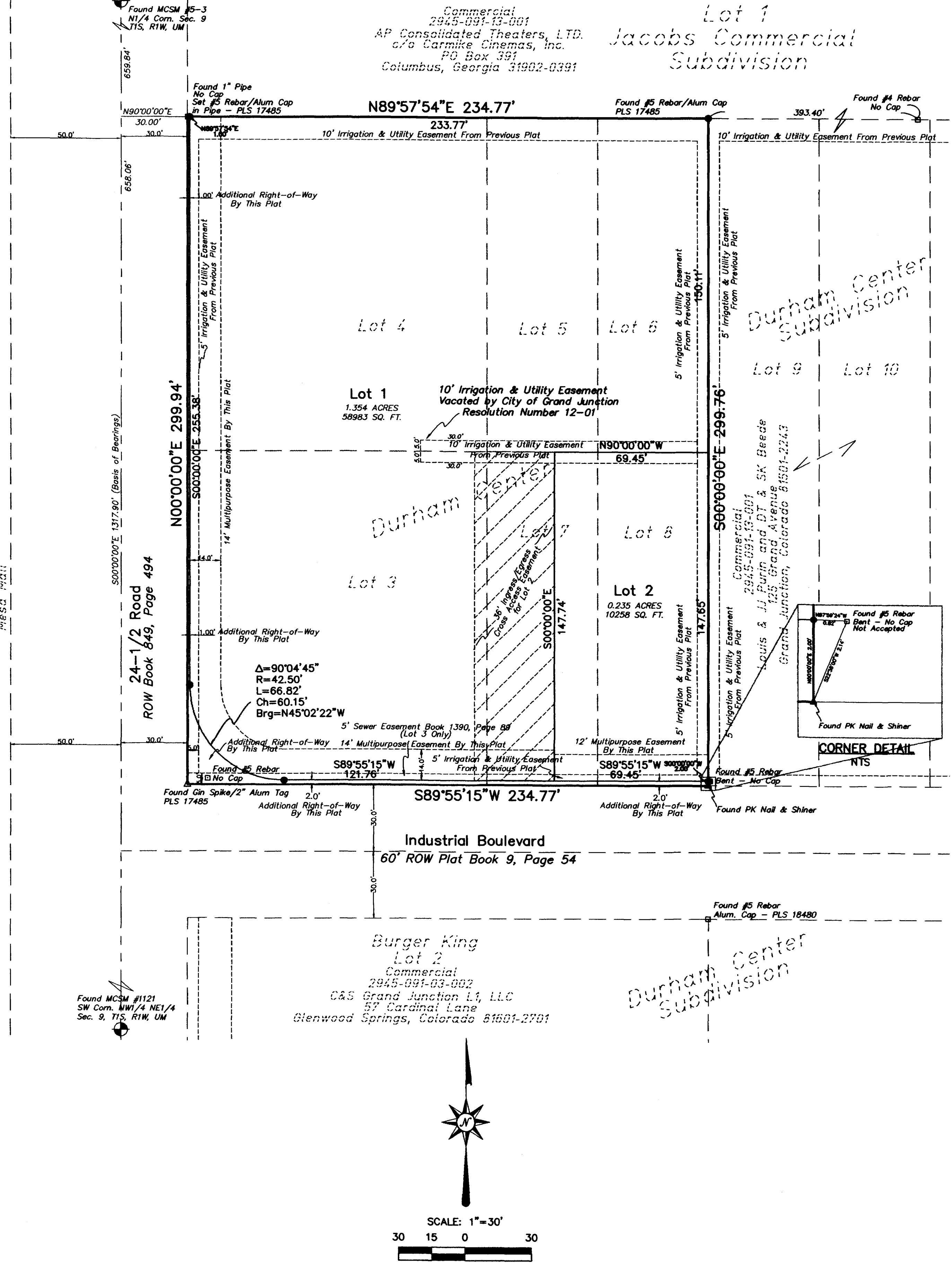


BIG T PROPERTIES SUBDIVISION

A REPLAT OF LOTS 3, 4, 5, 6, 7 & 8 IN DURHAM CENTER SUBDIVISION

LOCATED IN THE NW1/4 NE1/4 SECTION 9, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Big T Properties, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 9, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2638, Page 3.)

LOTS 3, 4, 5, 6, 7, and 8 of Durham Center Subdivision, as shown on plat recorded in Plat Book 9, Page 54 of Mesa County Records.

That said owners have caused the real property to be laid out and platted as Big T Properties Subdivision, 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 Big T Properties Subdivision as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a 'phase I environmental audit'.

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 Ingress/Egress Cross Access Easements to the owners of the Lots specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 2628, Pages 982-982, subject to further conditions and restrictions as may be set forth in that instrument.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, 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 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, Big T Properties, L.L.C., a Colorado Limited Liability Company, has caused their name(s) to be hereunto subscribed this 27th day of February, A.D. 2001.

by: Kevin Brooks
Kevin Brooks, Manager
for: Big T Properties, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Kevin Brooks, Manager for Big T Properties, L.L.C., a Colorado Limited Liability Company this 27th day of February, A.D., 2001.
Witness my hand and official seal:

Debra L. Cooper
Notary Public
My Commission Expires 8/27/2001

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Big T Properties Subdivision. Signed this 1st day of March, 2001.

Henry P. Lackey for: Henry P. Lackey and Co.
by: Henry P. Lackey, Partner

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Henry P. Lackey, Partner, for Henry P. Lackey and Co. this 1st day of March, A.D., 2001.
Witness my hand and official seal:

Notary Public Kimberly D. Nelson
My Commission Expires 7-8-2003

CITY OF GRAND JUNCTION APPROVAL

This plat of Big T Properties Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this ___ day of ___ A.D., 2001.

City Manager Original plat has signatures

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 11:57 o'clock P.M., April 3rd, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 128 Reception No. 1989923 Drawer No. 00-101 Fees: 10.00

Clerk and Recorder
By: _____
Deputy

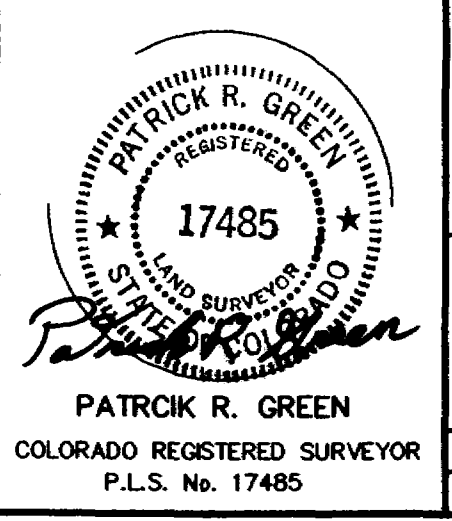
General Notes:

- There will be no Declaration of Covenants and Restrictions recorded with this plat.
- Basis of bearings is the West line of the NW1/4 NE1/4 of Section 9 which bears South 00 degrees 00 minutes 00 seconds East, a distance of 1317.90 feet, as established by GPS observation. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.
- Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
- Easement and Title Information provided by Abstract & Title Company of Mesa County, Inc., Commitment No. 00903744 C.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Big T Properties Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified MARCH 1, 2001



BIG T PROPERTIES SUBDIVISION
A Replat of LOTS 3, 4, 5, 6, 7, & 8
DURHAM CENTER SUBDIVISION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2000-33	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb, 2001	LED/RW	RSK		1	1

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND REBAR, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - SET CORNER MARKER, PLS 17485, AS NOTED PER CRS-38-51-105, IN CONCRETE
 - RECORD INFORMATION
 - MEASURED INFORMATION

AREA SUMMARY

LOTS	= 1.589 Acres	98.33%
ROAD ROW	= 0.027 Acres	1.67%
TOTAL	= 1.616 Acres	100.00%

ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

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 CERTIFICATION SHOWN HEREON.