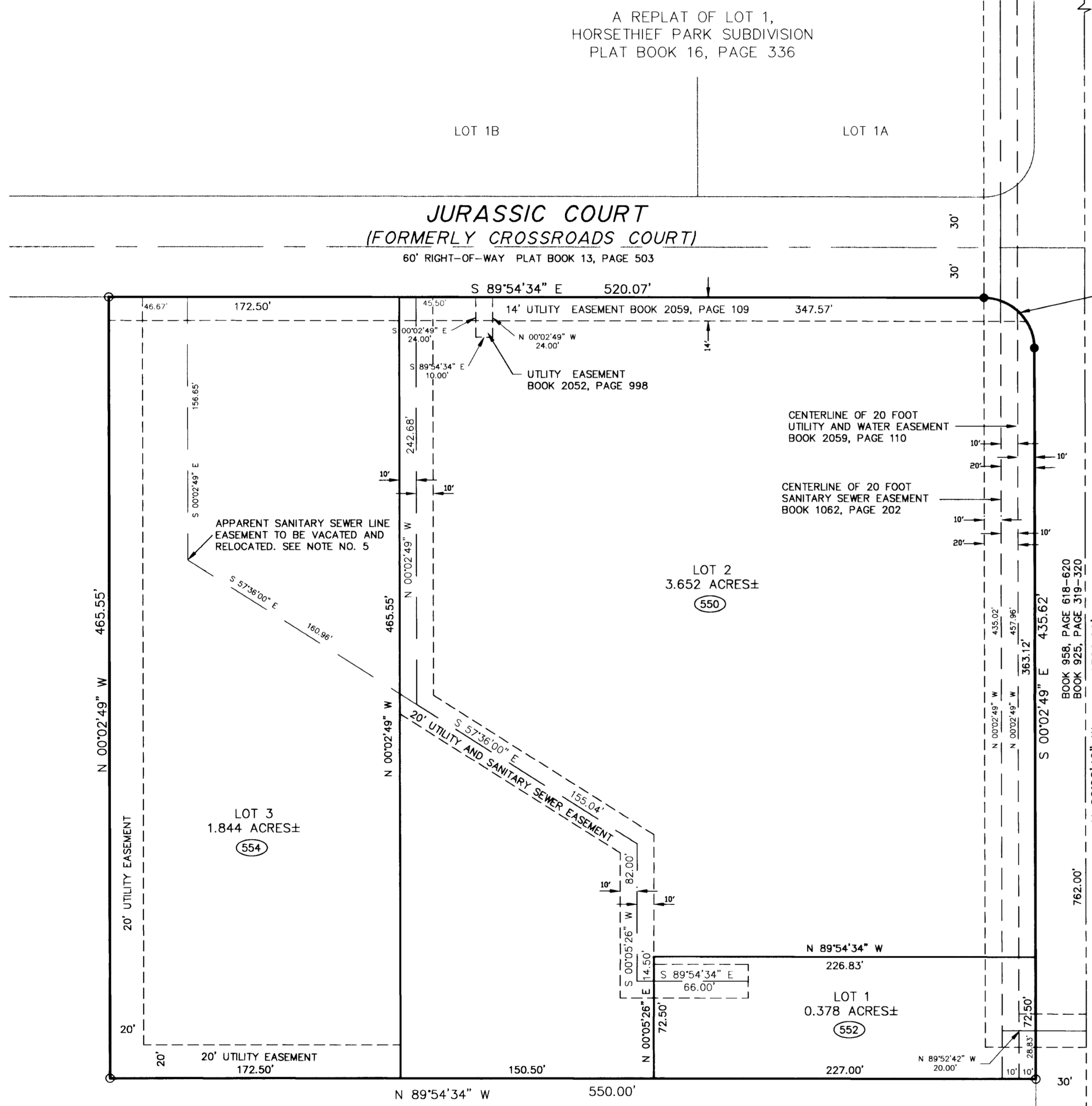


DINOSAUR MINOR SUBDIVISION
 REPLAT OF LOT 2, HORSETHIEF PARK
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 18, T.1N., R.2W., U.M.
 CITY OF FRUITA, MESA COUNTY, COLORADO

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP (ILLEGIBLE) SET IN CONCRETE
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- (550) STREET ADDRESS



HORSETHIEF PARK
 PLAT BOOK 13 PAGE 503

LOT 3

AREA TABLE

LOT 1	0.378 ACRES	6.4%
LOT 2	3.652 ACRES	62.2%
LOT 3	1.844 ACRES	31.4%
TOTAL	5.874 ACRES	100%

- 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
- BASIS OF BEARINGS: The line between the SE corner and N 1/16 corner, both of Section 18, Township 1 North, Range 2 West, Ute Meridian having a bearing of N 00° 02' 49" W, as shown on the Plat of Horsethief Park as recorded in Plat Book 13, Page 503 in the records of the Mesa County Clerk and Recorder. Both ends of said line are marked with Mesa County Survey Markers.
- Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
- Title information and research was conducted by Abstract and Title Co. of Mesa County, Inc. Policy No. 00903768 C, Dated April 3, 2000.
- The Apparent Sanitary Sewer Line Easement in Lot 3 to be vacated and relocated in the 20' Sanitary Sewer Easement located in Lot 2 as shown on this plat.

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
 County of Mesa }
 I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:39 P.M., on the 27th day of September, A.D. 2000 in Plat Book No. 18, Page No. 7, Reception No. 1966586, Drawer No. JJ-03, Fees \$10.00

Monica Jell
 Mesa County Clerk and Recorder

Carol Zick
 Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 13th day of September, A.D. 2000, by the Planning Commission of the City of Fruta, County of Mesa.

Kenneth A. Rodriguez
 Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 13 day of Sept, A.D. 2000, by the Fruta City Council of the City of Fruta, County of Mesa.

Doug Hall
 Mayor

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that City of Fruta, being the sole owner of the property described in the instrument recorded in Book 1818, at Page 669 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of DINOSAUR MINOR SUBDIVISION, in accordance with the Plat shown hereon:

DESCRIPTION OF DINOSAUR MINOR SUBDIVISION

Lot 2 of Horsethief Park as recorded in Plat Book 13 at Page 503 in the records of the office of the Mesa County Clerk and Recorder, located in the SE 1/4 of the SE 1/4 of Section 18, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado.

Dinosaur Minor Subdivision as described above contains 5.874 acres more or less. That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat hereon as follows:

- All Streets and Rights-of-Way to the City of Fruta for the use of the public forever.
- All Sanitary Sewer Easements to the City of Fruta for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenances.
- All Utility Easements to the City of Fruta 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, telephone lines.

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; 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.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set its hand and seal this 13 day of Sept, A.D. 2000.

Doug Hall
 Mayor City of Fruta

Margaret Steiman
 Attest City Clerk

ACKNOWLEDGEMENT OF OWNER

State of Colorado } ss
 County of Mesa }
 The foregoing Certificate of Ownership and Dedication was executed before me, a Notary Public, this 27th day of September, A.D. 2000, by Doug Hall Mayor of the City of Fruta and Margaret Steiman, City Clerk of the City of Fruta.

IN WITNESS WHEREOF, I hereunto affix my hand this 27th day of September, 2000.

Dorothy L. Miller
 Notary Public

NOTARY PUBLIC
 DOROTHY L. MILLER
 STATE OF COLORADO
 My Commission Expires: March 17, 2001

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 2754 at Pages 177 through 177 in the records of the office of the Mesa County Clerk and Recorder.

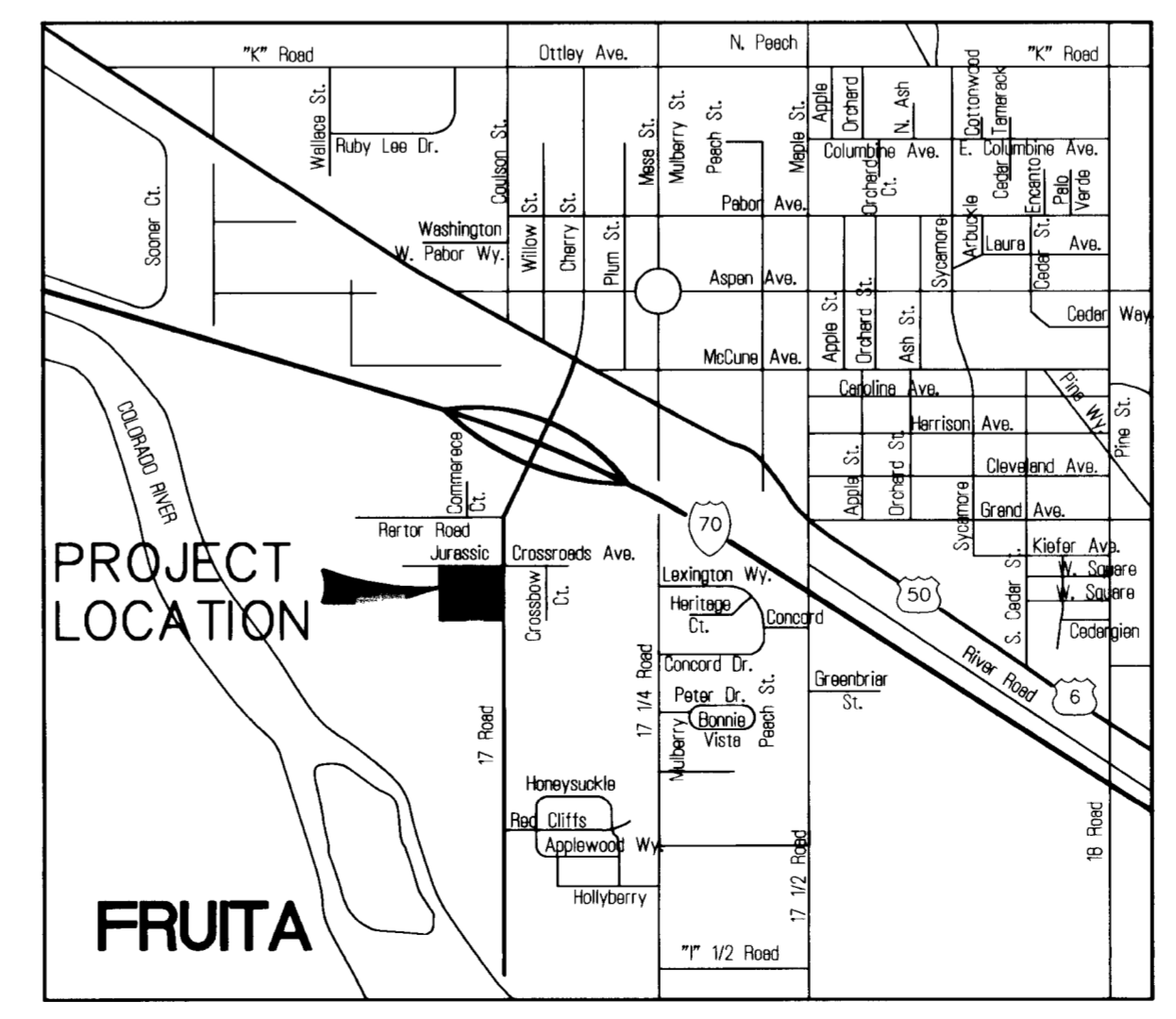
SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this Plat of the Dinosaur Minor Subdivision shown hereon was prepared under my direct supervision and represents a survey conducted under my supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 13 day of September, A.D. 2000.

Dean E. Ficklin
 P.L.S. 19597

PROFESSIONAL LAND SURVEYOR
 DEAN E. FICKLIN
 19597



VICINITY MAP

**PLAT OF
 DINOSAUR MINOR SUBDIVISION**
 REPLAT OF LOT 2, HORSETHIEF PARK
 LOCATED IN THE SE 1/4 OF THE SE 1/4,
 OF SECTION 18, T.1 N., R.2 W., UTE MERIDIAN,
 CITY OF FRUITA
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 40044.00-01	DATE: 9-13-00	SHEET NO: 1 of 1
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