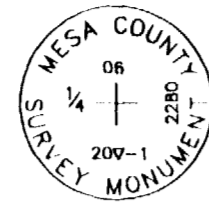


SUBDIVISION PLAT

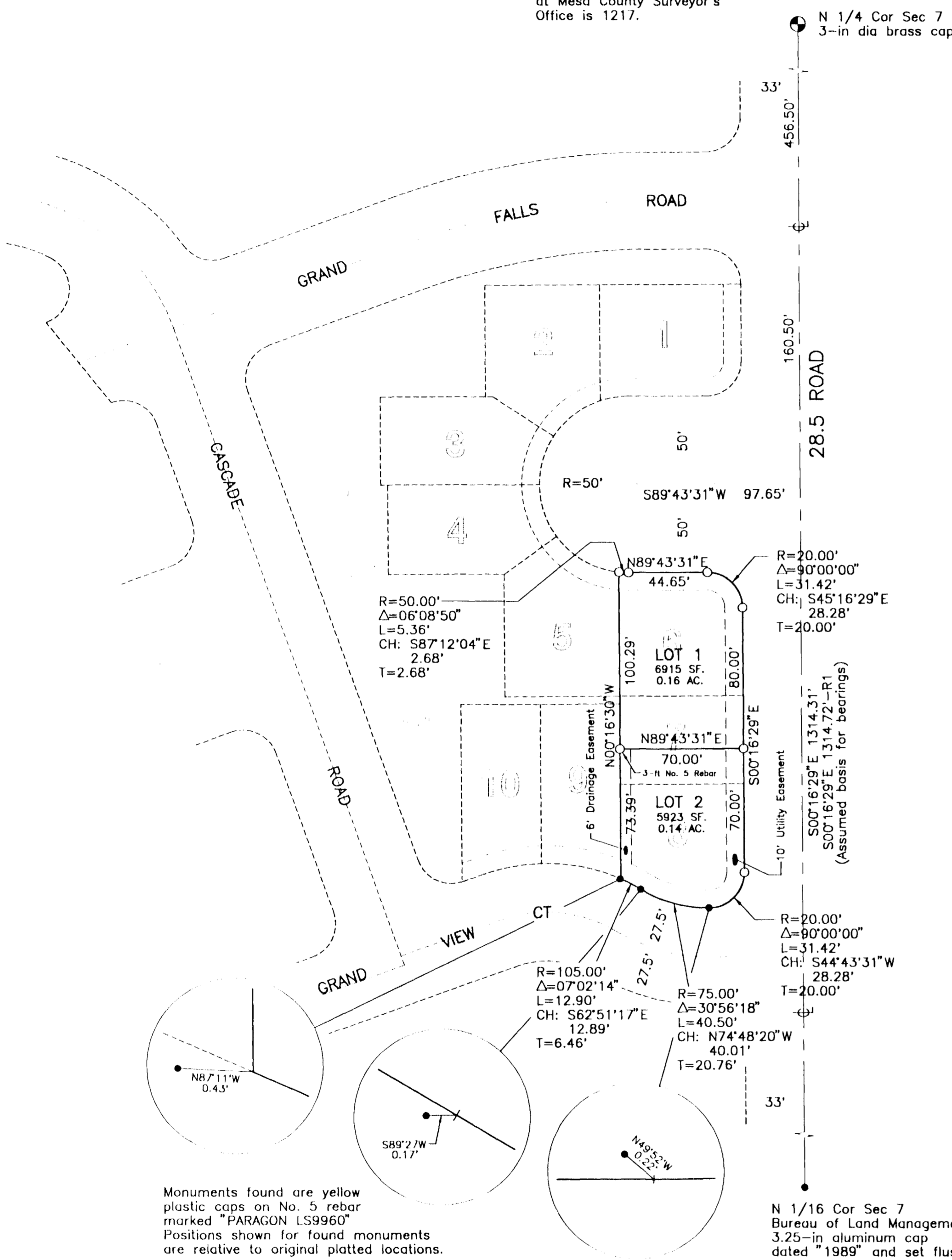
DINOSAUR SUBDIVISION

REPLAT LOTS 6, 7, & 8; THE FALLS - FILING NO. ONE AS AMENDED  
 Located in Sec 7, T1S, R1E, Ute Meridian  
 Grand Junction, Mesa County, Colorado

The diagram to the right shows in detail the markings on the monument cap. The MCSM number is illegible except for what is shown here. The number on record at Mesa County Surveyor's Office is 1217.

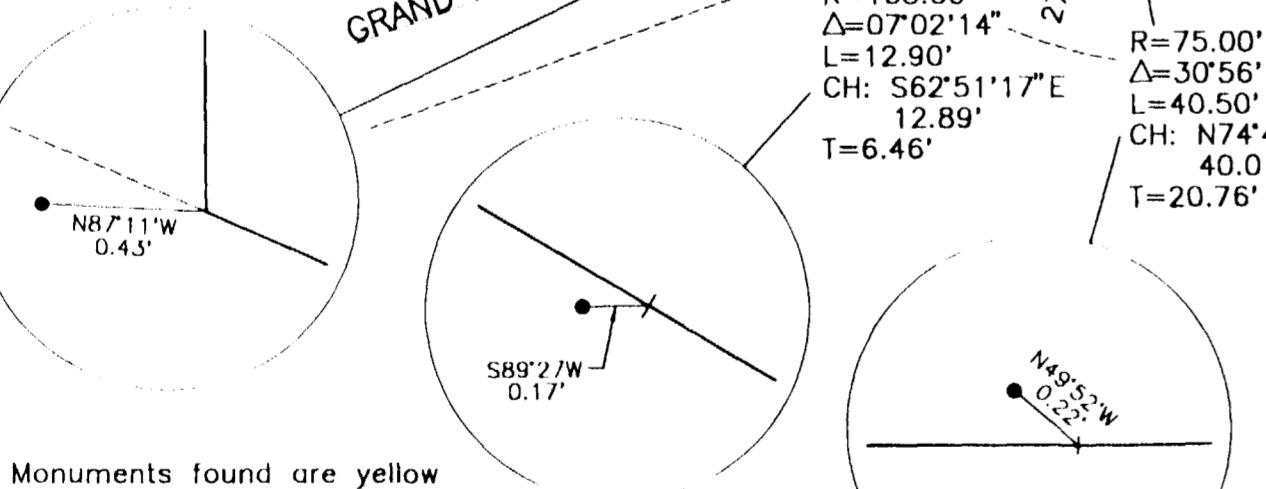


N 1/4 Cor Sec 7  
 3-in dia brass cap

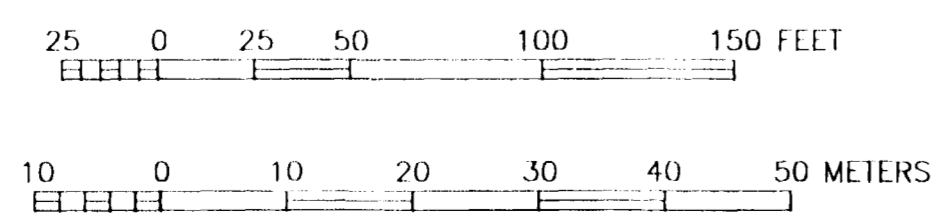


Monuments found are yellow plastic caps on No. 5 rebar marked "PARAGON LS9960". Positions shown for found monuments are relative to original platted locations.

MONUMENT DETAILS:



SCALE:  
 1 inch = 50 feet (1:600)



CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }  
 COUNTY OF MESA } SS  
 I hereby certify that this instrument was filed in my office at 10:22 o'clock A.M. this 13th day of October A.D., 1995, and is duly recorded in Plat Book No. 14, Page 389. Rec # 17332/2

CITY APPROVAL:

This plat of THE FALLS - FILING ONE, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 5th day of October A.D., 1995.

*Mark Olson* City Manager  
*Ron Maurpin* Mayor

NOTARY'S CERTIFICATE:

STATE OF COLORADO }  
 COUNTY OF MESA } SS  
 The foregoing instrument was acknowledged before me this 5th day of October A.D., 1995, by  
*Ebrahim Seghatoleslami* Owner

September 20, 1997 My commission expires:  
*Rhonda S. Edwards* Notary Public

DECLARATION OF COVENANTS:

Covenants pertaining to this plat have been recorded in Book No. 128, Page 429.

NOTES:

- Book and Page numbers refer to Mesa County, Colorado records unless noted otherwise.
- Distances shown are measured unless suffixed. Suffixes refer to documents as listed below:  
 R1 = Subdivision Plat: The Falls - Filing No. One As Amended
- The basis for bearings is assumed S00°16'29"E 1314.31 feet from the north quarter corner to the north sixteenth corner of Sec 7. The north quarter corner is a Mesa County Survey Monument. The north sixteenth corner is a Bureau of Land Management monument with 3.25-inch aluminum cap.

LEGEND:

- Found survey monument
- Set 2-foot No. 5 rebar with yellow plastic cap marked "LS 12093" unless noted otherwise.
- Mesa County Survey Monument

AREA SUMMARY:

LOT	AREA (ac)	% of TOTAL
1	0.16	53.3
2	0.14	46.7
TOTAL	0.30	100.0

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That DINOSAUR ENTERPRISES, INC. is the real owner of that real property located in THE FALLS - FILING NO. ONE AS AMENDED (Book 2043, Page 880), Section 7, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, which is described as follows:  
 Lots 6, 7, and 8, THE FALLS - FILING NO. ONE AS AMENDED.

That said owners have caused the said real property to be laid out and surveyed as DINOSAUR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, State of Colorado.

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

- All of the Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Utility Easements to the City of Grand Junction for the use of public 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, water lines and telephone lines;
- All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
- All easements include the right of ingress and egress on, along, over, under, and 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 easements 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.

IN WITNESS WHEREOF owners have caused their names to be hereunto subscribed this 5th day of October A.D., 1995.

*Ebrahim Seghatoleslami*  
 By: Ebrahim Seghatoleslami  
 DINOSAUR, INC.

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify this plat of DINOSAUR SUBDIVISION, 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. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*Terry D. Nichols* 10 Oct 1995  
 Terry D. Nichols Date  
 Colorado LS 12093

SUBDIVISION PLAT  
**DINOSAUR SUBDIVISION**  
 Located in Sec 7, T1S, R1E, Ute Meridian  
 Grand Junction, Mesa County, Colorado

FOR: DINOSAUR ENTERPRISES, INC.

**NICHOLS ASSOCIATES, INC.**  
 Grand Junction - Colorado

DRAWN BY: MLS DATE DRAWN: Oct 2 1995 PROJ No: 3177  
 DATE FIELD SURVEY COMPLETED: Aug 3 1995 SHEET 1 OF 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 any defect in this survey be commenced more than ten years from the date of the celebration shown herein.