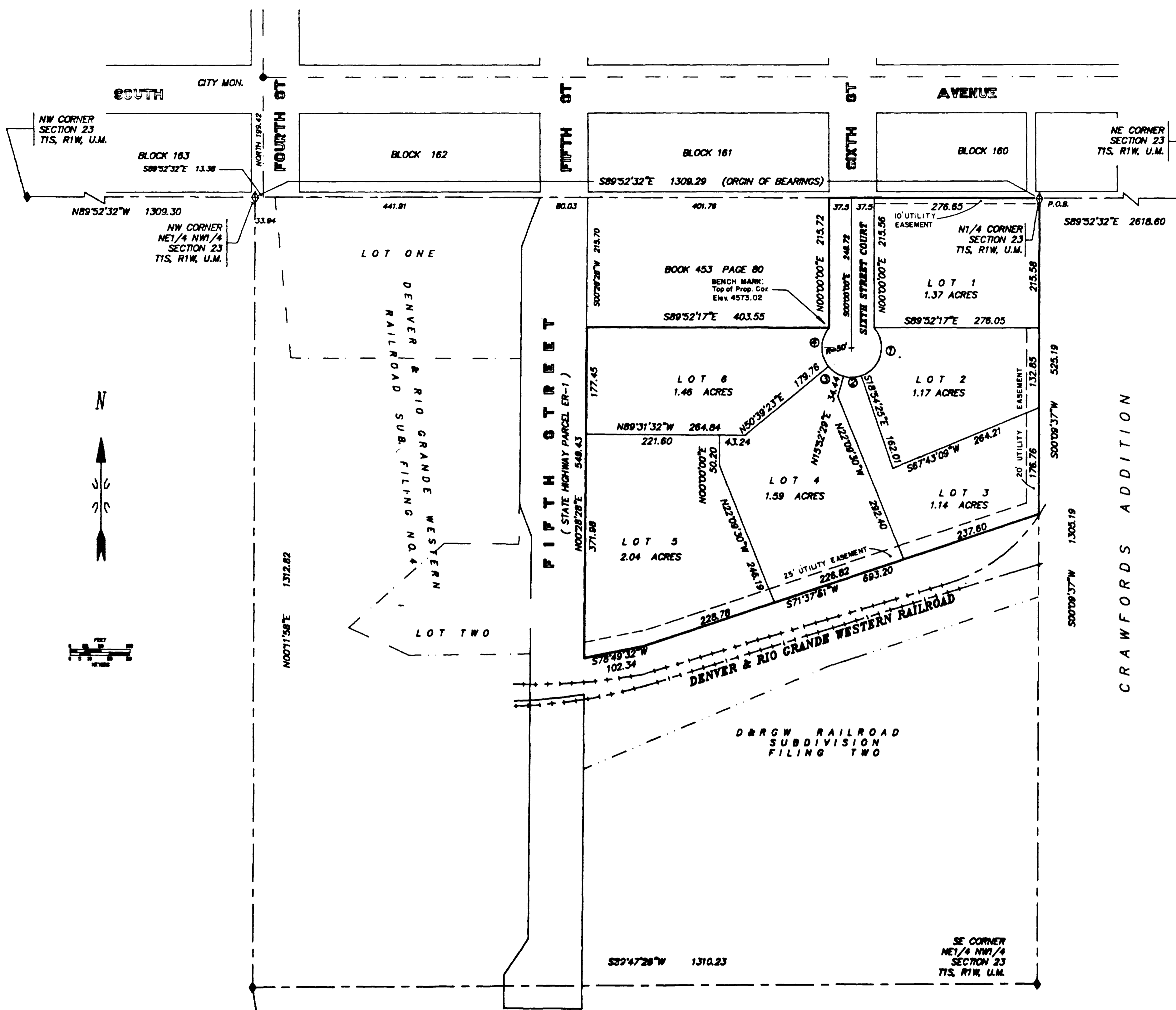


D & R G W RAILROAD SUBDIVISION FILING SIX



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation, is the owner of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and being a part of the NE 1/4 NW 1/4 Section 23, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat thereof, said real property being described as follows:

Considering the North line of Section 23, T1S, R1W, U.M. to bear S89°52'30"E and all other bearings contained herein to be relative thereto:

Beginning at the NE 1/4 corner of Section 23, T1S, R1W, U.M., said corner being 2618.60 feet N89°52'32"W of the NE corner of Section 23, T1S, R1W, U.M.; thence S00°09'37"W 523.19 feet along the East line of the NE 1/4 NW 1/4 Sec. 23 to a point being 8.5 feet south of the centerline of a railroad spur; thence along a line that is 8.5 feet south and parallel with said spur the following two (2) courses and distances: (1) S71°37'51"W 693.20 feet; (2) S78°49'32"W 102.34 feet to the east right-of-way for Fifth Street; thence N00°00'00"E 548.43 feet along the east right-of-way line for Fifth Street to the SW corner of that parcel of land described in Book 453 Page 80 of the Mesa County Clerk and Recorder's Office; thence S89°52'17"E 403.55 feet to the SE corner of that parcel of land described in Book 453 Page 80; thence N00°00'00"E 215.72 feet to the North line of Section 23; thence S89°52'32"E 351.65 feet to the point of beginning, containing 8.28 Acres.

That the said owners have caused the said real property to be laid out and surveyed as D & R G W RAILROAD SUBDIVISION FILING NO. SIX, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines.

Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, for perpetual ingress and egress for themselves and the general public, including the postal service, trucks, fire, police and emergency vehicles. Also the areas shown as private open space are dedicated to the owners of the property within said D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, for recreational and aesthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21st day of March, A.D., 1989.

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY A DELAWARE CORPORATION.

M.E. Ehrlich M.E. EHRLICH, VICE PRESIDENT

B.R. Seaton B.R. SEATON, ASSISTANT SECRETARY

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 21st day of March, A.D. 1989, by M.E. Ehrlich, Vice President, and B.R. Seaton Assistant Secretary.

Witness my hand and official seal. My commission expires: December 23, 1989

Donna D. Shuman
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 8:43 o'clock A.M. this 21st day of March, A.D. 1989, and is duly recorded in Plat Book 13, Page 832. Drawer # 3-32 Reception # 1514987

Carl Sawyer Clerk and Recorder

By: Lucas Brown Deputy

CITY APPROVAL

THIS PLAT OF D & R G W RAILROAD SUBDIVISION, FILING NO. SIX, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 7 DAY OF March, A.D. 1989.

Sharet Achen CITY MANAGER

John Bennett PRESIDENT OF COUNCIL

Debbie Mc CHAIRMAN, PLANNING COMMISSION

Karl Metzner DIRECTOR OF DEVELOPMENT

Janey Don Newton CITY ENGINEER

SURVEYORS CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of D & R G W RAILROAD SUBDIVISION FILING NO. SIX, a Subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Zoning and Development code and applicable laws of the State of Colorado.

Max E. Morris
MAX E. MORRIS, G.E.D. SURVEYING SYSTEMS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO. 16413

3/24/89
DATE

NOTICE:

ADHERING TO COLORADO LAW YOU MUST OBSERVE 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 WHICH HEREBY.

D & R G W RAILROAD SUBDIVISION, FILING SIX
SITUATED IN THE NE 1/4 NW 1/4 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

ARMSTRONG CONSULTANTS, INC.

150 Grand Avenue
Grand Junction, Colorado 81501
970-244-0700