Stewart Title of Grand Junction
Name Of Title Company

FOR CITY USE ONLY

Book	Page	Type
3629	850	Quit claim deed to Tracts to the HOA
3629	851	Easement deed to the HOA
3629	855	Easement to Krizman
3629	860	Quit claim deed to the City of Grand Junction
3629	861	Recording Memorandum

CITY OF GRAND JUNCTION APPROVAL

This plat of Monarch Glen Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of April, A.D., 2004.

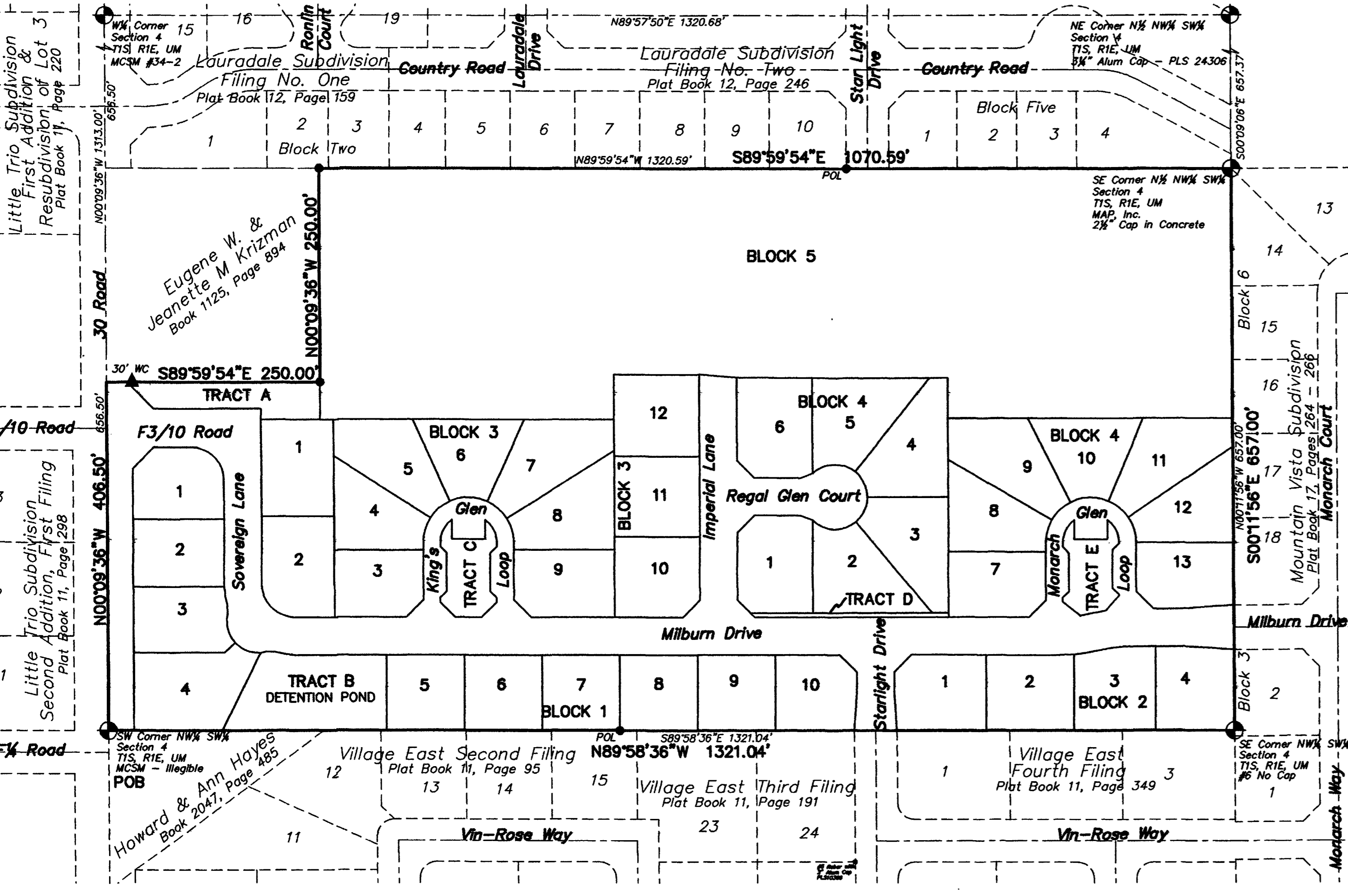
City Manager: [Signature]
President of City Council: [Signature]

CLERK AND RECORDER'S CERTIFICATE

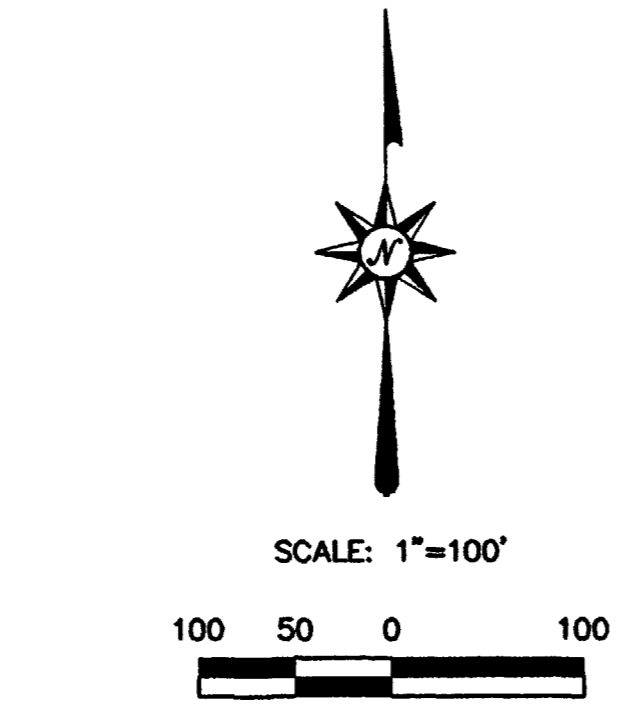
STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 8:31 o'clock A.M., APRIL 14, A.D., 2004, and was duly recorded in Book 3629, Page No. 848-849, Reception No. 2186767, Drawer No. PP-11
Fees: \$20.00 + \$1.00

Clerk and Recorder
By: _____
Deputy



- ### LEGEND
- ALLOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE
 - 30' WC SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE - Witness Corner
 - FOUND REBAR, AS NOTED
 - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SCLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - DEGREES
 - MINUTES OR FEET
 - INCHES OR SECONDS
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT



AREA SUMMARY

LOTS	=	8.106 Acres	43.87%
BLOCK 5	=	6.752 Acres	36.54%
TRACTS	=	0.784 Acres	4.24%
ROAD ROW	=	2.837 Acres	15.35%
TOTAL	=	18.479 Acres	100.00%

GENERAL NOTES

- The Declaration of Covenants and Restrictions are recorded in Book 3629, at Page 862 Mesa County Records.
- Easement and Title Information provided by Stewart Title Guaranty Company, Order No. 03006553A-C2, dated December 31, 2003.
- Basis of bearings is the West line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4 which bears North 00 degrees 09 minutes 36 seconds West, a distance of 1313.00 feet, based on the MCGPS survey network. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.
- Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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 CERTIFICATION SHOWN HEREON.

MONARCH GLEN SUBDIVISION

NW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 4
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

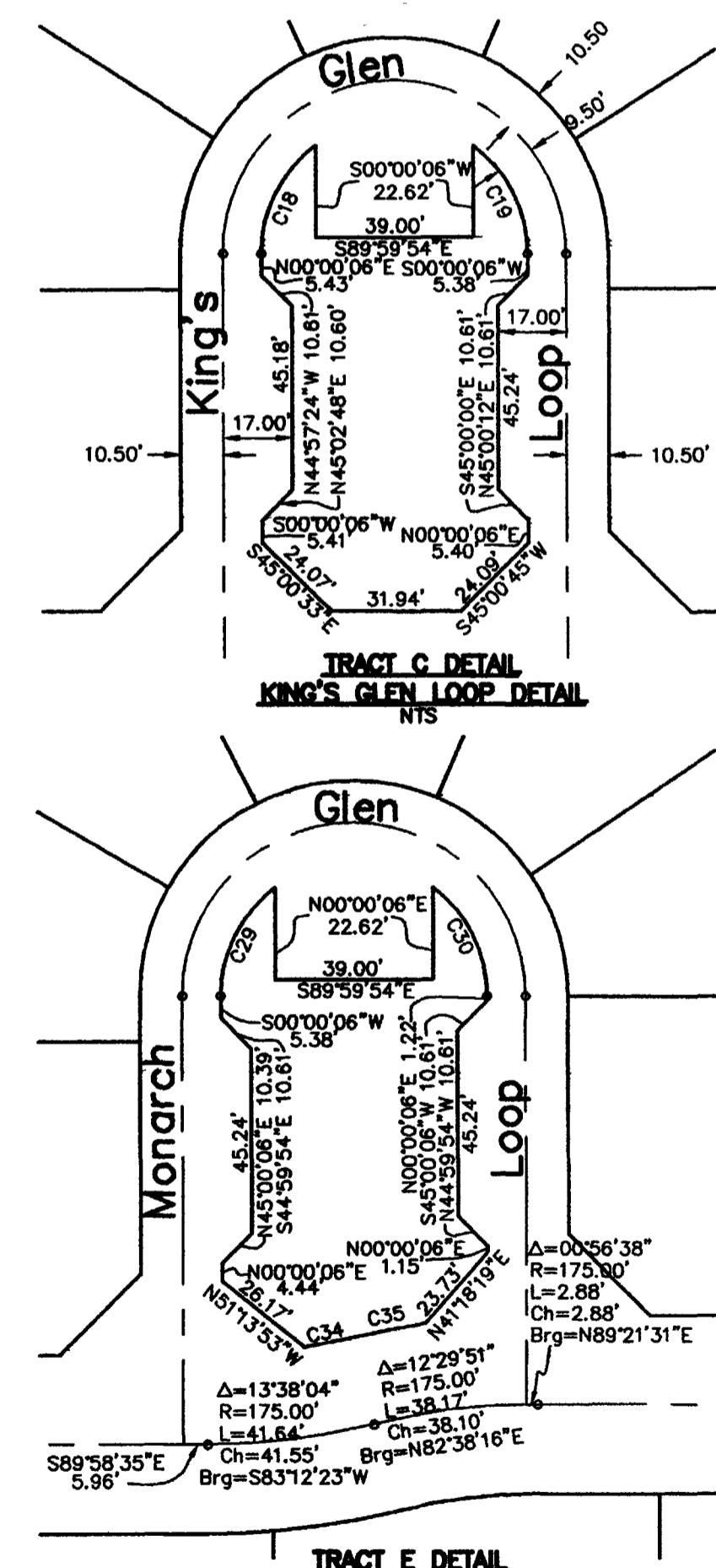
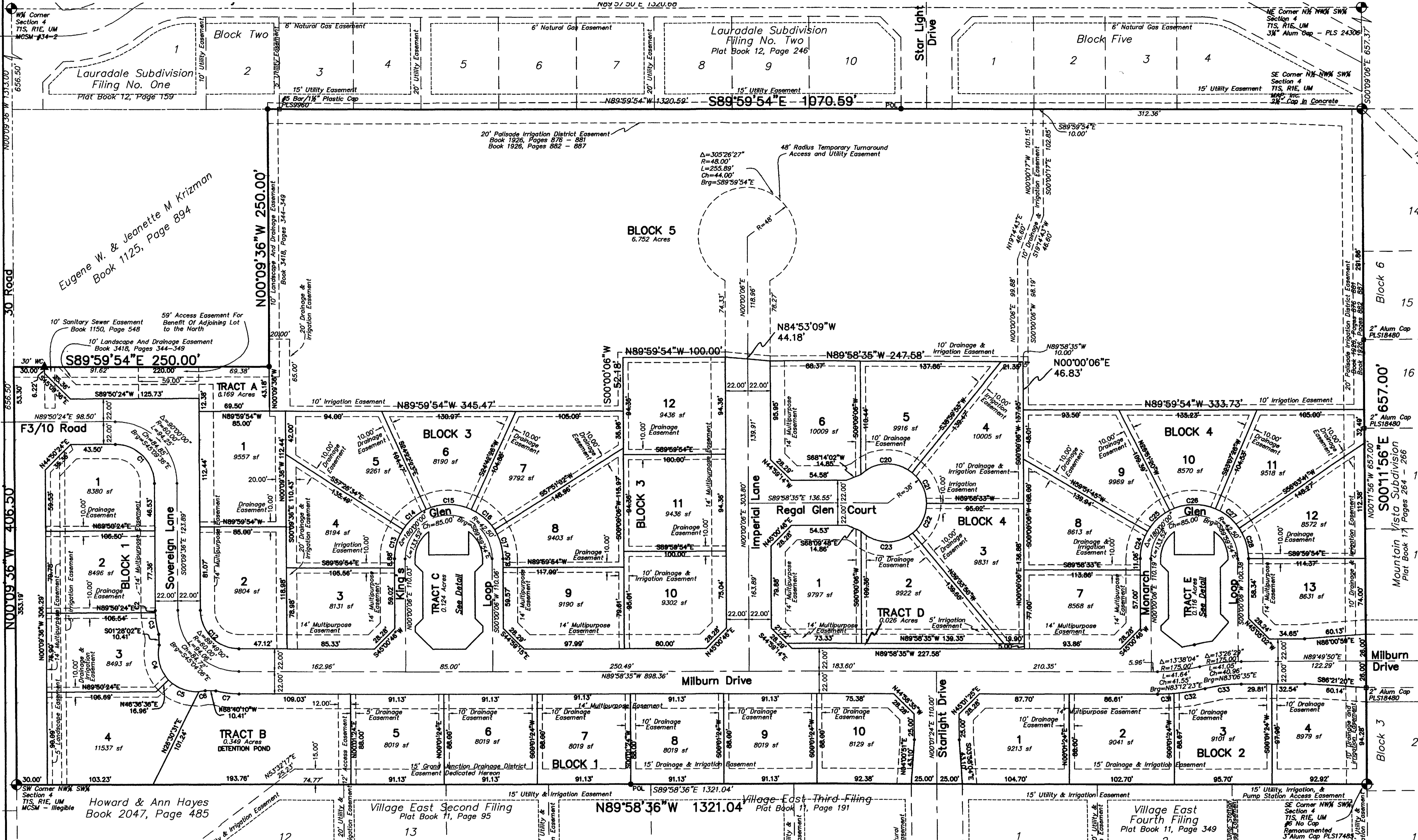
LANDesign

ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 17485

PROJ. NO.	DATE	SURVEYED	DRAWN	CHECKED	SHEET	OF
2003-69	Feb, 2004	RSK	PRG		1	2

MONARCH GLEN SUBDIVISION



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 - BUREAU OF LAND MANAGEMENT

Lot Curve Data

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	80°00'00"	36.00'	56.69'	53.74'	S45°09'36"E
C2	01°41'19"	82.00'	2.42'	2.42'	N01°00'15"W
C3	14°42'10"	82.00'	21.04'	20.98'	N09°12'00"W
C4	57°00'26"	37.00'	36.81'	35.31'	N14°53'11"W
C5	50°53'35"	37.00'	32.87'	31.80'	N68°50'12"W
C6	09°26'14"	37.00'	6.12'	6.11'	S80°58'54"W
C7	16°23'29"	82.00'	23.46'	23.38'	N81°46'51"W
C8	89°49'00"	36.00'	69.57'	63.85'	N45°04'06"W
C9	32°41'23"	83.00'	30.24'	29.83'	N16°12'44"E
C10	33°04'11"	83.00'	30.59'	30.17'	N48°05'31"E
C11	48°04'49"	83.00'	45.40'	44.03'	S89°48'59"E
C12	33°08'36"	83.00'	30.66'	30.23'	S48°43'16"E
C13	32°09'04"	83.00'	29.74'	29.35'	S16°04'26"E
C14	53°46'30"	33.00'	30.97'	29.85'	N26°53'21"E
C15	53°46'55"	33.00'	30.98'	29.85'	S26°53'21"E

Lot Curve Data

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C20	82°33'15"	38.00'	54.75'	50.14'	N87°43'16"E
C21	51°00'07"	38.00'	33.83'	32.72'	S28°30'04"E
C22	50°26'10"	38.00'	33.45'	32.38'	S28°13'05"W
C23	83°12'48"	38.00'	55.19'	50.47'	N87°57'26"W
C24	30°16'13"	83.00'	28.00'	27.88'	N15°00'09"E
C25	33°00'25"	83.00'	30.53'	30.11'	N46°38'26"E
C26	49°58'48"	83.00'	48.23'	44.78'	N88°08'04"E
C27	32°56'13"	83.00'	30.47'	30.05'	S50°24'28"E
C28	33°56'25"	83.00'	31.40'	30.94'	S16°58'07"E
C29	53°48'29"	33.00'	30.97'	29.85'	S26°53'21"W
C30	53°48'55"	33.00'	30.98'	29.85'	N26°53'21"W
C31	04°41'11"	197.00'	16.11'	16.11'	N87°40'50"W
C32	08°56'54"	197.00'	30.77'	30.74'	S80°51'48"W
C33	13°26'29"	153.00'	35.81'	35.81'	N83°06'35"E
C34	04°34'46"	153.00'	12.23'	12.23'	S78°40'44"W
C35	05°16'24"	197.00'	18.13'	18.12'	N79°01'33"E

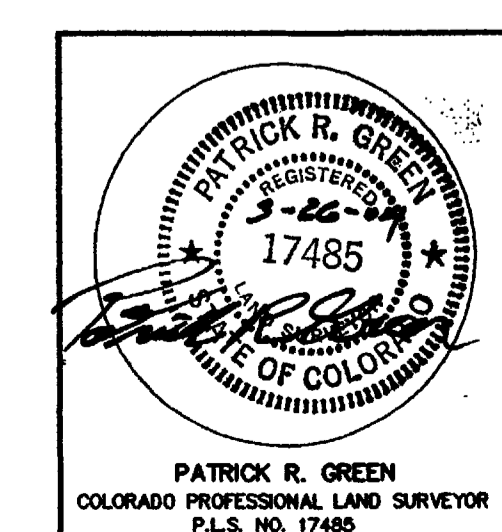
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NW¼ SW¼ SECTION 4
T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

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