

REPLAT OF LOTS 9 THROUGH 22, INCLUSIVE, BLOCK 1, AND LOTS 13 THROUGH 22, INCLUSIVE, BLOCK 2, MONTCLAIR SUBDIVISION

SITUATED IN THE E 1/4 OF LOT 4 OF SECTION 3, T1S, R2E, U.M.
TOWN OF PALISADE, MESA COUNTY, STATE OF COLORADO

Certificate of Ownership and Dedication

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Montclair Properties, LLC, a Colorado limited liability company, is the owner of that real property located in the East Quarter of Lot 4 of Section 3, T1S, R2E of the Ute Meridian in the Town of Palisade, Mesa County, Colorado, as recorded in Book 3825, Page 184 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Lots 9 through 22, inclusive, Block 1, and Lots 13 through 22, inclusive, Block 2, Montclair Subdivision as recorded in Book 3825, Page 184 of the records of Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as Replat of Lots 9 through 22, inclusive, Block 1, and Lots 13 through 22, inclusive, Block 2 of Montclair Subdivision as was recorded in Book 3825, Page 184 of the deed records of Mesa County, Colorado, said replat being a subdivision to the Town of Palisade, County of Mesa, State of Colorado.

The owner, in having previously recorded the plat of Montclair Subdivision, had designated certain areas of land as Private Open Space (Tracts A, B, and C) for the enjoyment of the homeowners in Montclair Subdivision, which includes this replat.

The designated Private Open Space is not to be for use by the general public, and has been previously dedicated to the Home Owners Association for Montclair Subdivision, including this replat, with each lot owner having an undivided interest in the Private Open Space (Tracts A, B, and C).

Said owner by these presents, has laid out, platted, and subdivided the same into lots and Tracts as shown on this plat, and designate the same as Replat of Lots 9 through 22, inclusive, Block 1, and Lots 13 through 22, inclusive, Block 2 of Montclair Subdivision as was recorded in Book 3825, Page 184 of the deed records of Mesa County, Colorado, said replat being a subdivision of a part of the Town of Palisade, Mesa County, Colorado.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 8th day of June A.D., 2005

STATE OF COLORADO }
COUNTY OF MESA } SS

Robert D. Bower, Manager of
Montclair Properties LLC, a Colorado limited liability company

The foregoing instrument was acknowledged before me this 8th day of June A.D., 2005

My commission expires 09/10/07

Notary Public

PLANNING COMMISSION CERTIFICATE

This plat is approved by the Town of Palisade, Colorado, Planning Commission on this 8th day of June A.D., 2005

BOARD OF TRUSTEES CERTIFICATE

This Plat approved by the Board of Trustees of the Town of Palisade, Colorado, this 8th day of June 2005, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the Town of Palisade the public dedications shown hereon; subject to the provisions in no way affects the Town of Palisade for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Palisade. Further, said approval in no way obligates the Town of Palisade for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Palisade's specifications and the Town of Palisade has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lots shown hereon are such that a building permit, development permit, or any other required permits will be issued. The approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Palisade, unless otherwise specifically agreed to in writing by the Board of Trustees

NOTE:

ALL STREETS, EASEMENTS, AND TRACTS (A, B, AND C) WERE PREVIOUSLY DEDICATED WITH THE PLATTING OF MONTCLAIR SUBDIVISION, AS RECORDED IN BOOK 3825, PAGE 184 OF THE RECORDS OF MESA COUNTY, COLORADO.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office on 9:15 o'clock A.M. this 13th day of June A.D., 2005, and is duly recorded in Plat Book No. 3918, Page 295, Reception No. 2258759

Janis Ward
Clerk And Recorder

Lillian Jeffrey
Deputy

Fees: \$ 10⁰⁰ 12

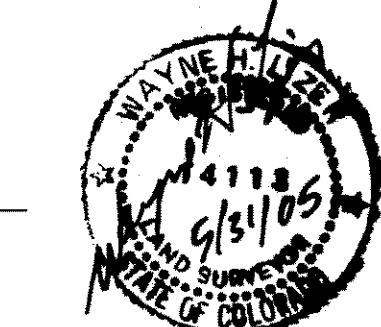
Drawer No. 02-120

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that I am a registered Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the Replat of Lots 9 through 22, inclusive, Block 1, and Lots 13 through 22, inclusive, Block 2, of Montclair Subdivision as recorded in Book 3825, Page 184 of the records of Mesa County, Colorado, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing this subdivision of land. I further certify that this plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 31ST day of May, 2005

Wayne H. Lizer
Wayne H. Lizer Colorado Registered P.E., P.L.S. 14113



NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you 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.

DECLARATION OF COVENANTS
This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book _____ at Page(s) _____
Deed records of Mesa County, Colorado.

The owner has stated that there are no lien holders for this property.

TITLE CERTIFICATE

First American Heritage Title Company of Mesa County, Colorado, has examined the title to lands included within the boundary of this Replat of Lots 9 through 22, inclusive, Block 1, and Lots 13 through 22, inclusive, Block 2 of Montclair Subdivision as recorded in Book 3825, Page 184 of the deed records of Mesa County, Colorado, and certifies that the title to such land as described in the Certificate of Ownership and Dedication shown hereon is vested in Montclair Properties, a Colorado LLC. The title is free and clear of all liens, taxes, and encumbrances except as shown hereon as evidenced by title commitment number 159375 prepared by this company.

By: Nicole Lewis, Title Examiner, Date: 6/7/05

The Undersigned, 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 owners thereof and agree that its security interest which is recorded in Book 3792, Page 582 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said lienholder or corporation has caused these presents to be signed by its authorized officer, with the authority of its board of directors, this 6th day of June, 2005

By: [Signature], Title President, For: Grand Valley National Bank

State of Colorado }
County of Mesa } SS

This plat was acknowledged before me by John W. Fredrick, Grand Valley National Bank, for National Bank on this 7th day of June A.D., 2005, for the aforementioned purposes.

Notary Public: Cynthia M. Cibari

My Commission expires 11-08-08

My address is 925 N. 7th Street, Grand Jct., CO

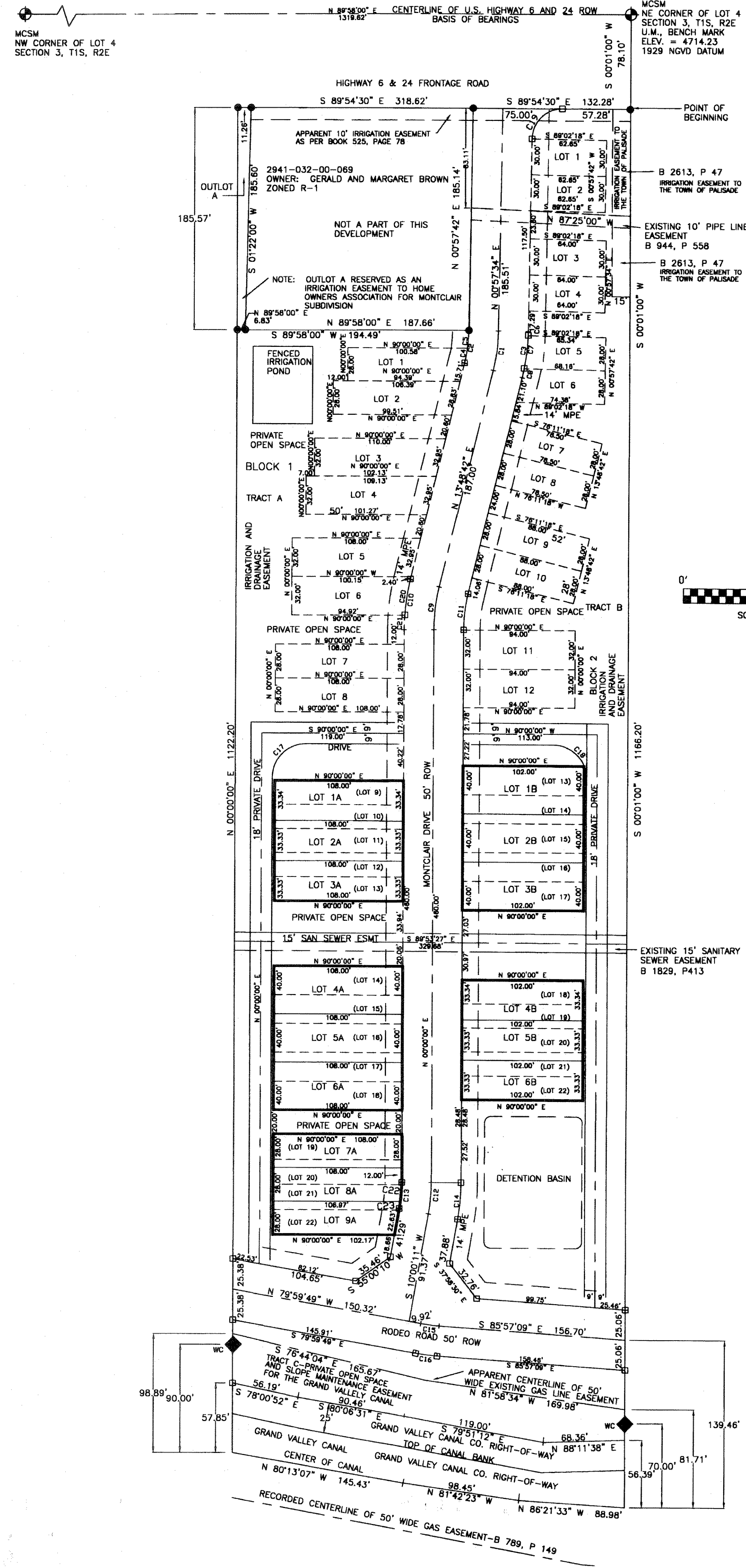


SHEET 1 OF 1

REPLAT OF LOTS 9 THROUGH 22, INCLUSIVE, BLOCK 1, AND LOTS 13 THROUGH 22, INCLUSIVE, BLOCK 2, MONTCLAIR SUBDIVISION SITUATED IN THE E 1/4 OF LOT 4 OF SECTION 3, T1S, R2E, U.M.
TOWN OF PALISADE, MESA COUNTY, STATE OF COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT B
GRAND JUNCTION, COLORADO

DATE:	PROJ. NO.:	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
5/31/05	054022-3	1"=60'	MONT16C	WHL	W.H.L.



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	53.64'	33.57'	S 07°23'04" W	12°51'00"	16.89'
C2	125.00'	28.03'	27.98'	S 07°23'04" W	12°51'00"	14.07'
C3	175.00'	39.24'	39.16'	S 07°23'04" W	12°51'00"	19.71'
C4	125.00'	12.99'	12.98'	S 07°23'04" W	05°57'08"	6.50'
C5	125.00'	15.05'	15.04'	S 04°26'19" W	08°53'57"	7.53'
C6	175.00'	3.49'	3.49'	S 01°32'01" W	01°08'39"	1.75'
C7	175.00'	28.17'	28.15'	S 08°13'04" W	09°13'25"	14.12'
C8	175.00'	7.58'	7.58'	S 12°34'14" W	02°28'58"	3.79'
C9	150.00'	36.18'	36.07'	S 05°00'06" W	10°00'11"	10.94'
C10	150.00'	15.59'	15.58'	S 05°00'06" W	10°00'11"	15.32'
C11	125.00'	30.13'	30.06'	N 08°54'21" E	13°48'42"	15.14'
C12	150.00'	26.19'	26.15'	N 08°54'21" E	13°48'42"	14.12'
C13	125.00'	21.82'	21.80'	N 08°54'21" E	13°48'42"	10.94'
C14	175.00'	30.55'	30.51'	N 08°54'21" E	13°48'42"	18.17'
C15	150.00'	15.59'	15.58'	N 08°54'21" E	13°48'42"	21.20'
C16	175.00'	18.19'	18.18'	S 82°58'29" E	05°57'20"	9.10'
C17	28.00'	43.98'	39.60'	N 45°00'00" E	90°00'00"	28.00'
C18	28.00'	43.98'	39.60'	S 45°00'00" E	90°00'00"	28.00'
C19	25.38'	39.48'	35.62'	N 45°31'32" E	89°07'56"	25.00'
C20	175.00'	30.07'	30.03'	N 08°53'22" E	08°50'40"	15.07'
C21	175.00'	12.12'	12.11'	N 01°59'01" E	03°58'02"	6.06'
C22	125.00'	16.04'	16.03'	S 03°40'37" W	07°21'15"	8.03'
C23	125.00'	5.78'	5.78'	S 08°40'43" W	02°38'56"	2.89'

- LEGEND
- MESA COUNTY SURVEY MONUMENT
 - SET 5/8" REBAR WITH CAP IN CONCRETE MARKED PEPLS 14113
 - SET WITNESS CORNER-5/8" REBAR WITH CAP IN CONCRETE MARKED PEPLS 14113
 - BLOCK MONUMENT 5/8" REBAR WITH CAP IN CONCRETE TO BE SET AFTER PAVING IS COMPLETED
 - ORIGINAL LOT NO. FOR MONTCLAIR SUBDIVISION

NOTES:

- TRACTS A, B, AND C HAVE BEEN DEDICATED TO THE HOME OWNERS ASSOCIATION
- THE PROPERTY IS CURRENTLY ZONED PD-R
- PROPERTY CORNERS ARE TO BE SET PRIOR TO LOT SALES

NEW LAND USE BREAKDOWN

MONTCLAIR AND REPLAT LOTS	2.45 AC.	31%
OPEN SPACE	3.49 AC.	44.4%
STREETS	1.52 AC.	19.2%
CANAL ROW	0.43 AC.	5.4%
TOTAL	7.89 AC.	100%

35 UNITS/7.89 AC. = 4.44 UNITS/ACRE