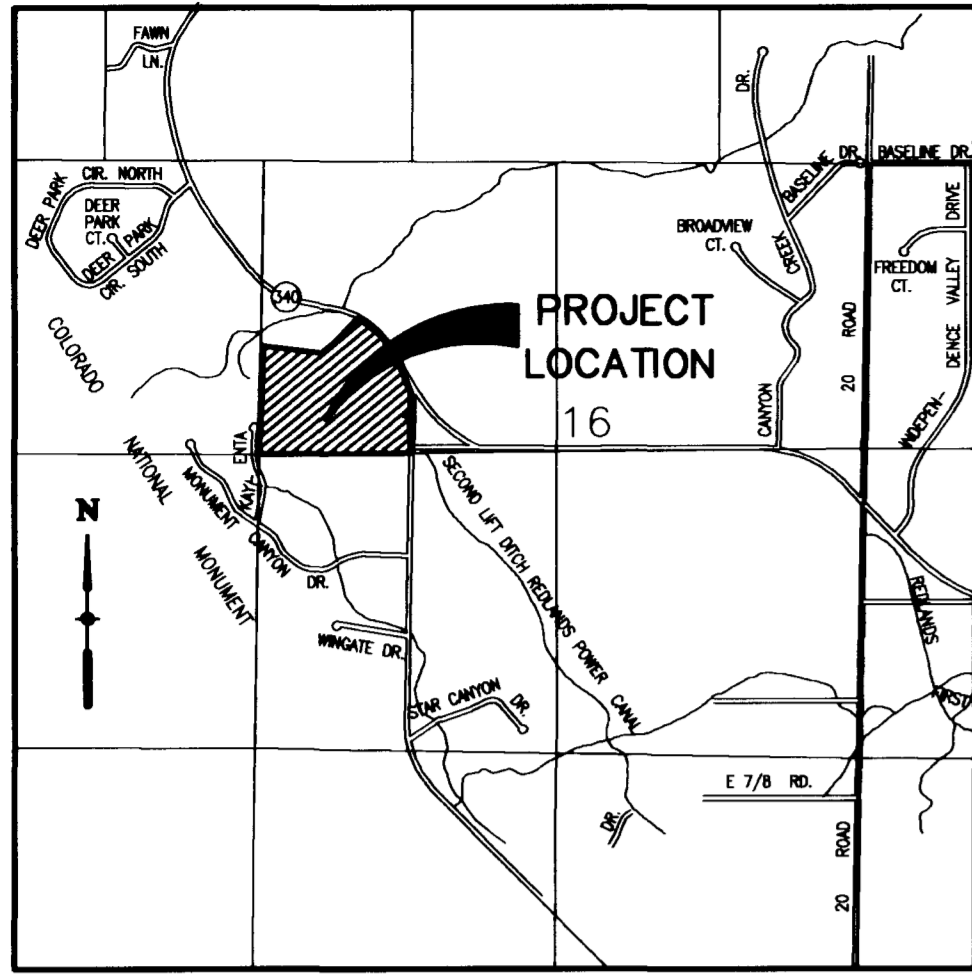


**STONE CANYON RANCH SUBDIVISION**  
SW 1/4 OF THE NW 1/4 OF SECTION 16,  
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Monument Land Development, LLC, a Colorado Limited Liability Company, being the owner of record of that real property situated in SW 1/4 of the NW 1/4 of Section 16, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3822, Page 675 and also that Howard F. Holt and Maureen C. Holt are the owners of record of that real property situated in SW 1/4 of the NW 1/4 of Section 16, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3514, Page 305 of the records in the office of the Mesa County Clerk and Recorder. Said owners do hereby cause to be laid out and surveyed said real property under the name and style of STONE CANYON RANCH SUBDIVISION, and being more particularly described as follows:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 16, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the W 1/4 corner of said Section 16, and considering the south line of the SW 1/4 of the NW 1/4 of said Section 16 to bear N 89°33'29" E, with all other bearings contained relative thereto;

1. Thence N 01°48'15" E, 937.78 feet;
2. Thence S 82°59'45" E, 510.90 feet;
3. Thence N 52°15'15" E, 154.80 feet;
4. Thence N 42°40'15" E, 276.62 feet;
5. Thence S 81°58'45" E, 14.00 feet;
6. Thence N 42°40'15" E, 11.47 feet;
7. Thence S 51°55'38" E, 255.32 feet;
8. Thence S 30°23'43" E, 296.64 feet;
9. Thence S 21°20'54" E, 253.20 feet;
10. Thence S 00°42'07" W, 414.98 feet;
11. Thence S 48°08'37" E, 29.78 feet;
12. Thence S 01°27'04" W, 85.48 feet;
13. Thence S 89°33'29" W, 1326.37 feet to the point of beginning.

Stone Canyon Ranch Subdivision as described above contains 28.044 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

1. All streets, roads and Right-of-Ways are dedicated to the County of Mesa for the use of the public forever.
2. All Multi-purpose Easements to the County of Mesa for the use of County-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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All Utility Easements to the County of Mesa for the use of County-approved utilities and public providers as perpetual easements for the installation, operation, repair and maintenance of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines and telephone lines.
4. All irrigation easements reserved for the benefit of Stone Canyon Ranch Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
5. All drainage easements reserved for the benefit of Stone Canyon Ranch Homeowners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or manmade facilities above or below ground.
6. All ingress/egress easements reserved for the benefit of Stone Canyon Ranch Homeowners Association as perpetual easements for ingress and egress of the appropriate lot owners, their guests, and invitees, and also for the use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.
7. All mail box easements reserved for the benefit of Stone Canyon Ranch Homeowners Association as perpetual easements for postal service and appurtenances.
8. All landscape easements reserved for the benefit of Stone Canyon Ranch Homeowners Association as perpetual easements for landscaping and aesthetic purposes as determined appropriate by said owners.
9. Outlot A (Open Space) to be granted by separate instrument to Stone Canyon Ranch Homeowners Association for the benefit of the owners of the lots and tracts hereby platted for: (a) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance and repair of private irrigation systems; (c) the use of County-approved utilities and public providers as perpetual easement for the installation, operation, repair and maintenance of electric lines and appurtenances; (d) usage and aesthetic purposes as determined appropriate by said owners.
10. Outlot B (Open Space) to be granted by separate instrument to Stone Canyon Ranch Homeowners Association for the benefit of the owners of the lots and tracts hereby platted for usage and aesthetic purposes as determined appropriate by said owners.
11. Outlot A is reserved as an irrigation easement for the benefit of Jack B. and Sharon K. Cheskaty and also The Association of Owners of River Terrace, Inc., their successors and assigns as perpetual easement for the installation, operation, maintenance and repair of private irrigation systems and appurtenances thereto.

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, and in Drainage and Detention/Retention easements, the right to dredge; provided however, that the beneficiaries of said easement 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 owners hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Monument Land Development, LLC, has caused its name to be hereunto subscribed this 24<sup>th</sup> day of February, A.D., 2006.

*Dennis L. Granum*  
Dennis L. Granum, Manager

**ACKNOWLEDGMENT OF OWNERSHIP**

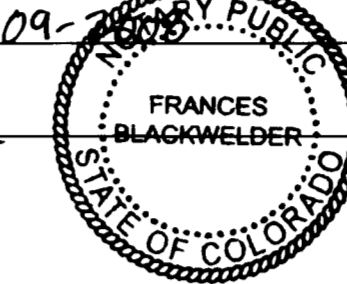
State of Colorado }  
County of Mesa } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 24<sup>th</sup> day of February, A.D., 2006, by Dennis L. Granum as Manager of Monument Land Development, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-09-2008

*Francis Blackwelder*  
Notary Public



IN WITNESS WHEREOF, said owners, Howard F. Holt and Maureen C. Holt, have caused their names to be hereunto subscribed this 23<sup>rd</sup> day of February, A.D., 2006.

*Howard F. Holt*  
Howard F. Holt, owner

*Maureen C. Holt*  
Maureen C. Holt, owner

**ACKNOWLEDGMENT OF OWNERSHIP**

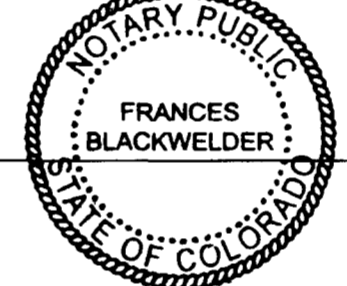
State of Colorado }  
County of Mesa } ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 23<sup>rd</sup> day of February, A.D., 2006, by Howard F. Holt and Maureen C. Holt as owners.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-09-2008

*Francis Blackwelder*  
Notary Public



**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 3554 at Page 487 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 present to be signed by its Vice President, with the authority of its board of directors, this 27 day of February, A.D., 2006.

By: *William F. Rockwood*  
William F. Rockwood, Vice President  
Wells Fargo Bank, N.A.

**ACKNOWLEDGMENT OF LIENHOLDER**

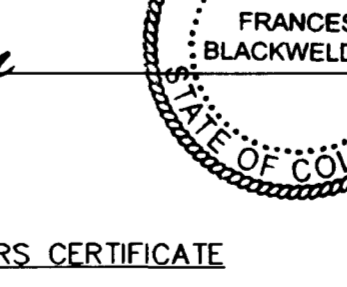
State of Colorado }  
County of Mesa } ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 27<sup>th</sup> day of February, A.D., 2006, by William F. Rockwood as Vice President of Wells Fargo Bank, N.A.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2-09-2008

*Francis Blackwelder*  
Notary Public



**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 24<sup>th</sup> day of APRIL, A.D., 2006. Board of County Commissioners of the County of Mesa, State of Colorado.

*Tilman Bishop*  
Chairperson

**DECLARATIONS**

Declarations or Protective Covenants are filed in Book 4074 at Pages 202 through 222 as Document No. 2296107.

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado }  
County of Mesa } ss

County Clerk and Recorder of Mesa County at 8:20 A.M.,

I hereby certify that this instrument was filed for record in the office of the on the 3<sup>rd</sup> day of MAY, A.D. 2006 in Book

Drawer No. SS-10, Fees 20<sup>th</sup> 1<sup>st</sup>

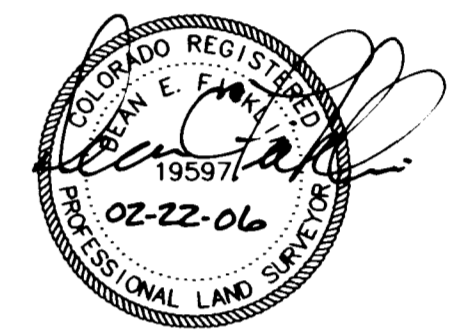
No. 4147, Page No. 276-277, Reception No. 2314820

*Jessie Ward*  
County Clerk and Recorder

*Lucinda McElroy*  
Deputy

**SURVEYOR'S CERTIFICATE**

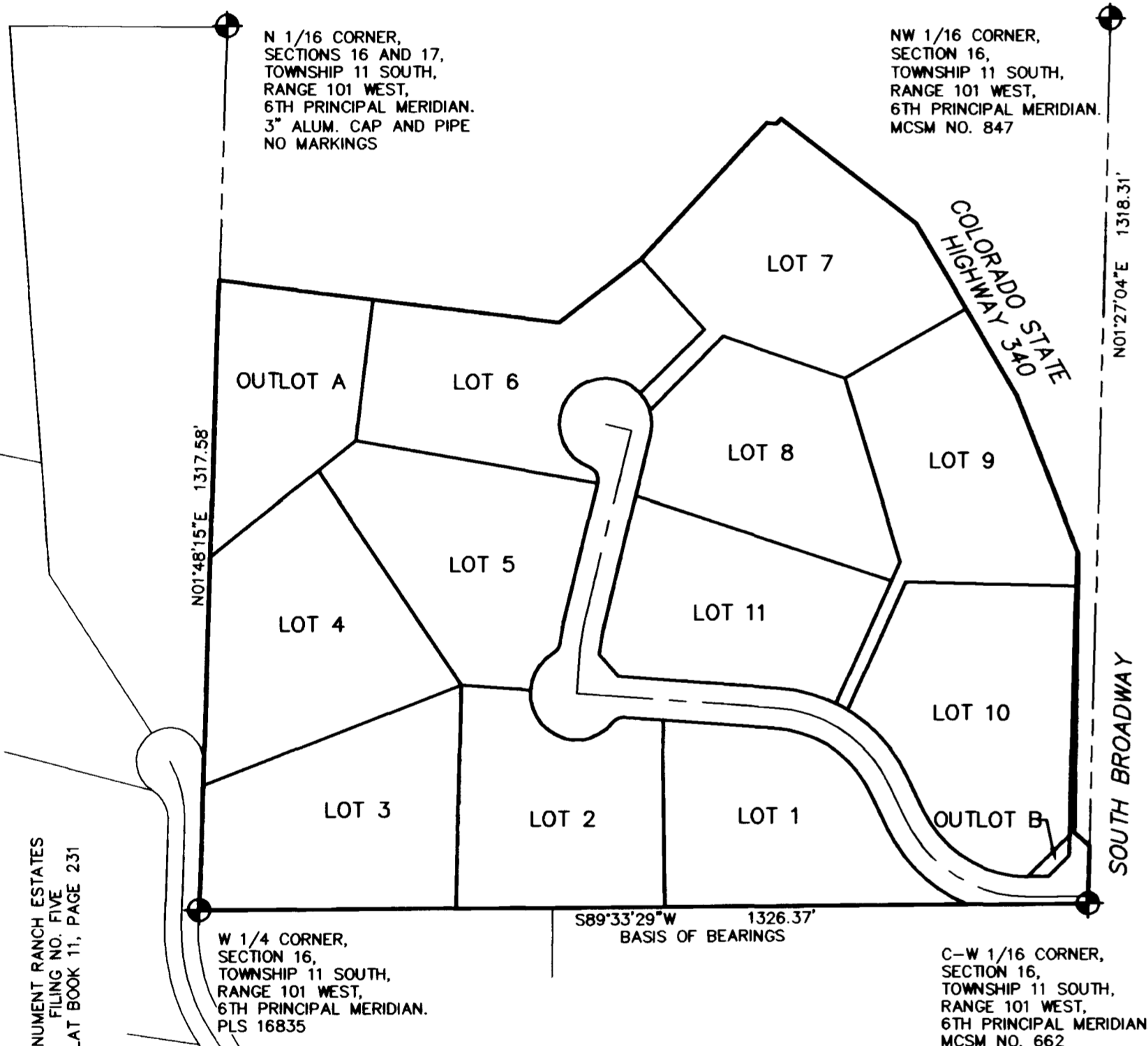
I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Stone Canyon Ranch Subdivision shown hereon was prepared under my direct supervision and in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.



Dean E. Ficklin  
P.L.S., 19597

**NOTES:**

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The south line of the SW 1/4 of the NW 1/4 of Section 16, Township 11 South, Range 101 West, 6th Principal Meridian, having a bearing of S 89° 33' 29" W is based on observations relative to Mesa County Local Coordinate System. Monuments on this line are indicated as shown on this Plat.
3. Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
4. Easement and Title Information provided by Stewart Title of Grand Junction, Inc., File No. 05010173A, dated May 20, 2005.
5. Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Stone Canyon Ranch Subdivision and shall result in a vested right.
6. RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.
7. Restrictions appurtenant to the respective parcels shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.
8. No record was found for this portion of Colorado State Highway 340, with exception of an ambiguous description at Road Book 2, Page 378. The existing fence was used to determine the location shown hereon.



MONUMENT RANCH ESTATES  
PLAT BOOK 11, PAGE 231

**LEGEND**

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, MARKED VISTA ENGR., 19597
  - FOUND THIS SURVEY, 5/8" REBAR WITH 2" DIAMETER ALUMINUM CAP, MARKED, PLS 20677
  - ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED
- S.F. SQUARE FEET.  
AC. ACRES.
- BOUNDARY CORNERS SET IN CONCRETE PER MESA COUNTY CODE.

FEET 200 0 200 FEET

GRAPHIC SCALE  
SCALE: 1 INCH = 200 FEET

**AREA SUMMARY**

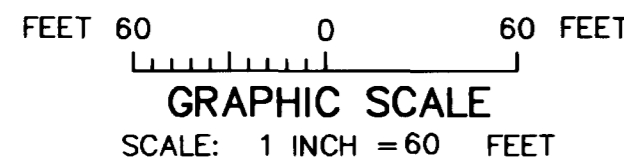
LOTS	24.193 AC.±	86.3%
TRACT A	1.564 AC.±	5.6%
TRACT B	0.050 AC.±	0.2%
ROADS	2.237 AC.±	7.9%
<b>TOTAL</b>	<b>28.044 AC.±</b>	<b>100%</b>

Mesa County Planning No. 2003-209FP1

**STONE CANYON RANCH SUBDIVISION**  
SW 1/4 OF THE NW 1/4 OF SECTION 16,  
TOWNSHIP 11 SOUTH, RANGE 101 WEST,  
6TH PRINCIPAL MERIDIAN,  
COUNTY OF MESA, STATE OF COLORADO

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 200' JOB NO: 4030.03-04 DATE: 2-22-06 SHEET NO: 1 of 2



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, MARKED VISTA ENGR., 19597
  - FOUND THIS SURVEY, 5/8" REBAR WITH 2" DIAMETER ALUMINUM CAP, MARKED, PLS 20677
  - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED
  - S.F. SQUARE FEET.
  - AC. ACRES.
  - BOUNDARY CORNERS SET IN CONCRETE PER MESA COUNTY CODE.

**CENTERLINE CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	63°11'10"	200.00'	220.56'	123.01'	209.55'	S56°57'51"E
B	60°29'13"	200.00'	211.14'	116.61'	201.47'	N55°36'52"W
C	9°36'02"	200.00'	33.51'	16.80'	33.47'	S08°56'33"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	43°39'05"	230.00'	175.23'	92.11'	171.02'	S47°11'48"E
2	60°29'13"	170.00'	179.47'	99.11'	171.25'	N55°36'52"W
3	55°49'11"	20.00'	19.48'	10.59'	18.72'	S66°13'56"W
4	201°42'09"	69.00'	242.91'	359.96'	135.53'	S40°49'35"E
5	145°49'11"	69.00'	175.61'	224.43'	131.91'	S68°46'04"E
6	55°52'58"	69.00'	67.30'	36.60'	64.66'	S32°05'01"W
7	54°25'32"	20.00'	19.00'	10.28'	18.29'	N32°48'44"E
8	8°08'37"	230.00'	32.69'	16.37'	32.66'	S09°40'26"W
9	82°54'01"	20.00'	28.94'	17.66'	26.48'	N27°42'26"W
10	262°54'01"	69.00'	316.60'	78.13'	103.44'	S621°7'34"W
11	206°34'58"	69.00'	248.78'	292.09'	134.30'	S34°08'02"W
12	26°08'22"	69.00'	31.48'	16.02'	31.21'	N29°30'18"W
13	30°10'41"	69.00'	36.34'	18.60'	35.92'	N01°20'46"W
14	9°36'02"	170.00'	28.49'	14.28'	28.45'	S08°56'33"W
15	60°29'13"	230.00'	242.81'	134.10'	231.69'	N55°36'52"W
16	22°07'50"	230.00'	88.84'	44.98'	88.29'	N74°47'33"W
17	4°59'53"	230.00'	20.06'	10.04'	20.06'	N61°13'41"W
18	33°21'29"	230.00'	133.91'	68.91'	132.02'	N42°03'00"W
19	63°11'10"	170.00'	187.48'	104.56'	178.12'	S56°57'51"E
20	61°43'06"	170.00'	183.12'	101.58'	174.40'	N56°13'49"W
21	01°28'04"	170.00'	4.36'	2.18'	4.35'	N87°49'24"W

**CENTERLINE REDLANDS CANAL**

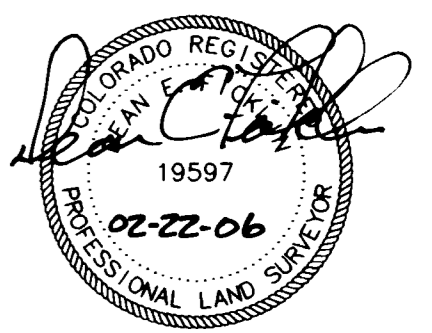
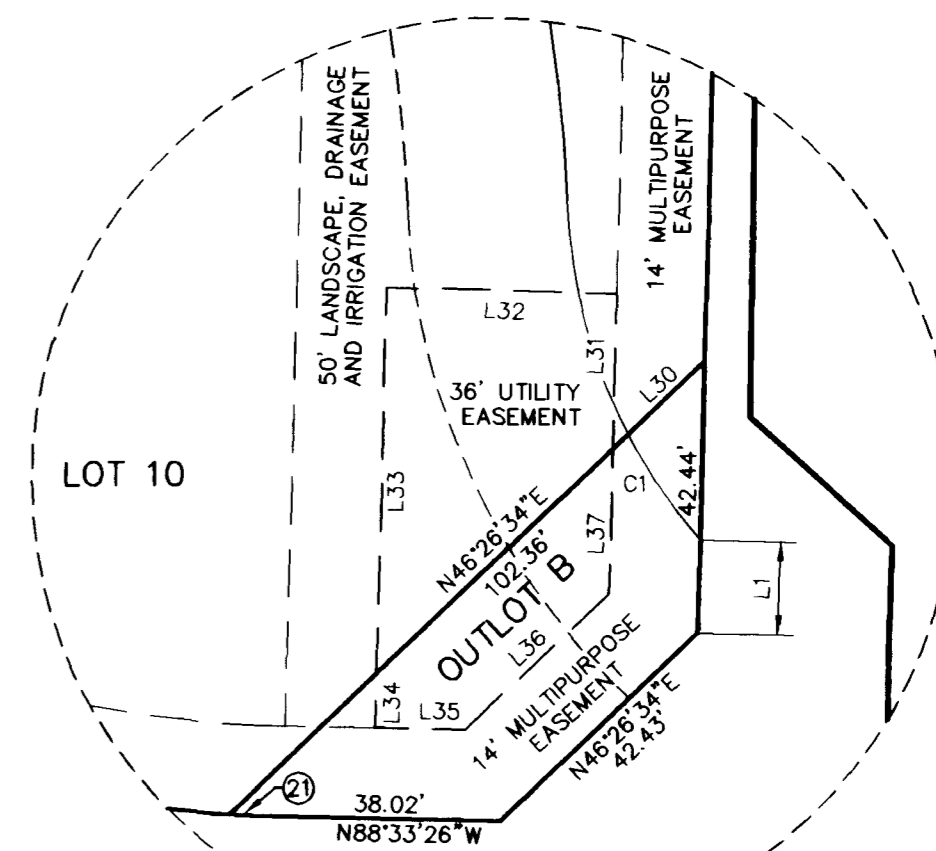
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	38°38'41"	86.00'	58.01'	30.15'	56.91'	S21°27'46"E
C2	24°47'23"	497.00'	215.03'	109.23'	213.36'	N14°32'07"W
C3	56°39'11"	213.50'	211.11'	115.09'	202.61'	N55°15'24"W
C4	24°39'31"	404.00'	173.87'	88.30'	172.53'	S71°15'15"E
C5	17°05'40"	466.58'	139.21'	70.12'	138.69'	N67°28'19"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N01°27'04"E	14.47'
L2	N83°35'00"W	10.01'
L3	N83°35'00"W	21.03'
L4	N83°35'00"W	90.57'
L5	N78°05'00"W	379.17'
L6	N78°05'00"W	36.52'
L7	N07°01'54"E	20.03'
L8	N51°19'12"E	23.06'
L9	N13°44'34"E	23.98'
L10	N13°44'34"E	23.48'
L11	N24°25'35"E	16.50'
L12	N24°25'35"E	17.64'
L13	N85°51'28"W	139.78'
L14	N85°51'28"W	36.19'
L15	S04°08'32"W	65.00'
L16	S85°51'28"E	65.19'
L17	S85°51'28"E	110.78'
L18	N33°45'40"W	44.36'
L19	S68°50'08"W	70.18'
L20	S01°17'02"W	35.04'
L21	S04°08'32"W	5.00'

**LINE TABLE**

LINE	BEARING	DISTANCE
L22	N16°49'27"W	37.92'
L23	S62°43'45"E	102.85'
L24	S88°33'26"E	182.18'
L25	S41°54'09"E	30.08'
L26	N52°15'15"E	25.07'
L27	N10°00'46"E	20.00'
L28	S79°59'14"E	14.96'
L29	S79°59'14"E	16.00'
L30	S46°26'34"W	19.80'
L31	N01°27'04"E	15.42'
L32	N88°32'56"W	36.00'
L33	S01°27'04"W	60.11'
L34	S01°27'04"W	8.43'
L35	N88°33'26"W	32.22'
L36	N46°26'34"E	38.84'
L37	N01°27'04"E	22.63'

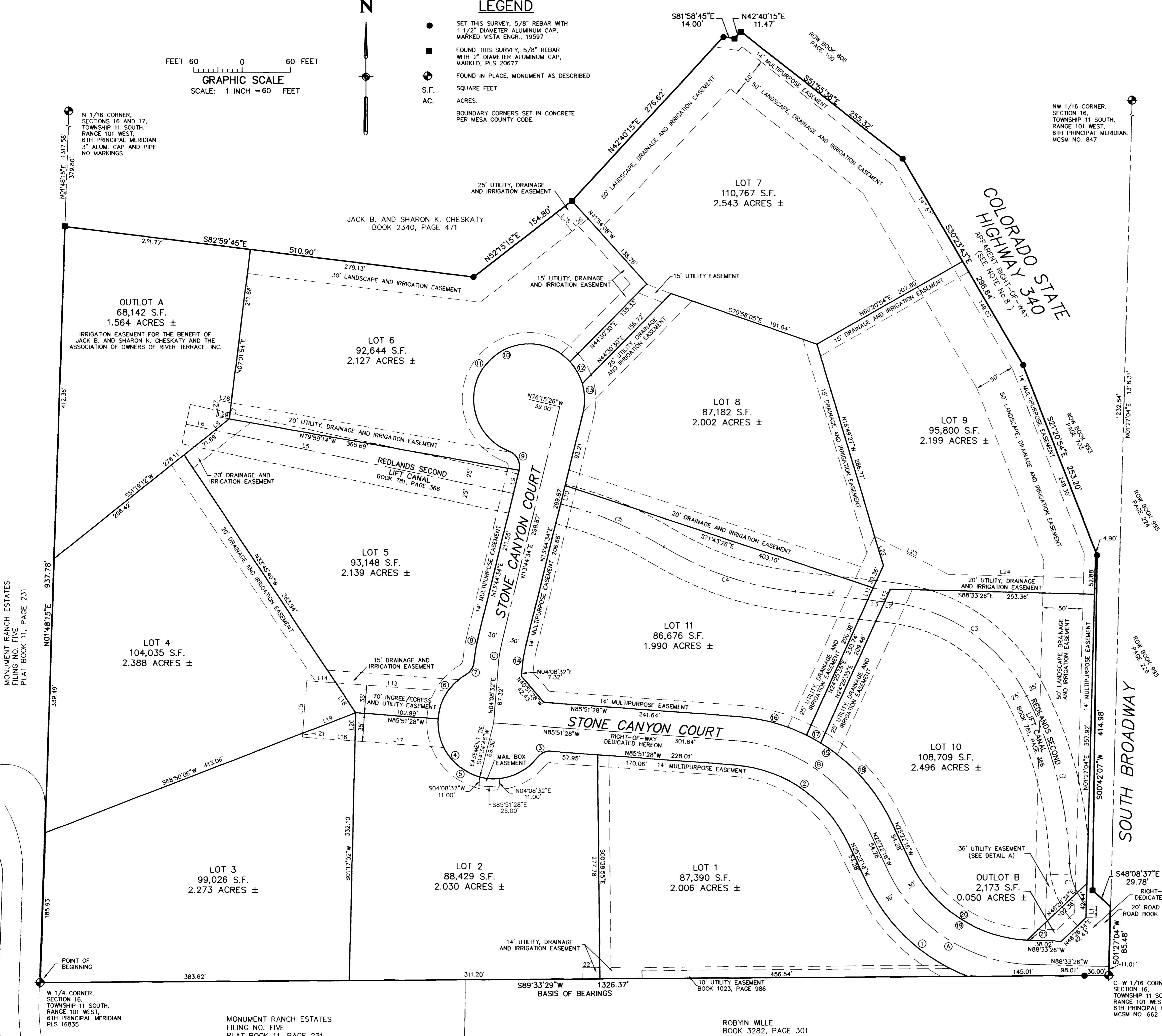


Mesa County Planning No. 2003-209FP1

**STONE CANYON RANCH SUBDIVISION**  
 SW 1/4 OF THE NW 1/4 OF SECTION 16,  
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 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF MESA, STATE OF COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 60'    JOB NO: 4030.03-04    DATE: 2-22-06    SHEET NO: 2 of 2



MONUMENT RANCH ESTATES  
 FILING NO. FIVE  
 PLAT BOOK 11, PAGE 231

N 1/4 CORNER,  
 SECTION 16,  
 TOWNSHIP 11 SOUTH,  
 RANGE 101 WEST,  
 6TH PRINCIPAL MERIDIAN,  
 PLS 16835

MONUMENT RANCH ESTATES  
 FILING NO. FIVE  
 PLAT BOOK 11, PAGE 231

ROBYN WILLE  
 BOOK 3282, PAGE 301

C-W 1/16 CORNER,  
 SECTION 16,  
 TOWNSHIP 11 SOUTH,  
 RANGE 101 WEST,  
 6TH PRINCIPAL MERIDIAN,  
 MCSM NO. 662