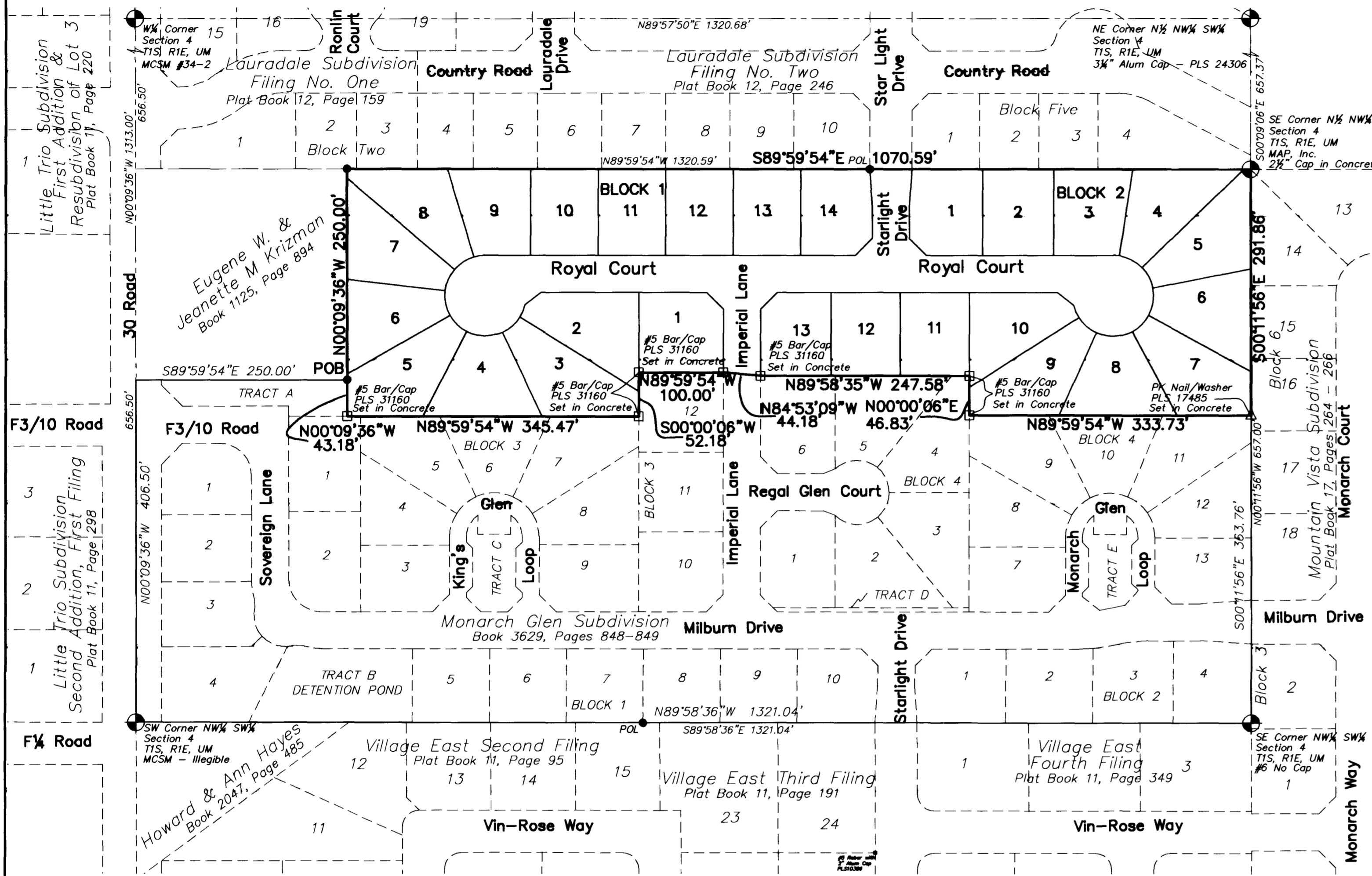
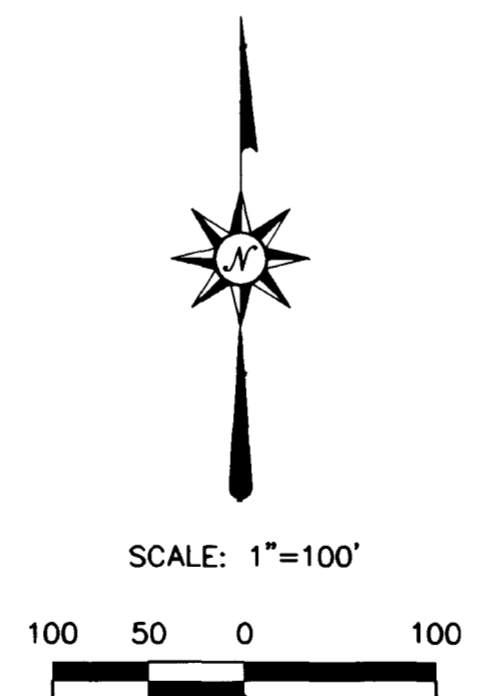


MONARCH GLEN SUBDIVISION FILING NO. TWO



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE
 - ▲ SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 PER CRS-38-51-105, IN CONCRETE - Witness Corner
 - FOUND REBAR, AS NOTED
 - △ SET PK NAIL ON WASHER, PLS 17845 PER CRS-38-51-105, IN CONCRETE
- 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
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 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
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 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - §§§ SCILICET, 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	=	5.518 Acres	81.72%
ROAD ROW	=	1.234 Acres	18.28%
TOTAL	=	6.752 Acres	100.00%

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded in Book 3841, at Page 375-376, Mesa County Records.

Easement and Title Information provided by Stewart Title Guaranty Company, Order No. 04008946-A, dated November 24, 2004.

Basis of bearings is the West line of the NW1/4 SW1/4 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".

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 (NW1/4 SW1/4) 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.)

Block 5, Monarch Glen Subdivision as shown on plat recorded in Book 3629, Pages 848-849, Mesa County records.

Said parcel containing an area of 6.752 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, Filing No. Two, 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.

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 be granted 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.

Drainage Easement between Lots 5 and 6, Block 1 to be granted to the Monarch Glen Homeowner's Association to the use of said Homeowners Association for their purposes including, but not limited to drainage facilities, utilities, and other purposes, as deemed necessary and appropriate by said Homeowner's Association.

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 10th day of January, A.D. 2005.

by Edmunds Lenhaer 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 Edmunds Lenhaer (title) Manager for EDKA Land Company, LLC, a Colorado Limited Liability Company this 10 day of January, A.D. 2005.

Witness my hand and official seal:
Lori Hannestad
Notary Public

My Commission Expires 1/26/2007

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 3621, Pages 925 through 937, 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 10th day of January, 2005.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jeffrey J. Parker, UP (title) Wells Fargo Bank, National Association for Wells Fargo Bank, National Association this 10 day of January, A.D., 2005.

Witness my hand and official seal:
Lori Hannestad
Notary Public

My Commission Expires 1/26/2007

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: January 10, 2005 by Danny McBride, President
for Stewart Title of Grand Junction
Name Of Title Company

FOR CITY USE ONLY

Book	Page	Type
3841	377	Quit claim deed to HOA
3841	374	Site Plan
3841	378	Recording Memorandum (DIA)

CITY OF GRAND JUNCTION APPROVAL

This plat of Monarch Glen Subdivision, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 18th day of February, A.D., 2005.

City Manager Wanda Lator

President of City Council Ben Hill

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:07pm o'clock P. M., February 23, A.D., 2005, and was duly recorded in Book 3841, Page No. 374-373 Reception No. 2240184 Drawer No. 00-59

Fees: 10.00 1.00

Janice Ward
Clerk and Recorder

By: Ginny Baughman
Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Monarch Glen Subdivision, Filing No. Two, 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 1-12-05

**MONARCH GLEN SUBDIVISION
FILING NO. TWO**

NW1/4 SW1/4 SECTION 4, T1S, R1E, UTE MERIDIAN
LOCATED IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign

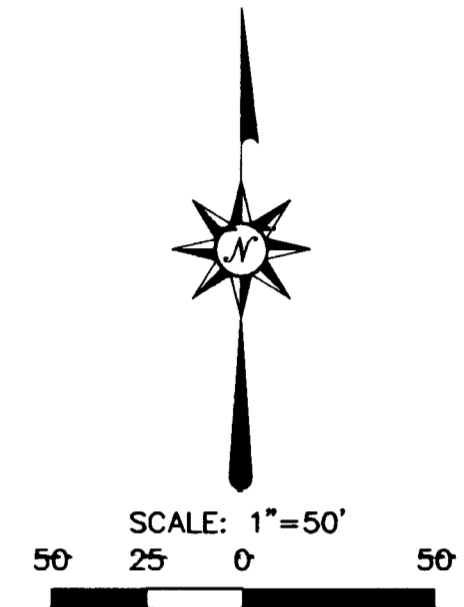
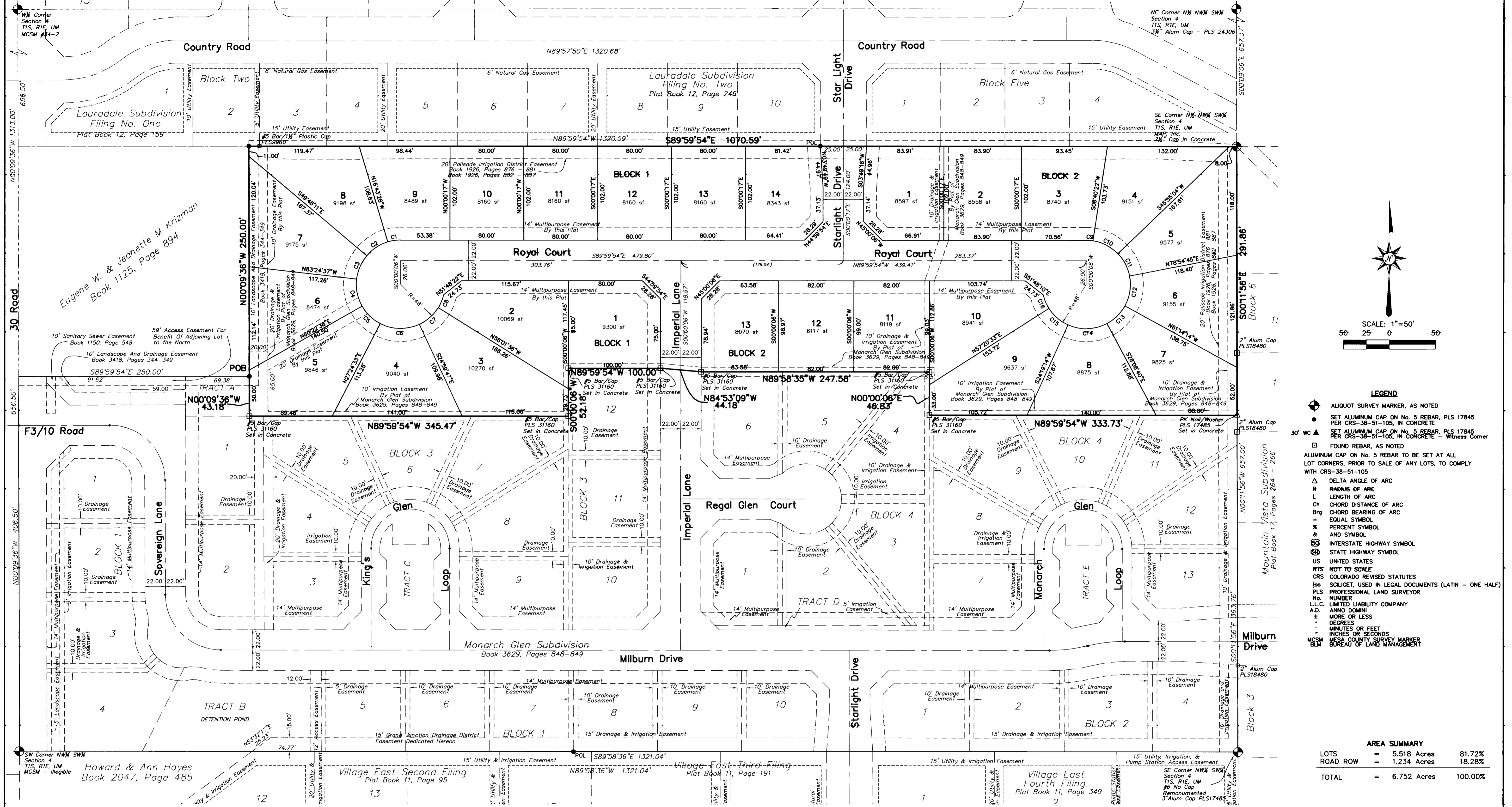
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2004-35	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2005	RAJ/LED	RSK	PRG	1	2

PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 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 CERTIFICATION SHOWN HEREON.

MONARCH GLEN SUBDIVISION FILING NO. TWO



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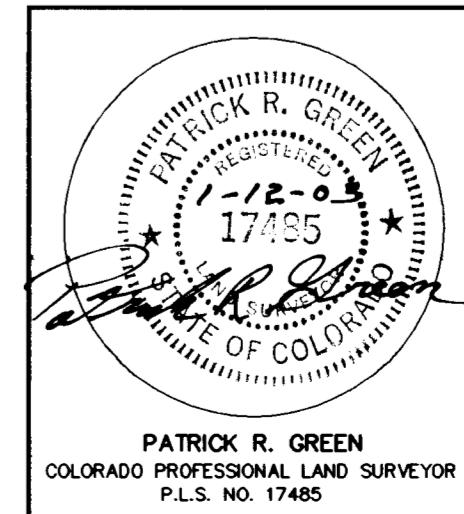
LOT LINE CURVE DATA

CURVE	Delta	Radius	Arc	CH Length	CH Bearing
C1	16°43'40"	48.00'	14.01'	13.96'	N81°38'22"E
C2	33°04'43"	48.00'	27.71'	27.33'	N56°44'10"E
C3	33°38'38"	48.00'	28.15'	27.75'	N33°33'36"E
C4	36°12'46"	48.00'	30.34'	29.84'	N11°30'59"W
C5	32°58'05"	48.00'	27.62'	27.24'	N46°06'25"W
C6	52°24'20"	48.00'	43.90'	42.39'	N88°47'37"W
C7	33°01'49"	48.00'	27.67'	27.29'	S48°29'18"W
C8	18°21'46"	48.00'	15.38'	15.32'	S22°47'31"W
C9	08°40'22"	48.00'	7.27'	7.26'	S83°39'49"E
C10	37°14'43"	48.00'	31.20'	30.66'	S62°42'17"E
C11	32°59'40"	48.00'	27.64'	27.28'	S27°35'05"E
C12	39°51'01"	48.00'	33.38'	32.72'	S08°50'15"W
C13	33°05'34"	48.00'	27.72'	27.34'	S45°18'33"W
C14	52°27'54"	48.00'	43.95'	42.43'	S89°05'17"W
C15	33°30'18"	48.00'	27.66'	27.28'	N49°10'07"W
C16	19°03'01"	48.00'	15.96'	15.89'	N23°07'57"W

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Monarch Glen Subdivision, Filing No. Two, 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 plan 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.

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FILING NO. TWO**
NW¼ SW¼ SECTION 4, T1S, R1E, UTM MERIDIAN
LOCATED IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
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PROJ NO.	2004-35	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	Jan, 2005	RAD/LED	RSK	PRG	2	2

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