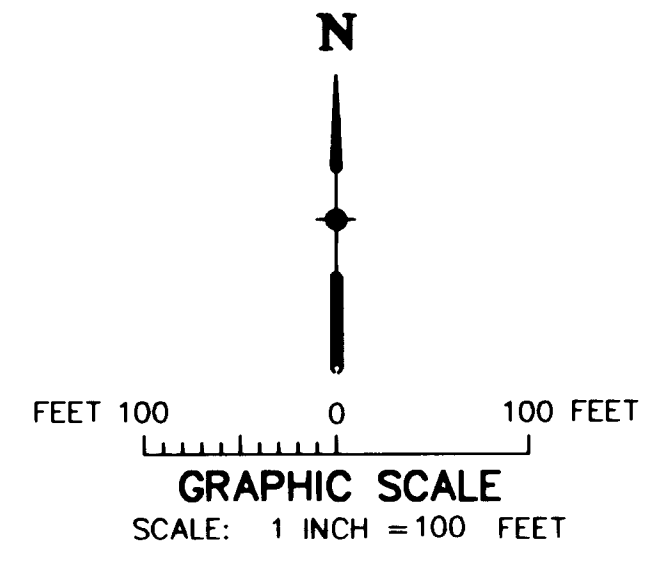


STONE MOUNTAIN ESTATES, FILING ONE
REPLAT OF STONE MOUNTAIN ESTATES
NW 1/4 OF THE NE 1/4, SECTION 20, T.1 N., R.2 W., U.M.,
CITY OF FRUITA, MESA COUNTY, COLORADO



| AREA SUMMARY | | |
|--------------|----------------------|-------------|
| LOTS | 5.029 ACRES± | 16.1% |
| ROADS | 2.592 ACRES± | 8.3% |
| TRACT A | 1.016 ACRES± | 3.3% |
| TRACT B | 0.044 ACRES± | 0.1% |
| TRACT C | 0.134 ACRES± | 0.5% |
| LOT 1, BLK 5 | 21.521 ACRES± | 69.0% |
| LOT 1, BLK 6 | 0.426 ACRES± | 1.4% |
| LOT 1, BLK 7 | 0.410 ACRES± | 1.3% |
| TOTAL | 31.172 ACRES± | 100% |

- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED, PLS 17485 IN CONCRETE
 - FOUND THIS SURVEY, REBAR AS DESCRIBED
 - ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED

- GENERAL NOTES**
- 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 herein.
 - Basis of bearings is the North line of the NW1/4 NE1/4 of Section 20 which bears N 89°30'14" E, 1318.40'. Both monuments on this line are Survey Markers as shown on the accompanying plot.
 - Research was conducted by First American Title, Commitment No. 00139898, dated January 30, 2001.
 - Existing property corners which were recovered during this survey which were within 0.25± of the calculated position were accepted as being "in position".
 - All Tracts to be dedicated to Homeowners Association per City of Fruita requirements.
 - Sols in the area exhibit low bearing strength and high ground water. Engineered foundations consistent with the recommendations of the Geotechnical Report for this subdivision are highly recommended.
 - This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.
 - Installation, operation, maintenance, and repair of sanitary sewer service lines are the responsibility of the private property owner receiving the service, regardless of the location of the service line within a City of Fruita Easement.
 - Typical Setbacks:
 - Front Yard = 25'
 - Side and Rear Yard = 8'
 - (Except where easements govern)

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Parkerson Brothers LLC, a Colorado limited company, being the sole owners in fee simple of all that real property described in the instrument recorded in Book 2806 of Page 630 in the records of the office at the Mesa County Clerk and Recorder, (being Stone Mountain Estates, as recorded in Plat Book 18 at Pages 102 through 103 in the records of the office at the Mesa County Clerk and Recorder), which is located in the NW 1/4 of the NE 1/4 of Section 20, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado does hereby replat said real property under the name and style of STONE MOUNTAIN ESTATES, FILING ONE in accordance with the Plat shown herein.

DESCRIPTION OF STONE MOUNTAIN ESTATES, FILING ONE

Stone Mountain Estates, as recorded in Plat Book 18 at Pages 102 through 103 in the records of the office at the Mesa County Clerk and Recorder, located in the NW 1/4 of the NE 1/4 of Section 20, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado.

Stone Mountain Estates, Filing One, as described above contains 31.172 acres more or less.

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

- All streets, roads and Right-of-Way are dedicated to the City of Fruita for the use of the public forever.
- All multi-purpose easements to the City of Fruita 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 Sanitary Sewer Easements to the City of Fruita and the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenances.
- All irrigation easements to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) ingress and egress use by the general public pedestrian; (b) recreational and aesthetic purposes as determined appropriate by said owners.
- Tract A, Open Space to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) ingress and egress use by the general public pedestrian; (b) the use of the City of Fruita approved: utilities and public providers 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.
- Tract C, Open Space to the Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for: (a) ingress and egress use by the general public pedestrian; (b) the use of the City of Fruita approved: utilities and public providers for the installation, operation, maintenance and repair of irrigation systems and supply and drain irrigation water.

All easement 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 or tracts, the right to dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor 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 encumbrances, if any, associated with the interests of this plat have been represented herein.

IN WITNESS WHEREOF, We hereunto affix our hand this 24th day of May, 2001.

Alan Parkerson
 Alan Parkerson, Manager

ACKNOWLEDGEMENT OF OWNER

State of Colorado }
 County of Mesa } ss

On this 24th day of May, A.D., 2001, before me, the undersigned officer, personally appeared Alan Parkerson, Manager of Parkerson Brothers LLC, and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

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

My commission expires March 26, 2005

Stanley J. Miller
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa } ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 1:20 P.M.

on this 22nd day of June, A.D., 2001, in Plat Book No. 18, Page No. 183 & 184, Reception Number 2002181, Drawer JJ-140, Fees \$20

Melissa Todd
 Mesa County Clerk and Recorder

Olivia Herrera
 Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 12th day of September, A.D., 2000 by the Planning Commission of the City of Fruita, County of Mesa.

Mel Menden
 Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 2nd day of October, A.D., 2000 by the Fruita City Council of the City of Fruita, County of Mesa.

Vida M. Siro
 Chairman

DECLARATIONS

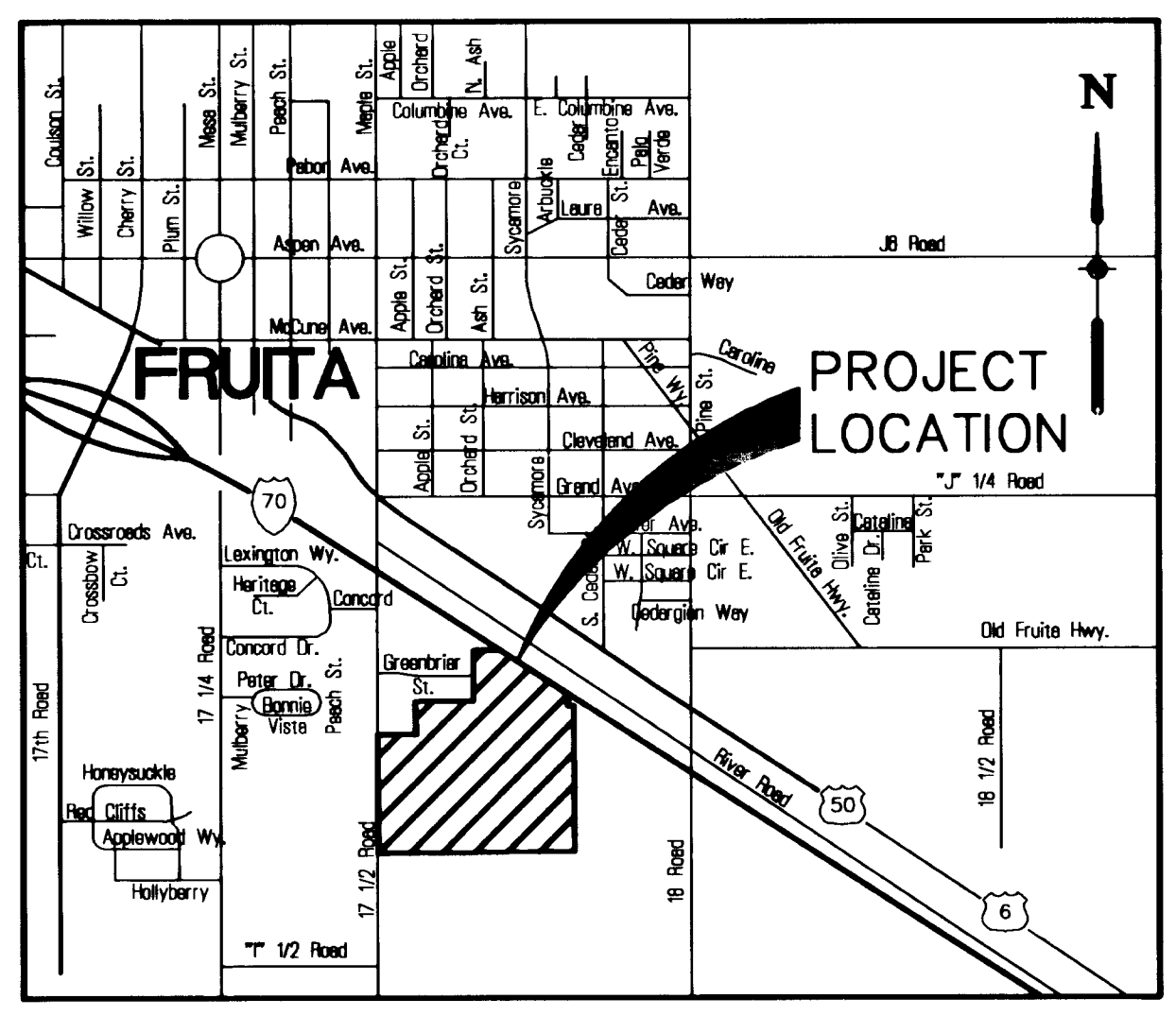
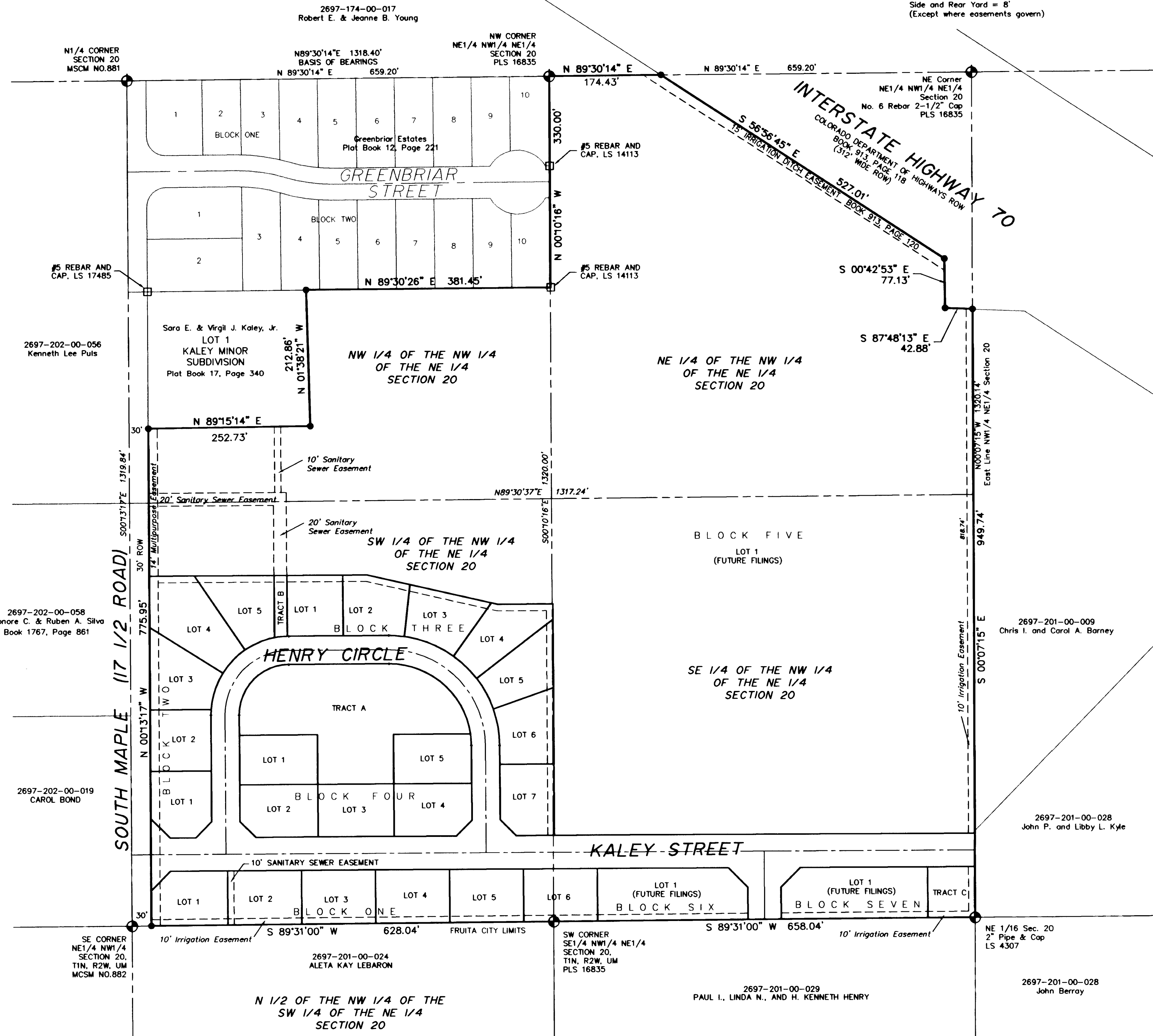
The Declaration of Covenants and Restrictions are recorded in Book 2905 at Page 601 through 628 in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Criterion 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 Mountain Estates, Filing One shown herein was prepared under my direct supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 16 day of May, A.D., 2001.

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



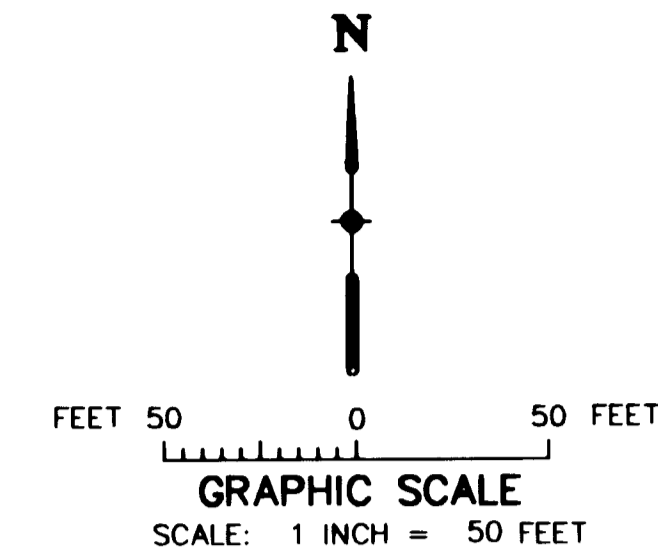
STONE MOUNTAIN ESTATES,
FILING ONE
 NW 1/4 OF THE NE 1/4,
 SECTION 20, T.1 N., R.2 W., U.M.,
 CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

| | | | |
|-----------|------------|---------|-----------|
| SCALE: | JOB NO: | DATE: | SHEET NO: |
| 1" = 100' | 4076-00-01 | 5-16-01 | 1 of 2 |

C:\SDP\PROJ\4076.CC-CIP\ENG\STN\TN-PL\T.C.M.G. 05/06/01 02:57:10 P.M. FR/NCEC

NW 1/4 OF THE NW 1/4
OF THE NE 1/4
SECTION 20



LEGEND

- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED, PLS 17485 IN CONCRETE
- FOUND THIS SURVEY, REBAR AS DESCRIBED
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED

BLOCK FIVE

LOT 1
937,455 S.F.
21.521 AC.±

CURVE INFORMATION

| | | | | | | | | | | | | |
|---|---|-----------|---|---------|---|---------|---|---------|---|---------|----|---------------|
| ① | Δ | 03°52'31" | R | 122.00' | L | 8.25' | T | 4.13' | C | 8.25' | CB | N 01°42'58" E |
| ② | Δ | 28°25'50" | R | 122.00' | L | 60.54' | T | 30.91' | C | 59.92' | CB | N 17°52'08" E |
| ③ | Δ | 23°38'58" | R | 122.00' | L | 50.36' | T | 25.54' | C | 50.00' | CB | N 43°54'32" E |
| ④ | Δ | 23°28'00" | R | 122.00' | L | 49.97' | T | 25.34' | C | 49.62' | CB | N 67°28'01" E |
| ⑤ | Δ | 09°27'10" | R | 122.00' | L | 20.13' | T | 10.09' | C | 20.10' | CB | N 83°55'36" E |
| ⑥ | Δ | 90°00'00" | R | 122.00' | L | 191.64' | T | 122.00' | C | 172.53' | CB | N 44°46'43" E |
| ⑦ | Δ | 90°00'00" | R | 78.00' | L | 122.52' | T | 78.00' | C | 110.31' | CB | N 44°46'43" E |
| ⑧ | Δ | 08°07'39" | R | 172.00' | L | 24.40' | T | 12.22' | C | 24.38' | CB | N 86°09'26" W |
| ⑨ | Δ | 27°45'52" | R | 172.00' | L | 83.35' | T | 42.51' | C | 82.54' | CB | N 68°12'40" W |
| ⑩ | Δ | 16°42'54" | R | 172.00' | L | 50.18' | T | 25.27' | C | 50.00' | CB | S 45°58'17" E |
| ⑪ | Δ | 18°12'22" | R | 172.00' | L | 54.65' | T | 27.56' | C | 54.42' | CB | S 28°30'39" E |
| ⑫ | Δ | 19°11'11" | R | 172.00' | L | 57.60' | T | 29.07' | C | 57.33' | CB | S 09°48'53" E |
| ⑬ | Δ | 90°00'00" | R | 172.00' | L | 270.18' | T | 172.00' | C | 243.24' | CB | S 45°13'17" E |
| ⑭ | Δ | 81°57'30" | R | 128.00' | L | 183.10' | T | 111.19' | C | 167.88' | CB | S 49°14'32" E |
| ⑮ | Δ | 08°02'30" | R | 128.00' | L | 17.97' | T | 9.00' | C | 17.95' | CB | S 04°14'32" E |
| ⑯ | Δ | 90°00'00" | R | 128.00' | L | 201.06' | T | 128.00' | C | 181.02' | CB | N 45°13'17" W |
| ⑰ | Δ | 01°07'32" | R | 122.00' | L | 2.40' | T | 1.20' | C | 2.40' | CB | S 89°12'56" W |

CENTERLINE CURVE INFORMATION

| | | | | | | | | | | | | |
|---|---|-----------|---|---------|---|---------|---|---------|---|---------|----|---------------|
| ① | Δ | 90°00'00" | R | 100.00' | L | 157.08' | T | 100.00' | C | 141.42' | CB | S 44°46'43" W |
| ② | Δ | 90°00'00" | R | 150.00' | L | 235.62' | T | 150.00' | C | 212.13' | CB | N 45°13'17" W |

SOUTH MAPLE (17 1/2 ROAD)

N 1/2 OF THE NW 1/4 OF THE
SW 1/4 OF THE NE 1/4
SECTION 20

N80°07'15" W 1320.14'
East Line NW1/4 NE1/4 Section 20

818.74'
948.74'

S 00°07'15" E

52.00'

NE 1/16 Sec. 20
2" Pipe & Cap
LS 4307

**STONE MOUNTAIN ESTATES,
FILING ONE**
NW 1/4 OF THE NE 1/4,
SECTION 20, T.1 N., R.2 W., U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'
JOB NO: 4076.00-01
DATE: 5-16-01
SHEET NO: 2 of 2