

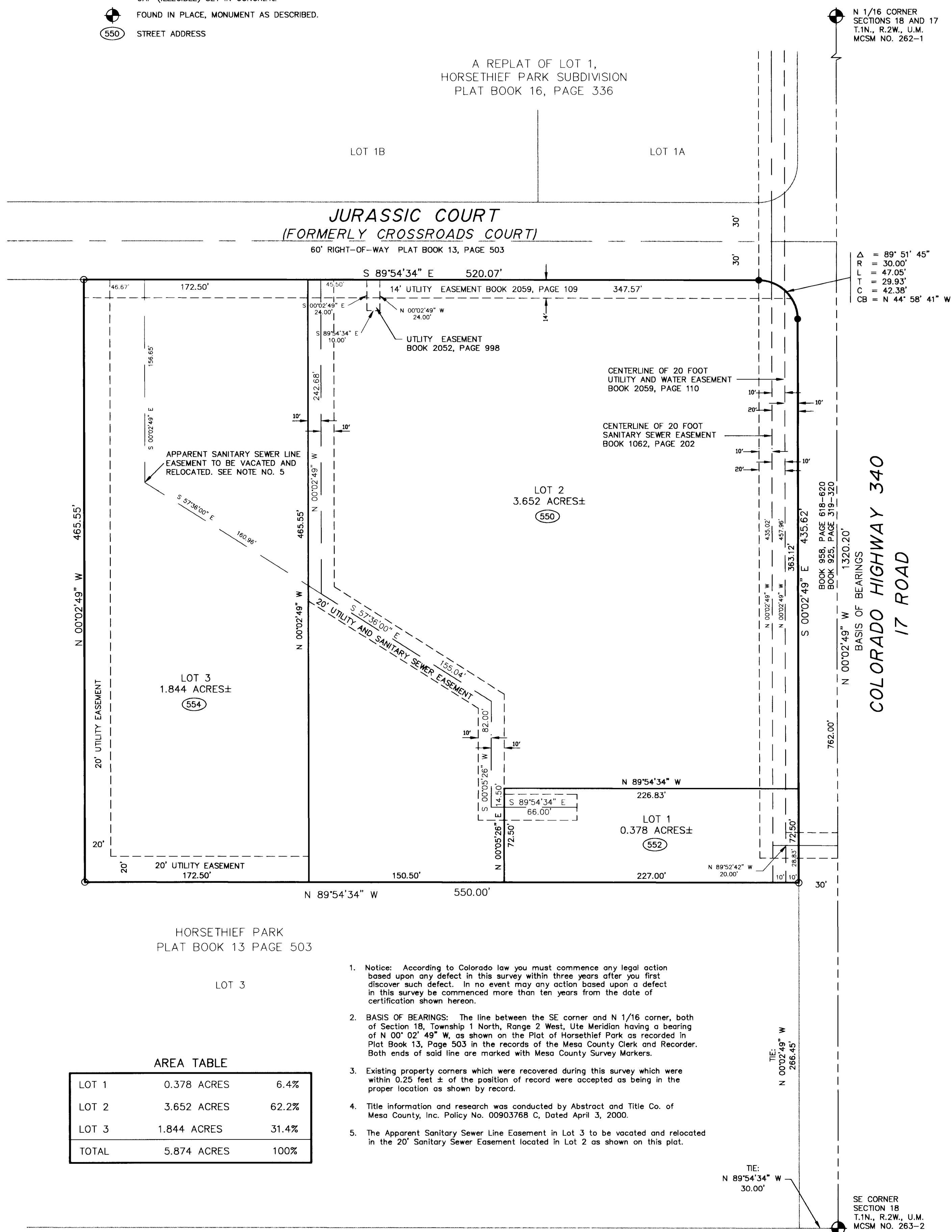
DINOSAUR MINOR SUBDIVISION  
REPLAT OF LOT 2, HORSETHIEF PARK  
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 18, T.1N., R.2W., U.M.  
CITY OF FRUITA, MESA COUNTY, COLORADO

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

A REPLAT OF LOT 1,  
HORSETHIEF PARK SUBDIVISION  
PLAT BOOK 16, PAGE 336

JURASSIC COURT  
(FORMERLY CROSSROADS COURT)  
60' RIGHT-OF-WAY PLAT BOOK 13, PAGE 503



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 27<sup>th</sup> 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 Todd  
Mesa County Clerk and Recorder  
Carol Zito  
Deputy

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

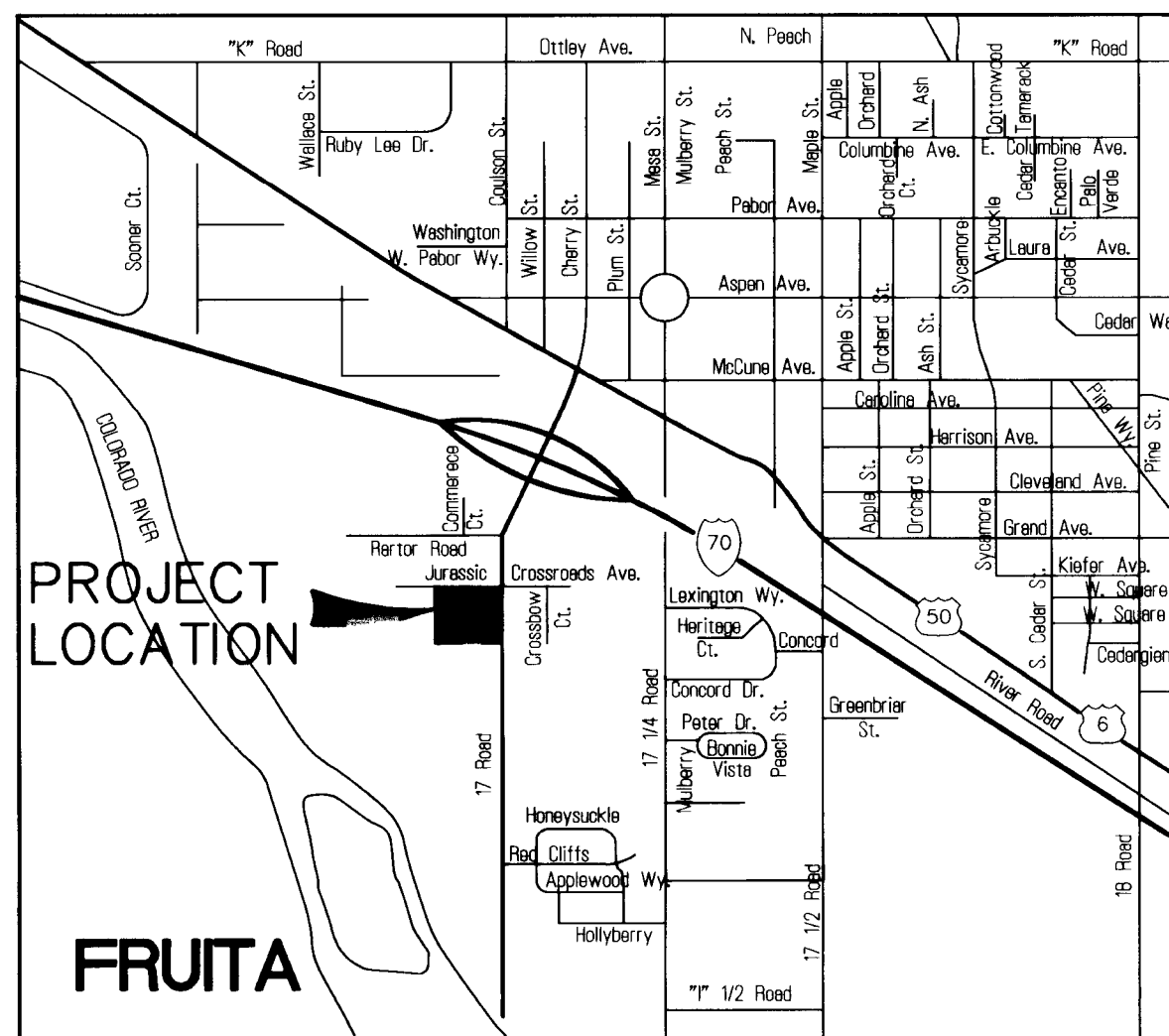
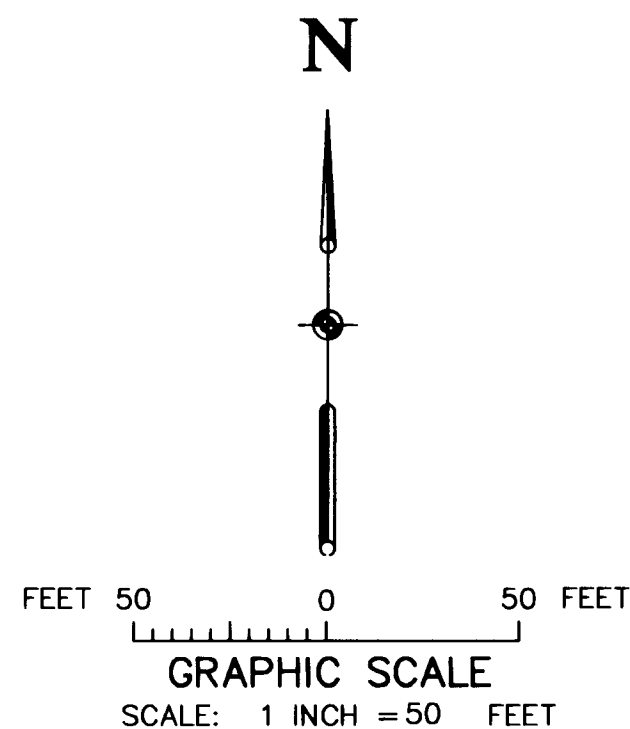
Approved this 13<sup>th</sup> day of September, A.D., 2000, by the Planning  
Commission of the City of Fruita, County of Mesa.

Kenneth A. Rodriguez  
Chairman

FRUITA CITY COUNCIL CERTIFICATE

Approved this 13<sup>th</sup> day of Sept, A.D., 2000, by the Fruita  
City Council of the City of Fruita, County of Mesa.

Doug Hall  
Mayor



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that City of Fruita, 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 Fruita for the use of the public forever.
- All Sanitary Sewer Easements to the City of Fruita 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 Fruita 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 hereunto  
set its hand and seal this 13 day of Sept, A.D., 2000.

Doug Hall  
MAYOR CITY OF FRUITA  
Margaret Steelman  
Attest City Clerk

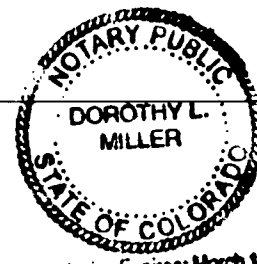
ACKNOWLEDGEMENT OF OWNER

State of Colorado } ss  
County of Mesa }

The foregoing Certificate of Ownership and Dedication was executed before me,  
a Notary Public, this 27<sup>th</sup> day of September, A.D., 2000,  
by Doug Hall, Mayor of the City of Fruita and  
Margaret Steelman, City Clerk of the City of Fruita.

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

Dorothy L. Miller  
Notary Public



DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 2754 at  
Pages 772 through 777 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  
Dean E. Ficklin  
PROFESSIONAL LAND SURVEYOR  
19597

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