

# DINOSAUR SUBDIVISION FILING NO. 3

A replat of Lots 4 through 8, Block 4, The Falls - Filing No. 1 As Amended in a portion of the NE 1/4 NW 1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado



### OWNER'S STATEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Dinosaur Enterprise, Inc., a Colorado Corporation, is the owner of that real property situated in NE 1/4 NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado (Warranty Deed Book 2043, Page 880) being more particularly described as follows:

Lots 4 through 8, inclusive in Block 4; ALL IN THE FALLS - FILING NO. ONE AS AMENDED, a subdivision of a part of the City of Grand Junction, Colorado as recorded in Plat Book 12, Pages 216 & 217, Mesa County, Colorado records.

That said owner has caused the real property to be laid out and platted as DINOSAUR SUBDIVISION FILING NO. 3, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of DINOSAUR SUBDIVISION FILING NO. 3 as follows:

All Multi-purpose Easements to the City of Grand Junction 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 Easements 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; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or over burden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That the covenants for The Falls Filing No. 1 are recorded in Book 1281, Page 429 and amended in Book 1968, Page 326.

That all lienholders on the described property are represented hereon.

IN WITNESS WHEREOF, said owner, Ebrahim Seghatolesami, President for Dinosaur Enterprise, Inc., a Colorado corporation, has caused its name to be hereunto subscribed this 31st day of October, A. D. 2000.

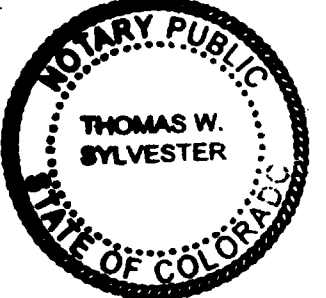
by: Ebrahim Seghatolesami for: Dinosaur Enterprise, Inc. a Colorado corporation

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 31st day of October, A.D. 2000.

Witness my hand and official seal of Notary Public

My commission expires 7/03/04



### LIENHOLDER'S CERTIFICATE:

Alpine Bank does hereby consent to DINOSAUR SUBDIVISION FILING NO. 3.

Alpine Bank  
Loan Officer  
Loan Institution: Grand Junction, CO  
City, State

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 31st day of October, A.D. 2000.

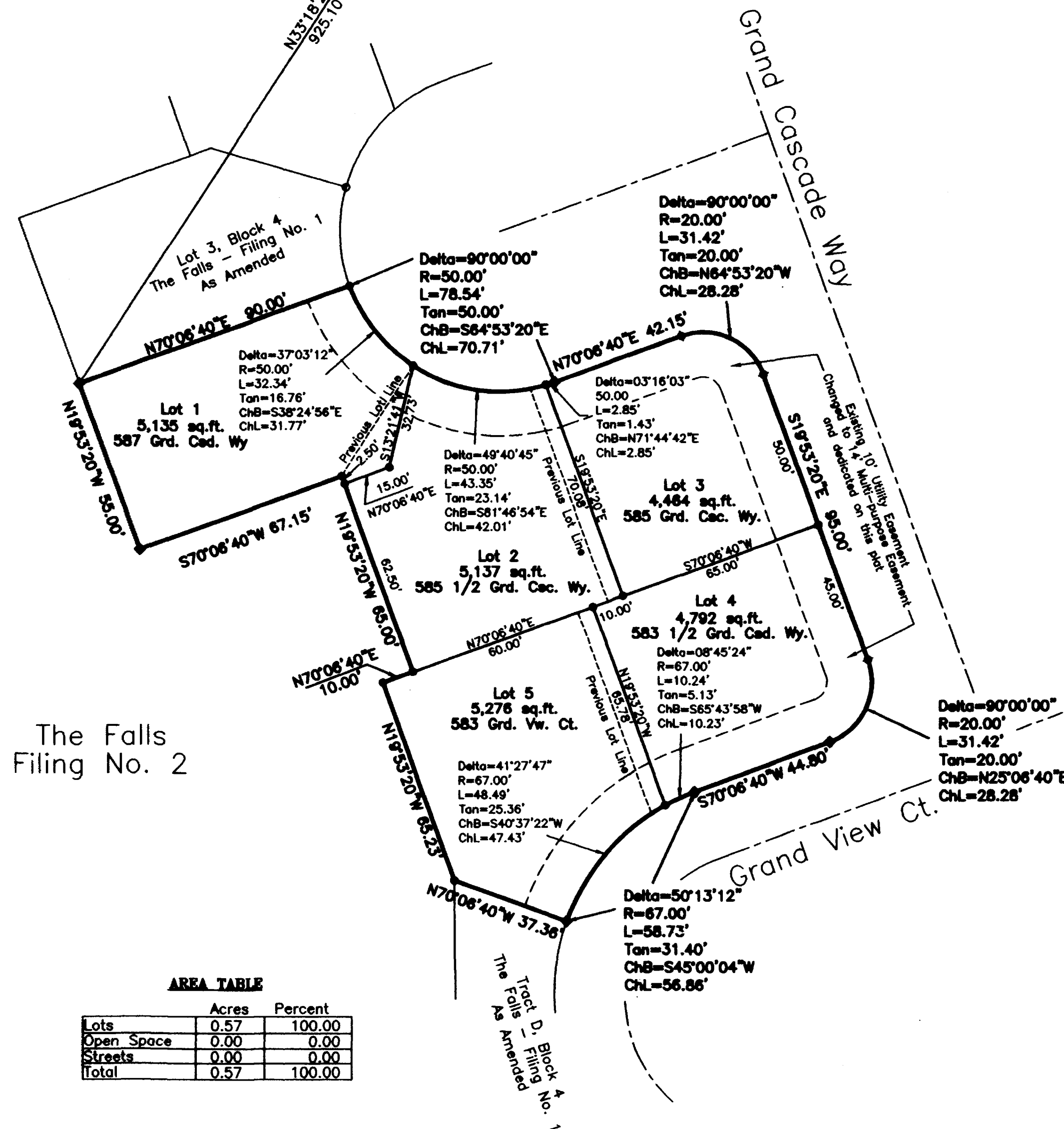
Witness my hand and official seal of Notary Public

My commission expires 12/04/2000



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

BASIS OF BEARING: The bearing between the found MCSM # 1217 at the N 1/4 corner of Section 7 and the found MCSM # 36 at the NW corner of Section 7, both in T. 1 S., R. 1 E., U.M. is assumed to be S89°50'00"W as shown on the plat of The Falls - Filing No. One As Amended.



### AREA TABLE

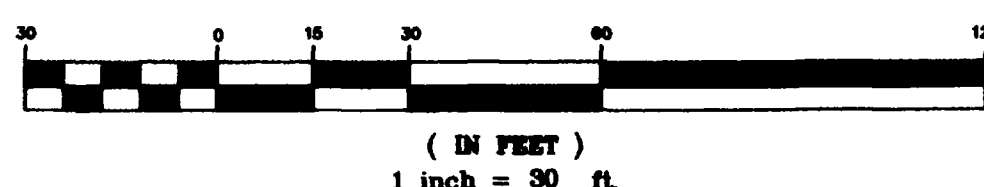
	Acres	Percent
Lots	0.57	100.00
Open Space	0.00	0.00
Streets	0.00	0.00
Total	0.57	100.00

### LEGEND

- Found Mesa County Survey Monument as described
- Found 2" Alum. Cap on #5 Rebar PLS 17478
- Found #5 Rebar with unreadable cap, no cap and/or rebar bent. Upgraded w/ 2" Alum. Cap on #5 Rebar PLS 31160
- Set 2" Alum. Cap on #5 Rebar PLS 31160



### GRAPHIC SCALE



### BUILDING SETBACK REQUIREMENTS

Front	20 feet
Side	0 feet
Rear	0 feet

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 12:49 o'clock P.M. this 2nd day of November, A.D., 2000, and is duly recorded in Plat Book No. 18, Page 37, and Reception No. 1971260, Drawer No. 25-25.

Clerk and Recorder Deputy Fees

### CITY APPROVAL

Approved this 1st day of November, A.D. 2000 by the City Council of the City of Grand Junction, County of Mesa, State of Colorado.  
Gene Trusey Mayor, City of Grand Junction  
David Volney City Manager

### SURVEYOR'S STATEMENT:

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of DINOSAUR SUBDIVISION FILING NO. 3, was prepared from a survey performed by me or under my direct supervision and is correct to the best of my knowledge and information.



10-26-00 Date

**Merritt IS, L.L.C.**  
2004 N. 12th St., #4, Grand Junction, CO. 81501  
PHONE (970) 255-7386 FAX (970) 243-8515

**DINOSAUR SUBDIVISION FILING NO. 3**  
A replat of Lots 4 through 8, Block 4,  
The Falls - Filing No. 1 As Amended,  
NE 1/4 NW 1/4 Sec. 7, T. 1 S., R. 1 E.,  
Ute Meridian,  
Mesa County, Colorado

DATE: October 25, 2000	SCALE: 1" = 30'
DRAWN: TWS	CHK: RAL
PROJECT NO: 0022	SHEET 1 OF 1