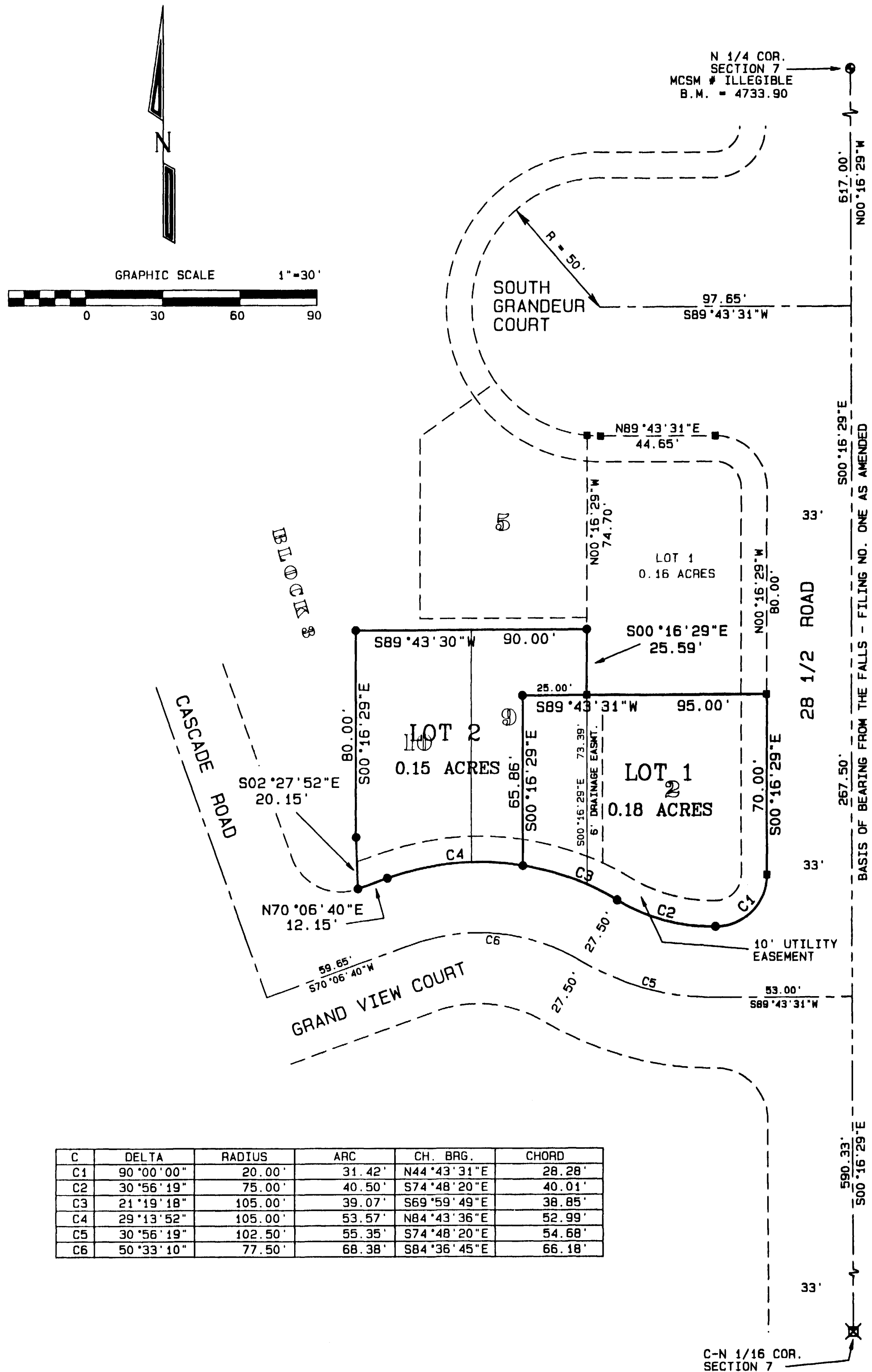


DINOSAUR SUBDIVISION FILING NO. 2

A RE-PLAT OF

LOT 2 DINOSAUR SUBDIVISION

LOTS 9 & 10, BLOCK 3, THE FALLS FILING NO. ONE - AS AMENDED



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Dinosaur Enterprises, Inc., is the owner of that real property located in THE FALLS - FILING NO. ONE and DINOSAUR SUBDIVISION located in Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 2043 at Page 880 of the records of the Mesa County Clerk and Recorder, described as follows:

Lots 9 and 10, Block 3, The Falls - Filing No. One as Amended and Lot 2, Dinosaur Subdivision.

That said owner has caused the said real property to be laid out and surveyed as DINOSAUR SUBDIVISION FILING NO. 2 a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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; provide, 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.

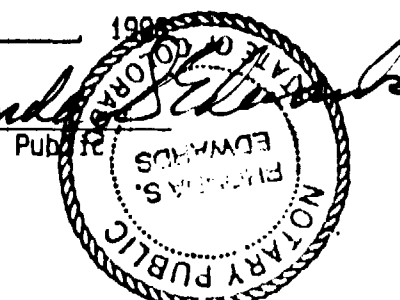
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21 day of June 1996.

Ebrahim Seghatoleslami
Ebrahim Seghatoleslami
Dinosaur Enterprises, Inc.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 21st day of June 1996 by Ebrahim Seghatoleslami Dinosaur Enterprises, Inc.

My commission expires Sept. 20, 1997. Witness my hand and official seal [Signature] Notary Public
Address 250 N. 5th St. Grand Junction, CO 81501



CITY APPROVAL

This plat of Dinosaur Subdivision Filing No. 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23rd day of June 1996.

David Cohen City Manager
Sandra Dorman City Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 9:21 o'clock AM this 28 day of June A.D., 1996, and is duly recorded in Plat Book No. 15, Page 103

Fee \$ _____ Drawer No. 0223 Resp. # 1762278

Clerk and Recorder Deputy

DECLARATION OF COVENANTS

Covenants pertaining to this subdivision plat have been recorded in Book 1281, at Page 429, of the Mesa County records.

LEGEND

- MESA COUNTY SURVEY MARKER
- ⊗ B.L.M. 3 1/4" ALUM. MONUMENT
- FD. #5 REBAR W/PLASTIC CAP MARKED LS 12093
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

ALL EXTERIOR LOT CORNERS ARE SET IN CONCRETE

AREA SUMMARY
2 LOTS = 0.33 ACRES/100%

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Michael W. Drissel
Michael W. Drissel # 20677

6-21-96
Date

DINOSAUR SUBDIVISION FILING NO. 2
LOCATED IN THE
NE 1/4 NW 1/4, SEC. 7, T1S, R1E, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	222-96-02
Drawn By	TMODEL	Date	MARCH 1996	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 certification shown hereon.

NOTE: THE EASEMENTS AND ROADS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED ON THE FALLS FILING NO. ONE AS AMENDED OR ON THE DINOSAUR SUBDIVISION.