

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned Judith M. Beasley, J.D. Beasley, and the JDC Beasley Family Partnership are the owners of that real property situated in the SW1/4 SW1/4 of Section 17, T1N, R1W, Ute Meridian, City of Fruita, Mesa County, Colorado, and recorded in Book 2089, Pages 574-575, and Book 2784, Page 517, in the office of the Mesa County Clerk and Recorder, and more particularly described as follows:

Lot 5 in Block 2 of Jurassic Development and Lot 6 in Block 2 of Jurassic Development, a plat on file and recorded in Plat Book 14, Pages 256 and 257 in the Office of the Mesa County Clerk and Recorder.

That said owners have caused said real property to be laid out and surveyed as Jurassic Development-Beasley, a subdivision of a part of the City of Fruita, Mesa County, Colorado.

That said Jurassic Development-Beasley is subject to all easements and dedications described on the original plat of Jurassic Development.

That the terms, conditions, provisions, and restrictions of that certain letter recorded October 21, 1994, in Book 2106, Page 309, in the office of the Mesa County Clerk and Recorder are hereby considered null and void with no further force and effect.

That all driveway and parking areas are to be considered common shared easements for ingress, egress, and utilities for the mutual benefit of the owners of Lots 1 and 2, Jurassic Development-Beasley.

That said property is subject to the Terms and Conditions of a document entitled "Restaurant/Colorado Monument Trading Company Party (Common) Wall and Property Agreement", said document recorded in the Office of the Mesa County Clerk and Recorder in Book _____, Page(s) _____.

EXECUTED this 31st day of July, 2002.

By: The JDC Beasley Family Partnership, L.L.P.
A registered Colorado limited liability limited partnership; and
J.D. and Judith M. Beasley, as joint tenants.

Joseph David Beasley
Joseph David Beasley, Partner
Judith M. Beasley
Judith M. Beasley, Partner
J.D. Beasley
J.D. Beasley, Joint Tenant
Judith M. Beasley
Judith M. Beasley, Joint Tenant

State of Colorado }
County of Mesa }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 31st day of July, 2002, by *Joseph David Beasley, Judith M. Beasley, J.D. Beasley, and Judith M. Beasley*, as joint tenants, in the presence of *Phylla S. Meffer*, Notary Public, and I, the undersigned, as witness to their signatures and the execution of this instrument.

My commission expires: _____
Notary Public

LIENHOLDER'S CERTIFICATE

The Bank of Colorado being the holder of a promissory note secured by a deed of trust dated 11-20-01 and recorded on 12-04-01, at reception No. 2028812, in the office of the clerk and recorder of Mesa County, Colorado, hereby certifies to the subdivision of the lands set forth in this final plat of Jurassic Development-Beasley.

Bank of Colorado

200 GRAND AVE
Address
Grand Junction CO 81502
City, State and Zip Code

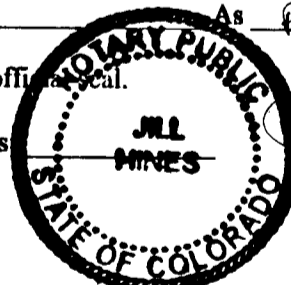
By: *EC Lawner*
Lien holder signature

State of Colorado }
County of Mesa }

The foregoing was acknowledged before me this 27th day of July, 2002, by *EC Lawner*, As President of Bank of Colorado.

Witness my hand and official seal.

My commission expires: _____
Notary Public



My Commission Expires 04/29/2005

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in *the above parties* free and clear of all liens, taxes, and encumbrances, except as follows: *except those items shown in title commitment*

907748 prepared by the company

Executed this 1st day of August, 2002.

By: *Karen A. Caw*
Title Examiner

S 1/16 CORNER S17
MCSM #262-1

N00°24'28"W 790.34'
N00°17'00"W

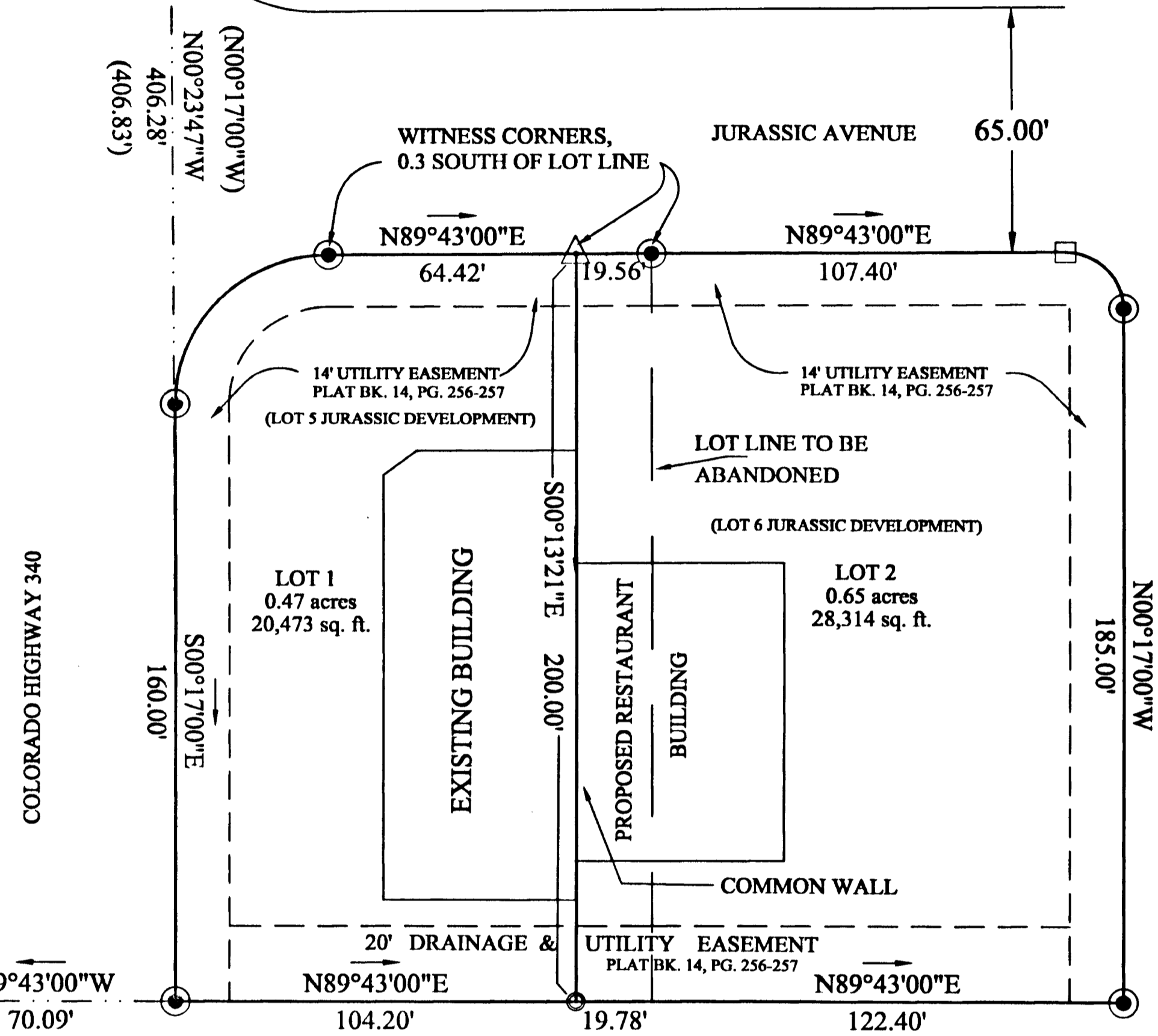
N00°24'28"W 529.76'

SW CORNER
S17
MCSM #263-2

POB JURASSIC DEVELOPMENT
FOUND ALUM. CAP IN CONCRETE
PLS 18480, THOMPSON LANGFORD CORP.

JURASSIC DEVELOPMENT - BEASLEY

REPLAT LOTS 5 AND 6, BLOCK TWO OF JURASSIC DEVELOPMENT



NOTE: RECORD BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS THAT VARY SIGNIFICANTLY FROM FIELD MEASUREMENTS ARE SHOWN IN PARANTHESIS. FOUND MONUMENTS THAT ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORD ARE CONSIDERED TO BE AT THE RECORD POSITION.

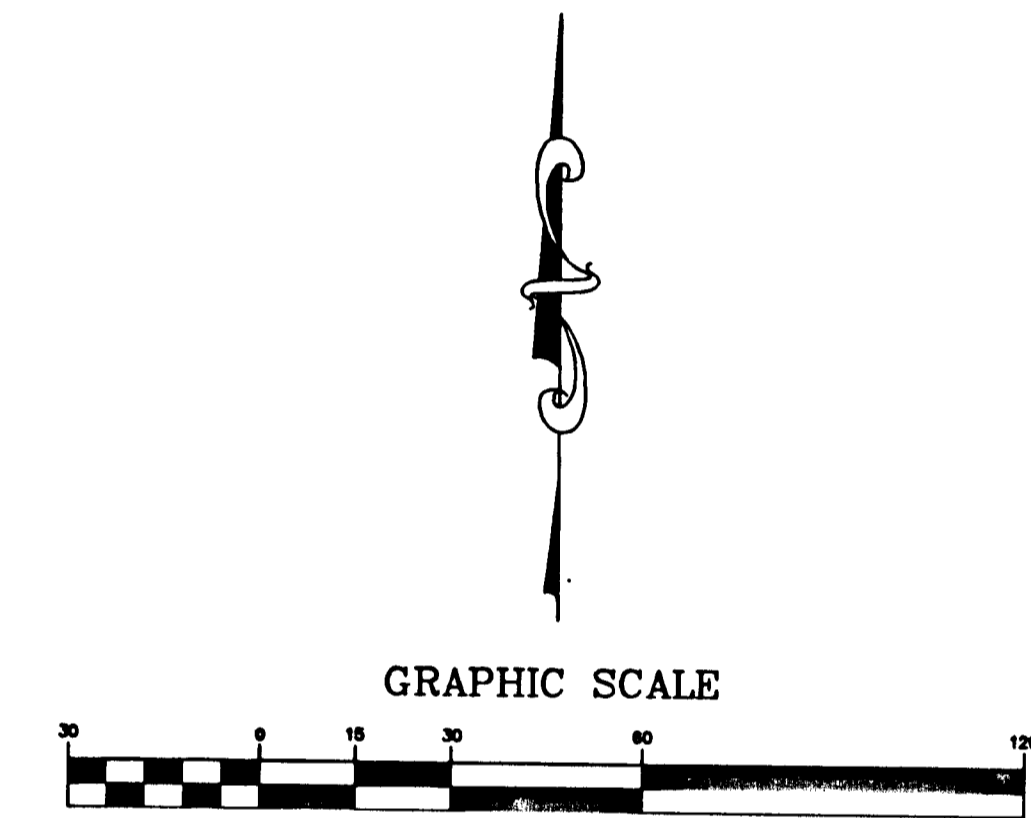
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	23.56	15.00	90°00'00"	15.00	N45°17'00"W	21.21
C2	62.83	40.00	90°00'00"	40.00	S44°43'00"W	56.57

NOTE: IT IS INTENDED THAT THE NEW LINE BETWEEN LOTS 1 AND 2 LIE ALONG THE EASTERLY EDGE OF THE EXPOSED CONCRETE FOUNDATION OF THE EXISTING BUILDING AND THE EXTENSION THEREOF.

BASIS OF BEARINGS: THE SOUTH LINE OF JURASSIC DEVELOPMENT-BEASLEY BEARS N83°43'00"E BETWEEN THE FOUND THOMPSON-LANGFORD CORP. MONUMENTS AS SHOWN ON THE PLAT OF JURASSIC DEVELOPMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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.

SURVEYOR'S CERTIFICATE
I, ROBERT J. LEVINE, A REGISTERED SURVEYOR IN THE STATE OF COLORADO CERTIFY THAT THIS SURVEY WAS DONE BY ME AND THAT THIS PLAT ACCURATELY SHOWS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LEGEND

- MESA COUNTY SURVEY MONUMENT
- FOUND REBAR AND CAP, THOMPSON-LANGFORD CORP.
- △ SET RR SPIKE IN ASPHALT, STAMPED LS29419
- SET REBAR AND CAP LS29419
- FOUND REBAR, NO CAP
- LOT LINE
- - - ABANDONED LOT LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - EASEMENT

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this _____ day of _____, 2002, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements of all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Board of Trustees.

City of Fruita, Colorado

By: *[Signature]*
Mayor

Witness my hand and seal of the City of Fruita, Colorado

ATTEST:

[Signature]
City Clerk

CITY OF FRUITA PLANNING COMMISSION

Approved this 5th day of AUGUST, 2002 by the planning commission of the City of Fruita.

[Signature]
Chairman

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 12:00 o'clock P.M., this 19th day of August, 2002, and is duly recorded in Plat Book No. 19, Page 91 as reception No. 2070593.

File Fees \$10.00 Drawer MM-57

[Signature]
Clerk and Recorder of Mesa County

By: *[Signature]*
Deputy

JURASSIC DEVELOPMENT - BEASLEY
REPLAT OF LOTS 5 & 6, BLOCK TWO
OF JURASSIC DEVELOPMENT
SW1/4 SW1/4 SECTION 17
TOWNSHIP 1 NORTH, RANGE 2 WEST
UTE MERIDIAN
CITY OF FRUITA, MESA COUNTY, COLORADO

Robert J. Levine, Land Surveyor
Colorado License 29419
1477 O Road, Loma, CO 81524
(970) 858-4069 Date: July 23, 2002