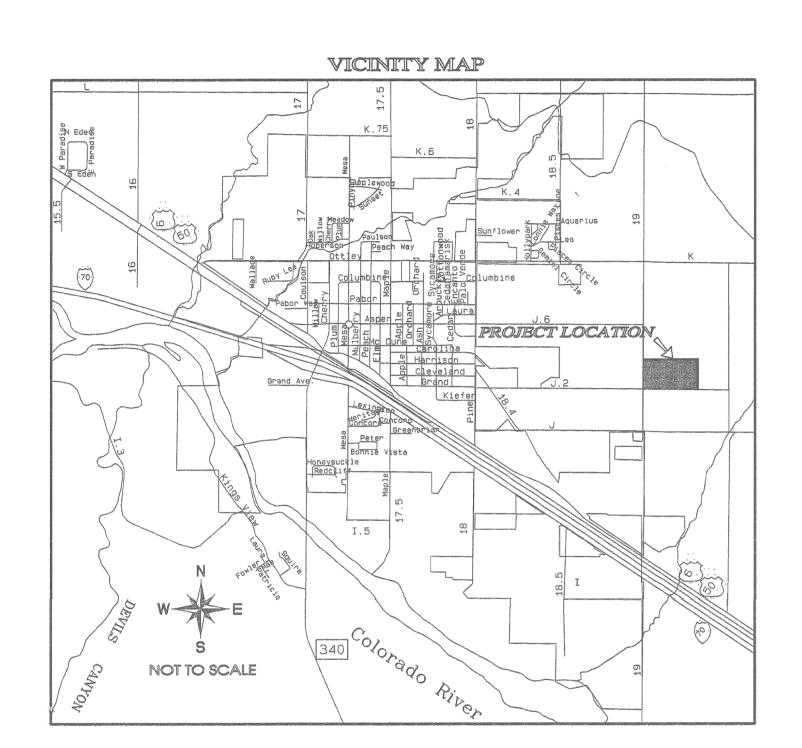
# BARE BACK ESTATES A SUBDIVISION OF THE W1/2 NE1/4 SW1/4 AND THE NW1/4 SW1/4 SEC. 15, T. 1 N., R. 2 W. UTE MERIDIAN, MESA COUNTY, COLORADO



### PLAT NOTES

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

All Irrigation Easements to be granted by separate instrument to the Bare Back Estates Homeowners Association for the benefit of the owners of the lots and tracts hereby platted as undivided interests (not partitionable), and to downstream users of the irrigation water supplied by ditches across this property, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Outlot A and Drainage easements to be conveyed by separate instrument to Bare Back Estates

"Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Bare Back Estates and shall result in a vested right.

This survey does not constitute a title search by this surveyor or River City Consultants, Inc.

All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00913918 C 5, dated May 10, 2006.

This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Skelton Construction, Inc. a Colorado Corporation, is the owner of that real property situated in the SMI/4 of Section 15, Township'l North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the evidence of ownership of which is demonstrated in an instrument recorded in Book 4170 at Page 871, Reception No. 2320345 of the Mesa County records; said property being more particularly described as follows:

NWI/4 SWI/4 and WI/2 NEI/4 SWI/4 of Section 15, Township I North, Range 2 West of the Ute Meridian;

That said owners has by these presents laid out and caused to be surveyed the above described real property as shown hereon, and designates the same as BARE BACK ESTATES, a subdivision of Mesa County, Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

\* All streets shown hereon, to the full width of their platted rights-of-way are dedicated to the County of Mesa for the use of the public forever.

\* Temporary turnaround easement to the County of Mesa for Ingress and egress access. This temporary turnaround easement shall be vacated without further action by the applicant upon dedication and acceptance into the Mesa County Road System of road extension in public right-of-way.

\* All multi-purpose easements are dedicated to the County of Mesa 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, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, and grade structures.

\* All utility easements are dedicated to the County of Mesa 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, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.

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 of remove interfering trees or brush, and in Drainage, Detention/Retention, and Irrigation easements or tracts the right to dredge; 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.

Said owners further certifies that all lienholders are represented hereon.

Executed this \_307 day of \_16048Y

Skelton Construction, Inc., a Colorado corporation

By: Doug Skelton, President

State of Colorado

County of Mesa

The foregoing Statement of Ownership and Dedication was acknowledged before me by

Doug Skelton as President of Skelton Construction, Inc. this 30th day of

January, 2007 for the aforementioned purposes.

Notary Public Allyson Kenagy My commission expires: 01 06/2009

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned Bank of Colorado, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is secured by a Deed of Trust recorded in Book 4170 at Pages 873-877 of the public records of Mesa County, Colorado shall be subordinated to the dedications

In witness whereof, the said coparation has caused these presents to be signed

by its Senior vice President. , with the authority of its Board of Directors,

County of Mesa

The foregoing Lienholders' Ratification of Plat was acknowledged before me by

Stephen C. Love Seniorice President Bank of Colorado, Inc. this 30th day of

January , 2007 for the aforementioned purposes.

Notary Public Allyson Renage My commission expires: 81/06/2009



My Commission Expires 01/06/2009

KENYGA

MOSYJIA

### DECLARATION OF COVENANTS

This property is subject to Covenants, Conditions and Restrictions as set forth in an instrument recorded in Book 4206 at Pages 110-132 of the Mesa County records.

#### SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of BARE BACK ESTATES, a subdivision of a part of Mesa County, Colorado, hás been prepared by me and/or under my direct supera field survey of the same. This statement is only applicable to the ne dollar does not represent a warranty or opinion as to ownership, lien-



BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Accepted this 5th day of MARCH, 2 Board of County Commissioners of Mesa County, Colorado.



### CLERK AND RECORDER'S CERTIFICATE

State of Colorado )

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3: 170'clock P M., on this 5th day of

Clark and Recorder

AREA SUMMARY

R.O.M. 5.588 Acres

TOTAL 60.049 Acres

Planning #:2004-252 FN1

#### BARE BACK ESTATES 52,482 Acres 87.4% 3.3% OUTLOT A 1.979 Acres 9.3%

SECTION: WI/2NEI/4SWI/4&NWI/4SWI/4 S. 15 TWNSHP: 1 North RNGE: 2 West MERIDIAN: UTE



Phone: 970-241-4722 Email: info@rccwest.com Date of Survey: Jan 17, 2005 Field Surveyor: dgf Revision Date: Jan 23, 2007 Drawn: bkb Checked: drs Approved: drs Job No. 0461-002

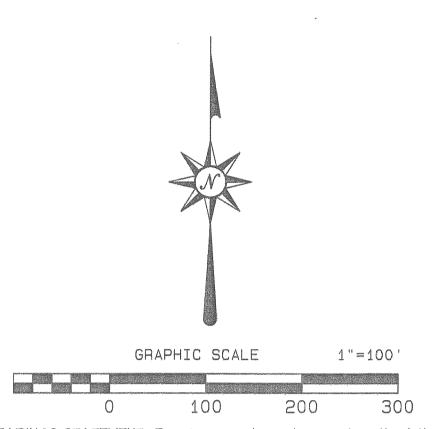
S:\Survey\0461\002 bare back\461-002 PlatSITE.pro Sheet 1 of 2

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.

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.

#### BARE BACK ESTATES HOPWOOD SIMPLE LAND DIVISION 2697-762-00-770 2697-162-00-369 C-WI/16 SI5 JASON P. & SHARILYN S. GINGERICH VICKI WALSTEAD & CARL W. CHANCE CORNER 1/4 CORNER 3-1/4" ALUM CAP CENTER 1/4 C-E-N 516 15 PLS 27266 1/64 CORNER S.IS \$89°46′26"E 1320.57′ MCSM 569 MCSM 453-CORNER \$89°46′06"E 660,34′ 5.75' to @ MUSTANG DR. 25' Irrigation Easement 632.58' 25' Irrigation Easement 589°46'06"E 660.34" 19.81-TURNAROUND to be vacated upon completion of accepted extension Block I Block 2 of Mustang Drive. BLOCK 2 LOT 4 4.360ACRES LOT 2 4.114 ACRES LOTI 4.275ACRES 120.00' 10' Utility Easement N89°46′13″W 633.35′ (DEDICATED HEREON) BLOCK 2 LOT 3 4.643 ACRES Block I Lot 3 4.30 ACRES 123.42' IO' Utility Easement BLOCK 2 S89°54′27"W 613.18′ BLOCK 2 LOT 6 *1<u>3' Deilley Easamant</u>* \$89°56′46″E 421.28′ LOTT 4.222ACRES W/LLEGIBLE CAP 4.456ACRES BLOCK LOT 2 4.38TACRES 180.74' | O' Utility Easement N89°56′46"W 403.45′ 10' Utility Easement 120.00' S89°56′46"E 503.37′ BLOCK 2 - C 4.334 ACRES N89°41′30°W 470.00′ 5' Irrigation Easement BLOCK 2 BLOCK BLOCK 2 LOT 5 4.804ACRES LOT 8 3.540ACRES 5.045ACRES OUTLOT A 1.979 ACRES 60' | PUBLIC ROAD RIGHT-OF-WAY - ROAD BOOK 2 PAGE 93 - NORTH 30' DEDICATED HEREON MCSM 582-1 S89°46′11"E 660.38′ SW 1/16 School School Control CORNER ALUM. CAP CORNER SIS 2697-163-00-181 S 1/16 CORNER CORNER PLS 24943 GARY & VIKKI K. PETERSON Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and 516 15 2597-153-62-167 LARRY & ADELE PALMER LEGEND FOUND PLSS MESA COUNTY SURVEY MARKER FOUND PLSS ALUMINUM MONUMENT AS NOTED FOUND ALUMINUM MONUMENT AS NOTED SET #6 REBAR/3-1/4" ALUMINUM CAP PLS 18478 ● SET #5 REBAR/CAP PLS 18478 IN CONCRETE O FOUND REBAR & CAP AS NOTED ♦ CALCULATED POINT POINT SHOWN FOR CLARITY-NO MONUMENT LINETYPE LEGEND SECTION LINES



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the South one-sixteenth corner on the west lline of Section 15, and the aluminum cap marker PLS 24943 at the Center-south corner of Section 15. The measured bearing of this line is N89°46'II"W.

### LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
LI	30.00'	and the contract of the third o	and the second s	NO0°05'31"W	land alexanian uses and second and alexanian size of electricity is the
CI	261.31	402.41'	37°12'23"	NI8°41'43"W	256.75
C2	262.341	402.41'	37°21'09"	NI8°37'20"W	257.72'
L2	119.62'	and a decomposition of the same and a decomposition of the same and decomposition of the same an	and was a second from a more out a firm and extensive in the amount of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis of the absorption (in high second and an analysis) (in high second and an analysis of the absorption (in high second and an analysis) (in high second and an analysis of the absorption (in high second and an analysis) (in high second and an analysis of the absorption (in high second and an analysis) (in high second an analysis) (in high second and an analysis) (in high second an analysis) (in high seco	NO0°03'15"E	inga a gary managang ang a
C3	392.70'	250.00'	"OO'OO"OP	545°03'14"W	353.551
1.3	42.55'	and the plants of the final profession of decounters and a state of the state of th	A deficiency and a construction of the state	N44°55'51"W	AND A COLOR OF THE PROPERTY OF
L4]	42.31	and to provide the second and a	and the second s	545°04'09"W	The Enforcement Andrews Andrews Control of Properties and Control of Control
C4	99.62'	380.41'	15°00'15"	NO7°35'38"W	99.33'
C5	275.60	424.41'	37°12'23"	518°41'43"E	270.78
C6	147.41'	380.41'	22°12'09"	N26°11'50''W	146.491
CT	121.23	380.411	18°15'32"	528°10'08"E	120.71
C8	276.68	424.41'	37°21'09"	NI8°37'20"W	271.81
C9	126.77'	380.41'	19°05'37"	509°29'34"E	126.181
L5	42.43'	O CHILDONO Y DOUGHES THE MAN AND THE MAN AND THE CONTROL OF THE CO	A natural come, alternativa contra esta esta esta esta forman esta contra from contra esta esta esta esta esta	N44°56'46"W	anna diamentenen and imperatoriant dia propositiva di diamente esti di a
L6	42,431		- Andrews of American	545°03'14"W	COS IN THE ACTUAL CONTRACTOR AND ACTUAL CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONT
clo	231.60	272.00'	48°47'07"	N65°39'41"E	224.67
CII	358.14"	228.00'	90°00'00"	S45°03'14"W	322.441
C12	195.66	272.00'	41°12'53"	N20°39'41"E	191.471
1.7	23.74	A the description of the content of	estimate production of the contract of the con	N26°33'I9"W	ua kalendaria ka kulendaria paramini ali kakaban ka kulendaria da kalendaria da kulendaria da kulend
C13	50.58'	54.50'	53°10'15"	526°34'44"E	48.78'
C14	85.63'	54.50'	90°01'15"	545°01'01"W	77.09'
L8	23.74'	CONTRACTOR OF THE PROPERTY OF	and were the second to the second of the sec	526°39'48"W	and a state of the
Lal	42.54'	A The second of	na karangan minintangan mga	N44°55'34"W	
C15	136.261	54.50'	143°14'42"	NI8°21'00"W	103.441



Material formation X contract and contract contract and contract contract and contr



Planning #:2004-252 FN1

S:\Survey\0461\002 bare back\461-002 PlatSITE.pro

## BARE BACK ESTATES

SECTION: W1/2 NE1/4 SW1/4 & NW1/4 SW1/4 S.15 TWNSHP: 1 North RNGE: 2 West MERIDIAN: UTE

River City consultants, inc.

Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81508

Phone: 970-241-4722 Email: Info@rccwest.com

Date of Survey: Jan 17, 2005 Field Surveyor: dgf Revision Date: Jan 23, 2007

Drawn: bkb Checked: drs Approved: drs Job No. 0461-002

Sheet 2 of 2