

SPYGLASS RIDGE FILING No. TWO

A REPLAT OF BLOCK 1, SPYGLASS RIDGE FILING No. ONE

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, SGH Company, LLC, a Colorado limited liability company, is the owner of that real property situated in the S1/2 of Section 26, and the N1/2 of Section 35, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 3547 at Page 63 of the Mesa County records; said property being more particularly described as follows:

Block 1 of Spyglass Ridge Filing No. One, according to the plat recorded at Reception No. 2274648 of the Mesa County records.

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 SPYGLASS RIDGE FILING No. TWO, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- * All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.
- * All multi-purpose easements are dedicated 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 thereto including but not limited to: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines and irrigation lines; and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- * All utility easements are dedicated to the City of Grand Junction for the use of City approved 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, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
- * Tract L is dedicated to the City of Grand Junction for the use of the public forever.
- * All Public Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.
- * Drainage easements are dedicated to the City of Grand Junction as perpetual easements for the conveyance of storm water which originates on or upstream from the property platted, and for the installation, operation and maintenance of all channels, detention ponds and structures appurtenant thereto. The Spyglass Ridge Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.
- * Tracts H-K are granted by separate instrument to the Spyglass Ridge Homeowners' Association.
- * Drainage easements are also granted by separate instrument to the Spyglass Homeowners' Association.
- * Landscape, Irrigation & Sign easements at designated street intersections are granted by separate instrument to the Spyglass Ridge Homeowners' Association. Irrigation easements granted to HOA to be co-located in 14' multi-purpose easements across private lots.

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 or 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.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 25th day of APRIL, 2006.

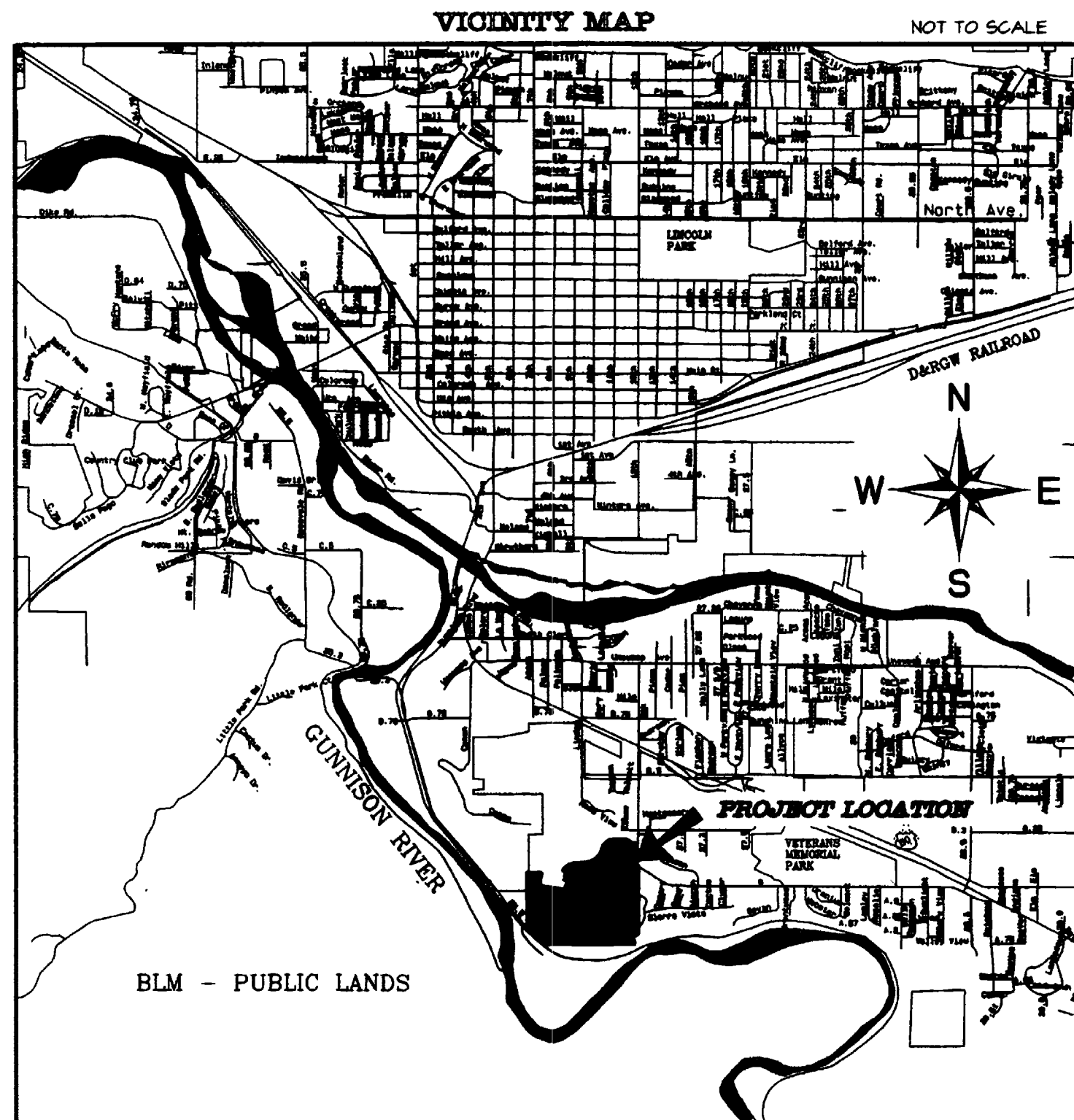
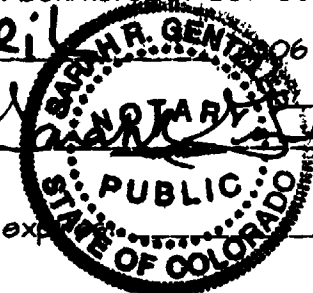
By: SGH Company, LLC, a Colorado limited liability company

David G. Behrhorst
David G. Behrhorst, Manager

State of Colorado)
County of)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by David G. Behrhorst of SGH Company, LLC as its Manager this 25th day of APRIL, 2006 for the aforementioned purposes.

Notary Public)
My commission expires 6-28-08



LIST OF ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- A: ARC LENGTH OF CURVE
- R: RADIUS OF CURVE
- DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
- CB: BEARING OF LONG CHORD OF CURVE
- L: LENGTH OF LONG CHORD OF CURVE
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR
- R.O.M.: RIGHT OF WAY
- S.(XX): SECTION NUMBER
- REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER
- MCSM: MESA COUNTY SURVEY MARKER
- HOA: HOMEOWNERS' ASSOCIATION
- OMID: ORCHARD MESA IRRIGATION DISTRICT
- SAN: SANITATION
- DIST.: DISTRICT
- U.S.: UNITED STATES
- DEPT.: DEPARTMENT
- SQ FT: SQUARE FEET
- ALUM: ALUMINUM
- GPS: GLOBAL POSITIONING SYSTEM
- M.P.E.: MULTI-PURPOSE EASEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of SPYGLASS RIDGE FILING No. TWO, 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 statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.



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.

LAND USE SUMMARY		
LOTS & BLOCKS	64.285 ACRES	48.9%
TRACTS	49.444 ACRES	44.6%
STREETS	7.166 ACRES	6.6%
TOTAL	110.895 ACRES	100%

Refer to separately recorded document titled "Special Building Lot Considerations" for guidelines and restrictions on grading and construction on the lots platted hereon.

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 a title commitment prepared by First American Heritage Title Company, No. 915-H0043518-900-670, dated Dec. 8, 2005

LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, Alpine Bank, 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 3627, Page 714 and Book 4001 at Page 276 of the 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 25 day of 2006.

Alpine Bank
By: *[Signature]*
Its Vice President

State of Colorado)
County of Mesa)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Aaron Miller of Alpine Bank as its Vice-President

this 25th day of April, 2006 for the aforementioned purposes.

Jeanette Blankenship
Notary Public
My commission expires: 10/21/07



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage Title Company, 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 SGH 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: 4/25/06 By: Nicole Lewis - Title Officer
Name and title
First American Heritage Title Company

DECLARATION OF COVENANTS

This property is subject to the Declaration of Covenants, Conditions and Restrictions of Spyglass Ridge Subdivision as set forth in an instrument recorded in Book 4011 at Page 303 and First Amendment to the Declaration of Covenants, Conditions and Restrictions of Spyglass Ridge Subdivision, recorded in Book 4033 at Page 73 of the Mesa County records, and First Supplement to the Declaration of Covenants, Conditions and Restrictions of Spyglass Ridge Subdivision recorded in Book _____ at Page _____ of the Mesa County records.

CITY APPROVAL

This plat of SPYGLASS RIDGE FILING No. TWO, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 25 day of May, 2006.

[Signature] City Manager
[Signature] Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:34 o'clock P. M., on this 25th day of May, 2006, A.D., and was recorded at Reception

No. 2314792 Book 4147, Pages 148-153 Drawer No. 55-8
Fees \$60.00 + \$1.00

By: _____ Clerk and Recorder
Deputy

CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY)

TRACTS H-K (HOA)	BOOK <u>4147</u> PAGE <u>156</u>
DRAINAGE, LANDSCAPE, SIGNAGE, IRRIGATION and UTILITY (HOA)	BOOK <u>4147</u> PAGE <u>156</u>

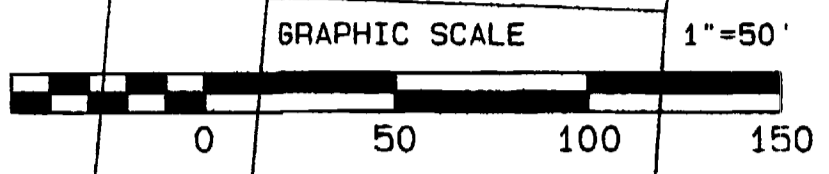
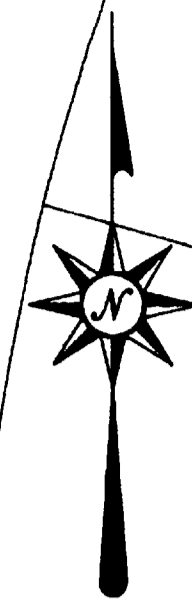
SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4S26NE1/4S35 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE

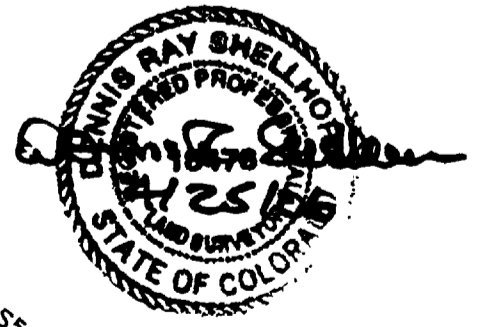
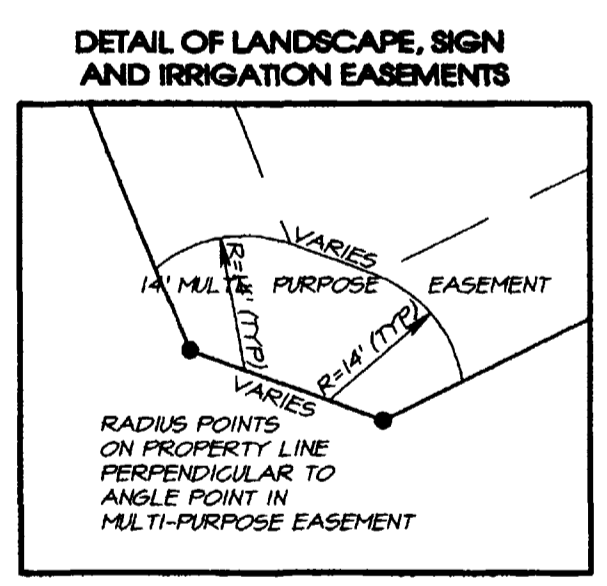
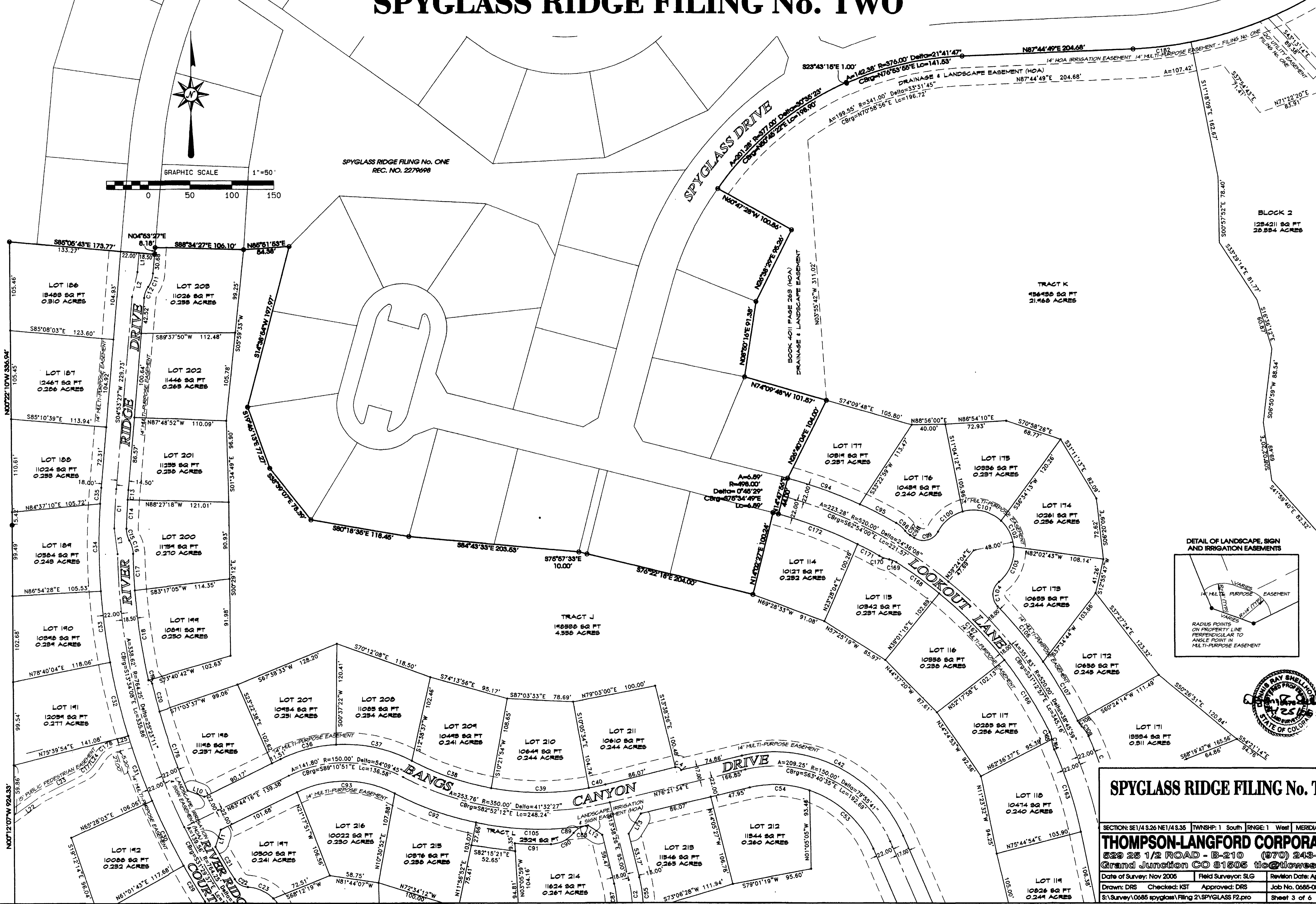
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

Date of Survey: Nov 2005 Field Surveyor: SLG Revision Date: Apr 26, 2006
Drawn: DRS Checked: KST Approved: DRS Job No. 0685-007
S:\Survey\0685 spyglass\Filing 2\SPYGLASS F2.pro Sheet 1 of 6

SPYGLASS RIDGE FILING No. TWO



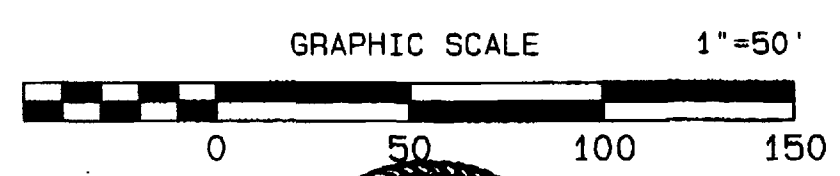
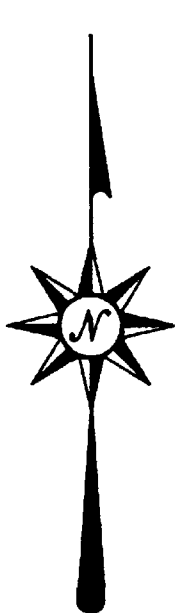
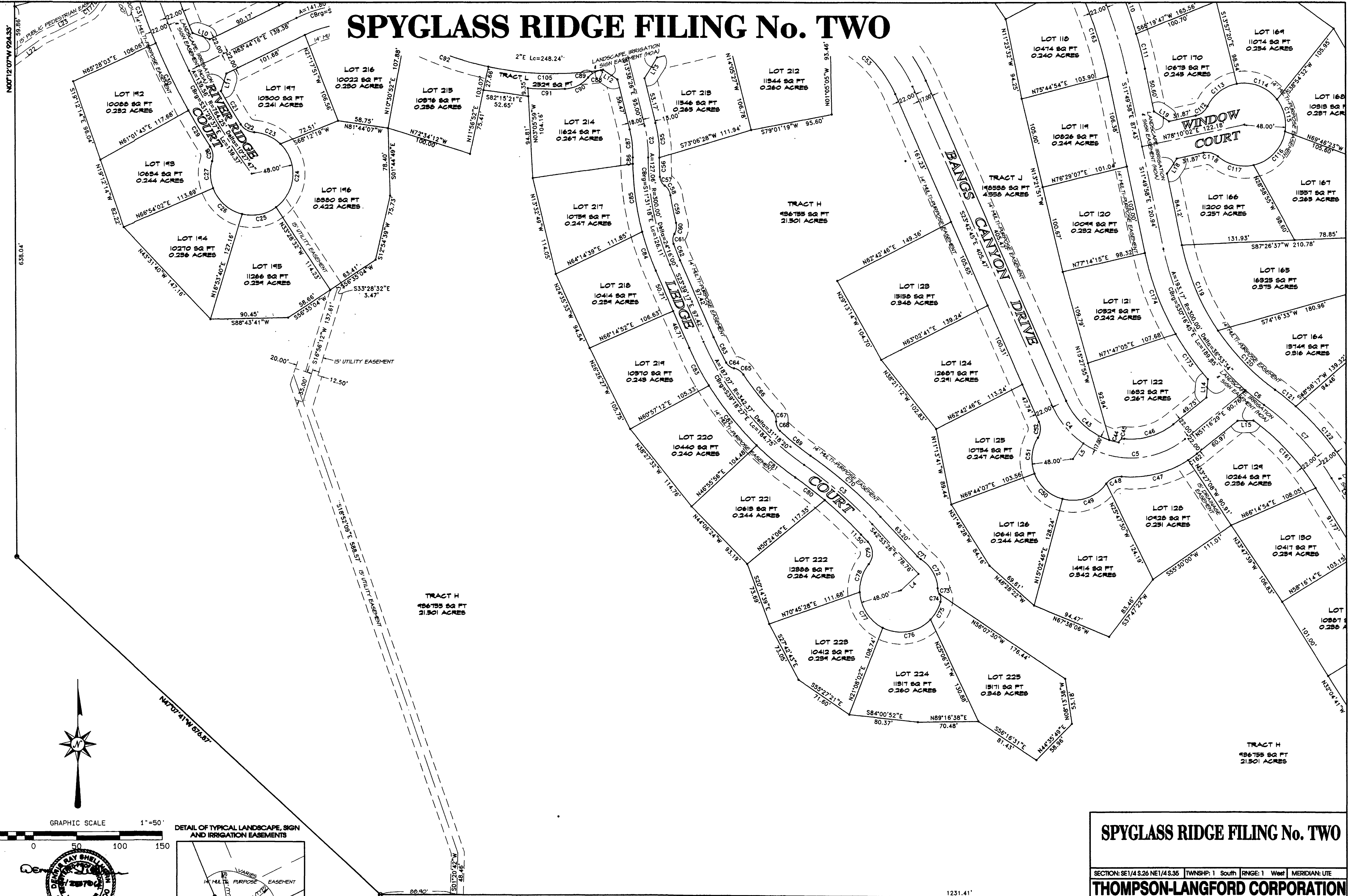
SPYGLASS RIDGE FILING No. ONE
REC. NO. 2279698



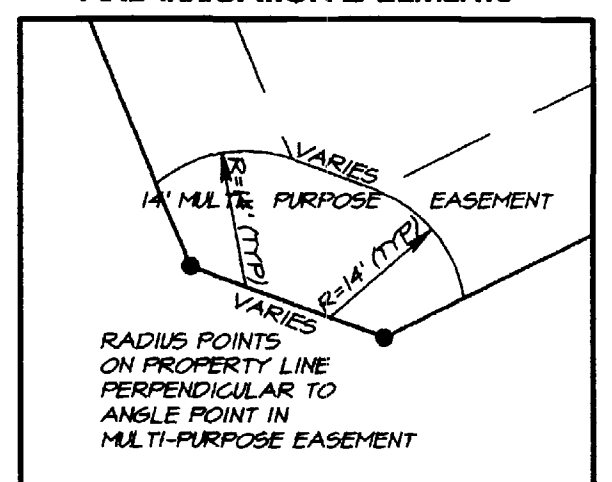
SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4 S.26 NE1/4 S.35 T20N R1E W1E MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-0067
 Grand Junction CO 81505 tlc@tllwest.com
 Date of Survey: Nov 2005 Field Surveyor: SLG Revision Date: Apr 26, 2006
 Drawn: DRS Checked: KST Approved: DRS Job No. 0685-007
 S:\Survey\0685 spyglass\Filing 2\SPYGLASS F2.pro Sheet 3 of 6

SPYGLASS RIDGE FILING No. TWO



DETAIL OF TYPICAL LANDSCAPE, SIGN AND IRRIGATION EASEMENTS

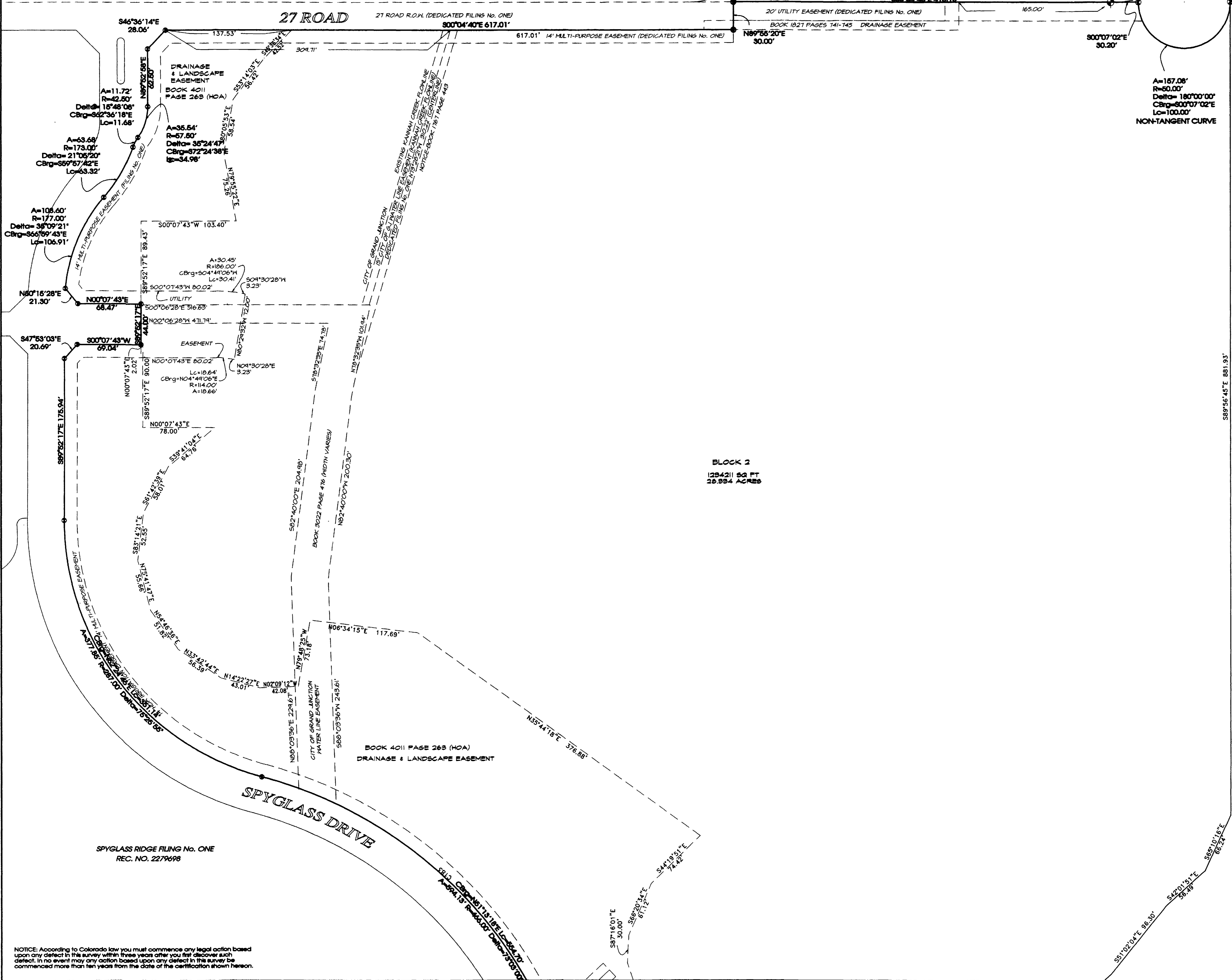


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4 S.26 NE1/4 S.35			TOWNSHIP: 1 South			RANGE: 1 West			MERIDIAN: UTE		
THOMPSON-LANGFORD CORPORATION											
529 25 1/2 ROAD - B-210 (970) 243-0067											
Grand Junction CO 81505 tlo@tlovest.com											
Date of Survey: Nov 2006			Field Surveyor: SLG			Revision Date: Apr 26, 2006					
Drawn: DRS			Checked: KST			Approved: DRS			Job No. 0685-007		
S:\Survey\0685 spyglass\Filing 2\SPYGLASS F2.pro									Sheet 4 of 6		

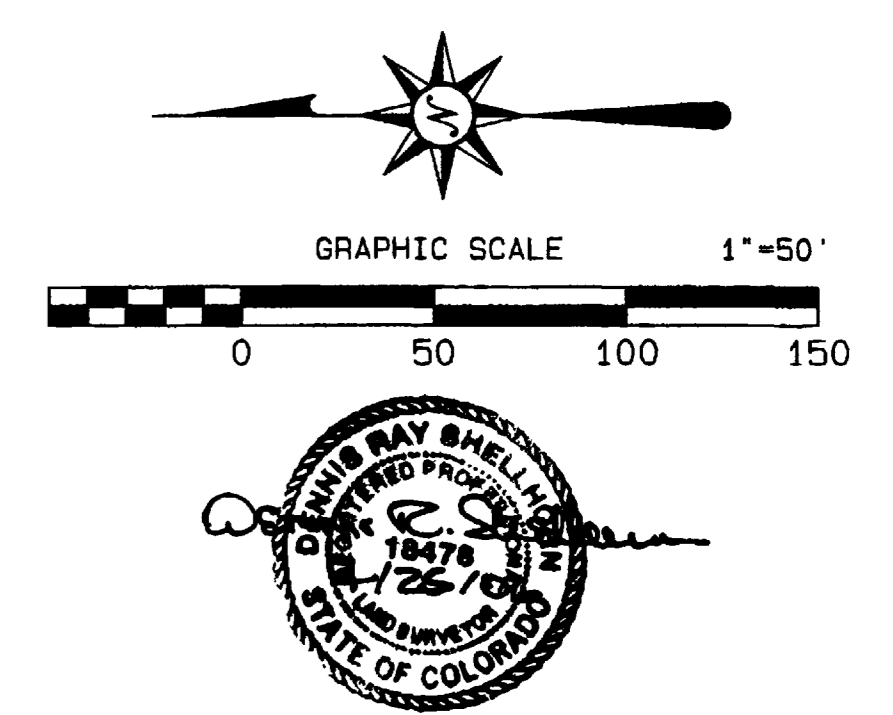
SPYGLASS RIDGE FILING No. TWO



261.25
351.36
MCSM
#1291-2

NON-TANGENT CURVE
A=157.08'
R=60.00'
Delta=180°00'00''
CBr=300°07'02''E
L=100.00'

TRACT K
456939 SQ FT
21.165 ACRES



SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4 S.26 NE1/4 S.35 | TOWNSHIP: 1 South | RANGE: 1 West | MERIDIAN: UTE

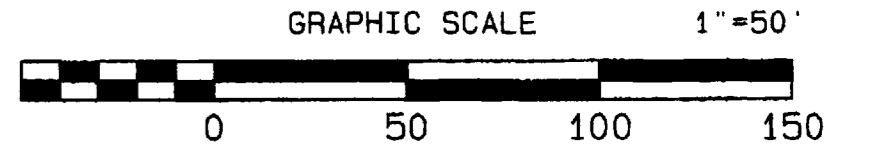
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlwest.com

Date of Survey: Nov 2005	Field Surveyor: SLG	Revision Date: Apr 26, 2006
Drawn: DRS	Checked: KST	Approved: DRS
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		Sheet 5 of 6

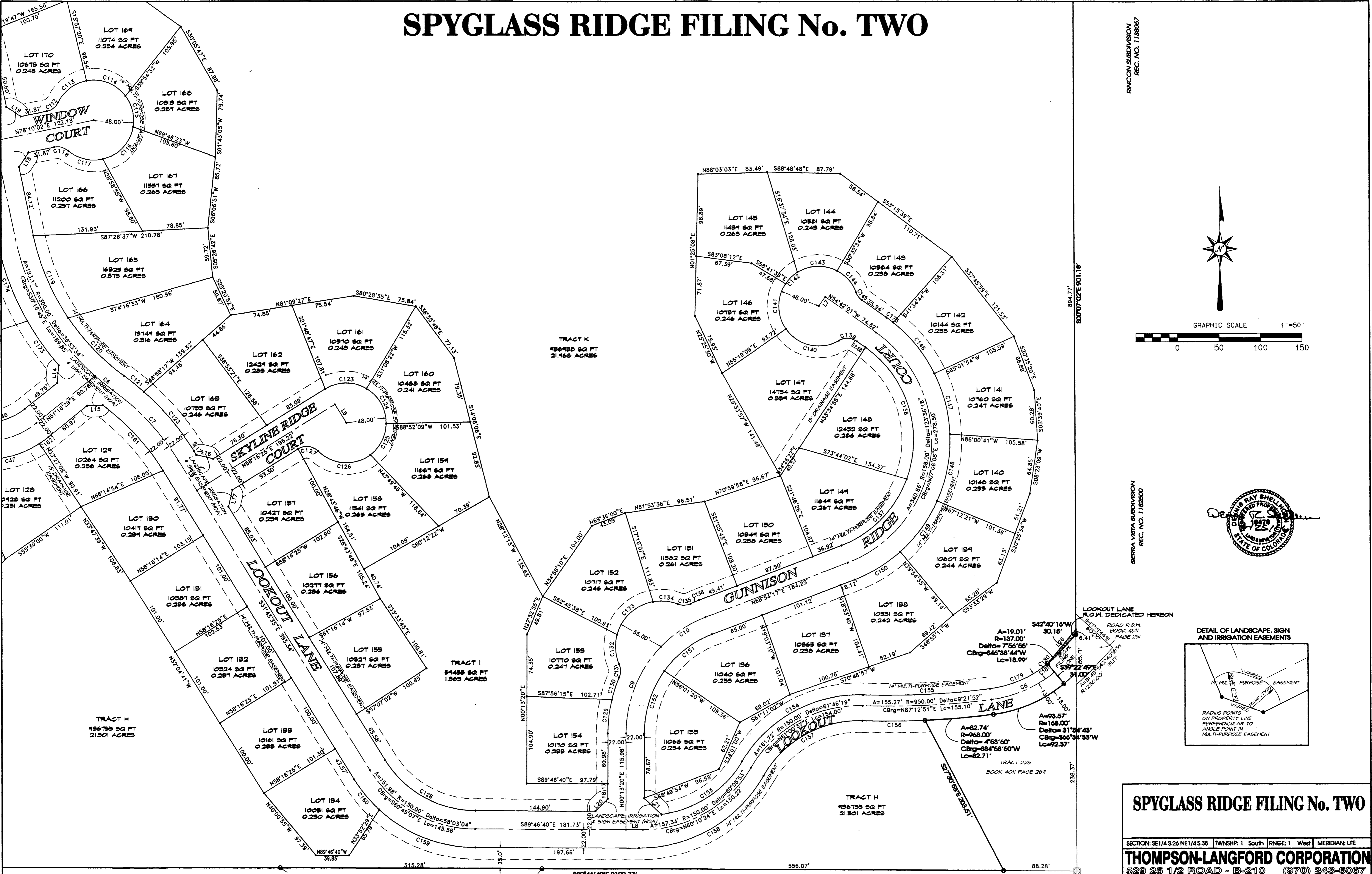
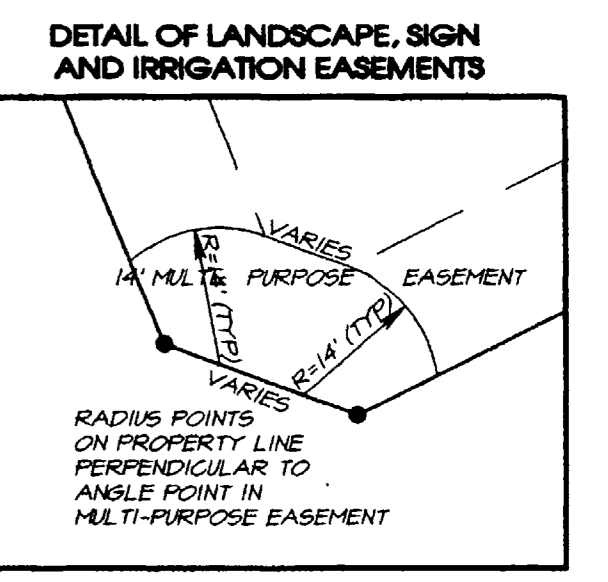
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SPYGLASS RIDGE FILING No. TWO

RANCON SUBDIVISION
REC. NO. 1138067



SIERRA VISTA SUBDIVISION
REC. NO. 1182500



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.

SCENIC VIEW EASEMENT
APPURTENANT TO AND FOR
THE BENEFIT OF SPYGLASS RIDGE
BOOK 3635 PAGES 542-548

N 1/16 CORNER
S.3516.36
3" ALUM CAP
FLS16480

SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4 S.26 NE1/4 S.35 | TOWNSHIP: 1 South | RANGE: 1 West | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-0067
Grand Junction CO 81505 tlc@twest.com

Date of Survey: Nov 2005	Field Surveyor: SLG	Revision Date: Apr 25, 2006
Drawn: DRB	Checked: KST	Approved: DRB
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		Sheet 6 of 6

SPECIAL BUILDING LOT CONSIDERATIONS

for SPYGLASS RIDGE FILING No. TWO

LOT	HOME TYPE	LOT AREA (SQ FT)	BLOG ENV (SQ FT)
114	A	10127	4517
115	A	10342	4364
116	C	10358	4797
117	C	10285	4592
118	A	10474	4635
119	A	10828	4919
120	A	10999	4444
121	A	11200	5036
122	A	11557	4778
123	A	10313	4482
124	A	11074	4826
125	A	10673	4817
126	A	13534	5381
127	A	10858	4935
128	A	10635	4764
129	A	10261	3698
130	A	10336	4054
131	A	10439	4568
132	A	10319	4422
133	C	10589	5576
134	C	10696	5682
135	C	10395	5522
136	C	10584	5619
137	C	10398	5602
138	C	12059	6877
139	C	10088	4666
140	C	10634	4356
141	C	11266	4016
142	A	18380	5673
143	A	10500	8122
144	A	11198	4064
145	B	10270	5175
146	B	10391	5509
147	B	11759	5386
148	B	11255	5025
149	B	11446	5094
150	B	11026	4768
151	B	10934	5872
152	B	11085	5931
153	B	10493	5642
154	B	10649	5711
155	B	10610	5633
156	B	11344	6117
157	B	11546	4949
158	A or C	11824	5544
159	A	10376	4605
160	A	10022	4620
161	A or C	10759	5171
162	A or C	10414	5076
163	A or C	10570	5122
164	A or C	10440	4976

SLOPE SETBACK/NO DISTURBANCE AREAS

The areas shown as "slope setback/no disturbance" are to prohibit fill or drainage discharge from occurring within these areas. Any other uses within the designated areas shall be approved by the Architectural Control Committee.

Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standards and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all lots. See approved construction drawings by Thompson-Langford Corp., dated 04/15/06, Sheets C4 through C16 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-B standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-B minimums are exceeded, the Grand Junction Board of Appeals.

View shed areas are restricted to maximum four foot fence heights and shrubs and landscaping vegetation to maximum four foot height.

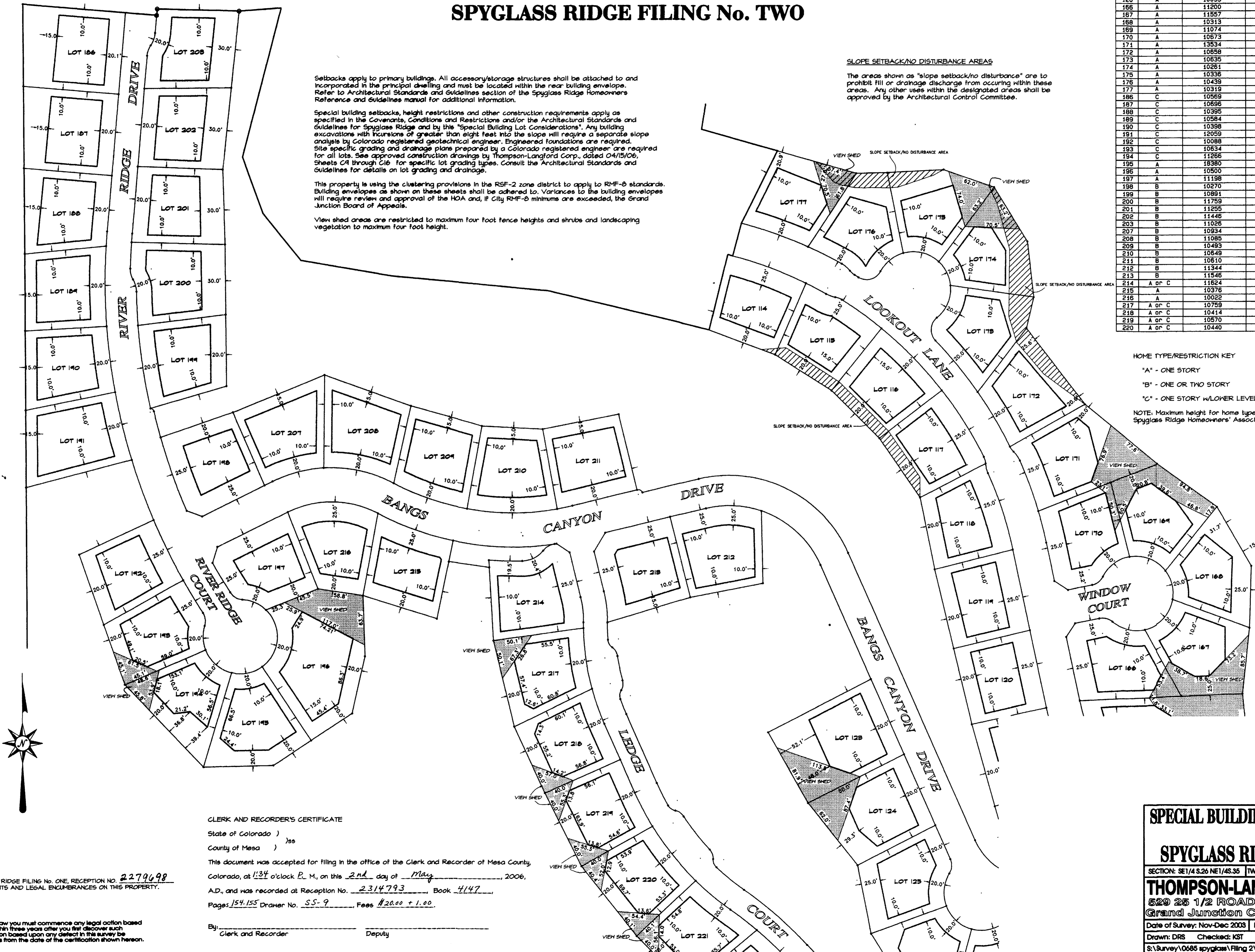
HOME TYPE/RESTRICTION KEY

"A" - ONE STORY

"B" - ONE OR TWO STORY

"C" - ONE STORY W/LOWER LEVEL WALKOUT

NOTE: Maximum height for home types "A", "B" and "C" are as defined within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines.



CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)

This document was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:34 o'clock P. M., on this 2nd day of May, 2006,

A.D., and was recorded at Reception No. 2314793, Book 4147

Pages 154-155 Drawer No. SS-9 Fees \$20.00 + 1.00

By: _____
Clerk and Recorder Deputy

REFER TO FLAT OF SPYGLASS RIDGE FILING No. ONE, RECEPTION NO. 2279698 FOR LOT DIMENSIONS, EASEMENTS AND LEGAL ENCUMBRANCES ON THIS PROPERTY.

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.

SPECIAL BUILDING LOT CONSIDERATIONS
for
SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4 S26 NE1/4S35 | T14N R10E | MERIDIAN: UTE

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

Date of Survey: Nov-Dec 2003 | Field Surveyor: SLG | Revision Date: Apr 25, 2006
Drawn: DRS | Checked: KST | Approved: DRS | Job No. 0685-007
S:\Survey\0685 spyglass Filing 2\SPYGLASS F2.pro | Sheet 1 of 2

SPECIAL BUILDING LOT CONSIDERATIONS

for SPYGLASS RIDGE FILING No. TWO

LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)
115	C	10358	4797
117	C	10285	4592
118	A	10474	4635
119	A	10826	4919
120	A	10099	4444
121	A	10529	4661
122	A	11632	4742
123	A	15158	6134
124	A	12687	5495
125	A	10754	5038
126	A	10641	4682
127	A	14914	5744
128	A	10928	5219
129	A	10264	4799
130	A	10417	4651
131	A	10387	5090
132	A	10324	4730
133	A	10161	4619
134	A	10031	4835
135	C	11068	5426
136	C	11040	5574
137	C	10365	5074
138	C	10531	5207
139	C	10607	5302
140	A	10148	4921
141	A	10760	5362
142	A	10144	4843

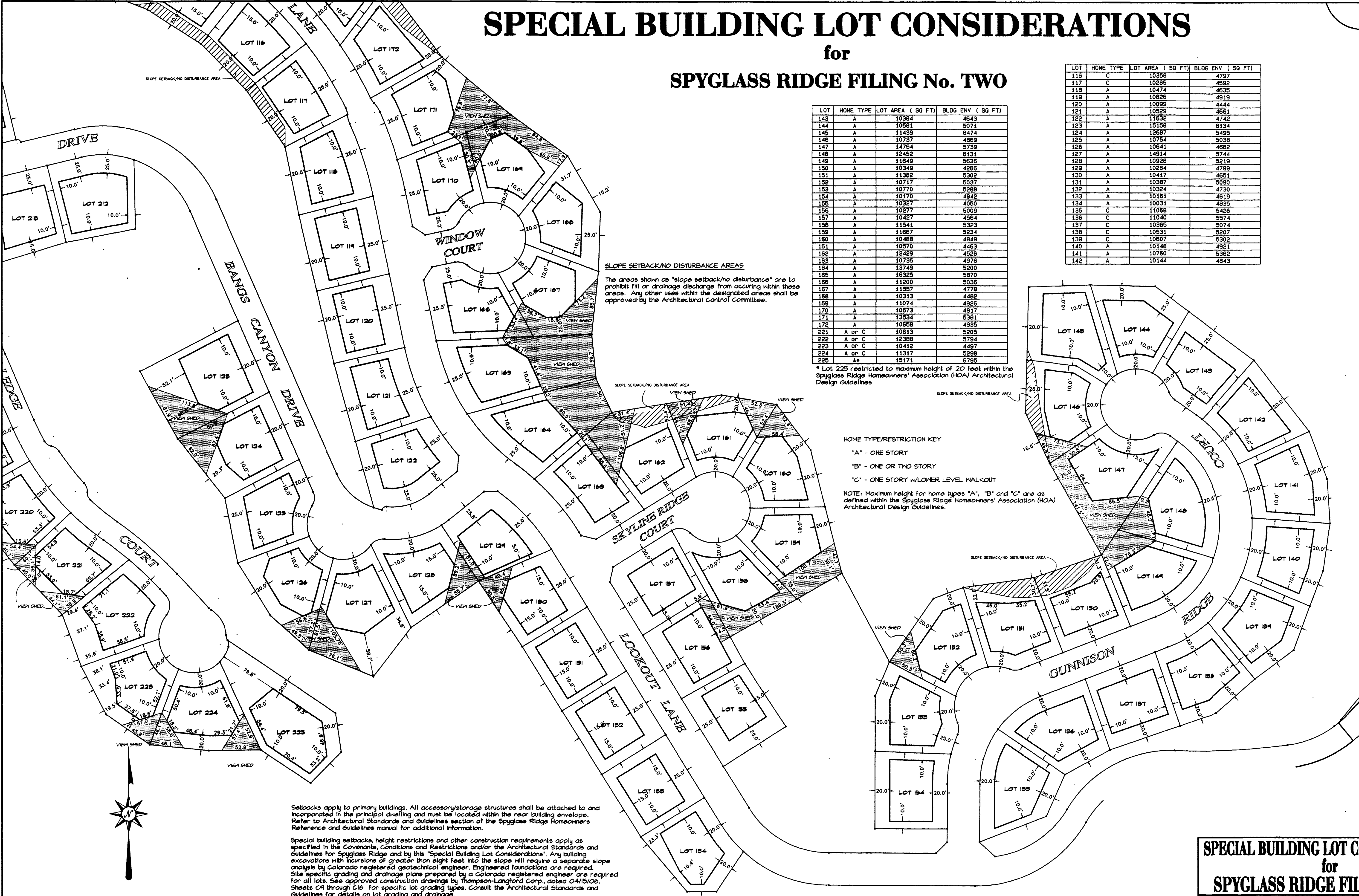
LOT	HOME TYPE	LOT AREA (SQ FT)	BLDG ENV (SQ FT)
143	A	10384	4643
144	A	10581	5071
145	A	11439	6474
146	A	10737	4868
147	A	14754	5739
148	A	12452	6131
149	A	11649	5636
150	A	10349	4286
151	A	11382	5302
152	A	10717	5037
153	A	10770	5288
154	A	10170	4842
155	A	10327	4050
156	A	10277	5009
157	A	10427	4564
158	A	11541	5323
159	A	11667	5234
160	A	10468	4849
161	A	10570	4463
162	A	12429	4526
163	A	10735	4976
164	A	13749	5200
165	A	16325	5870
166	A	11200	5036
167	A	11557	4779
168	A	10313	4482
169	A	11074	4826
170	A	10673	4817
171	A	13834	5381
172	A	10658	4935
221	A or C	10613	5205
222	A or C	12388	5794
223	A or C	10412	4497
224	A or C	11317	5298
225	AN	15171	6795

* Lot 225 restricted to maximum height of 20 feet within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines

HOME TYPE/RESTRICTION KEY

- "A" - ONE STORY
- "B" - ONE OR TWO STORY
- "C" - ONE STORY W/LOWER LEVEL WALKOUT

NOTE: Maximum height for home types "A", "B" and "C" are as defined within the Spyglass Ridge Homeowners' Association (HOA) Architectural Design Guidelines.



SLOPE SETBACK/NO DISTURBANCE AREAS

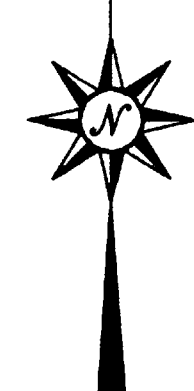
The areas shown as "slope setback/no disturbance" are to prohibit fill or drainage discharge from occurring within these areas. Any other uses within the designated areas shall be approved by the Architectural Control Committee.

Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standards and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all lots. See approved construction drawings by Thompson-Langford Corp., dated 04/15/06, Sheets C4 through C16 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-B standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-B minimums are exceeded, the Grand Junction Board of Appeals.

View shed areas are restricted to maximum four foot fence heights and shrubs and landscaping vegetation to maximum four foot height.



REFER TO PLAT OF SPYGLASS RIDGE FILING No. TWO, RECEPTION NO. 2314792 FOR LOT DIMENSIONS, EASEMENTS AND LEGAL ENCUMBRANCES ON THIS PROPERTY.

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.

SPECIAL BUILDING LOT CONSIDERATIONS
for
SPYGLASS RIDGE FILING No. TWO

SECTION: SE1/4 S.26 NE1/4S.35 | T12N35P.1 South | R12E1W.1 West | MERIDIAN: UTE

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

Date of Survey: Nov-Dec 2003 | Field Surveyor: SLG | Revision Date: Apr 25, 2005
Drawn: DRS | Checked: KST | Approved: DRS | Job No. 0685-007
S:\Survey\0685 spyglass\Filing 2\SPYGLASS F2.pro | Sheet 2 of 2