

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

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 SW1/4 of Section 15, Township 1 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:

NW1/4 SW1/4 and W1/2 NE1/4 SW1/4 of Section 15, Township 1 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, 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 or 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 30th day of January, 2007.

Skelton Construction, Inc., a Colorado corporation
Doug Skelton
By: Doug Skelton, President

State of Colorado)
County of Mesa)ss

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.

Allison Kenagy
Notary Public Allison 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 shown hereon.

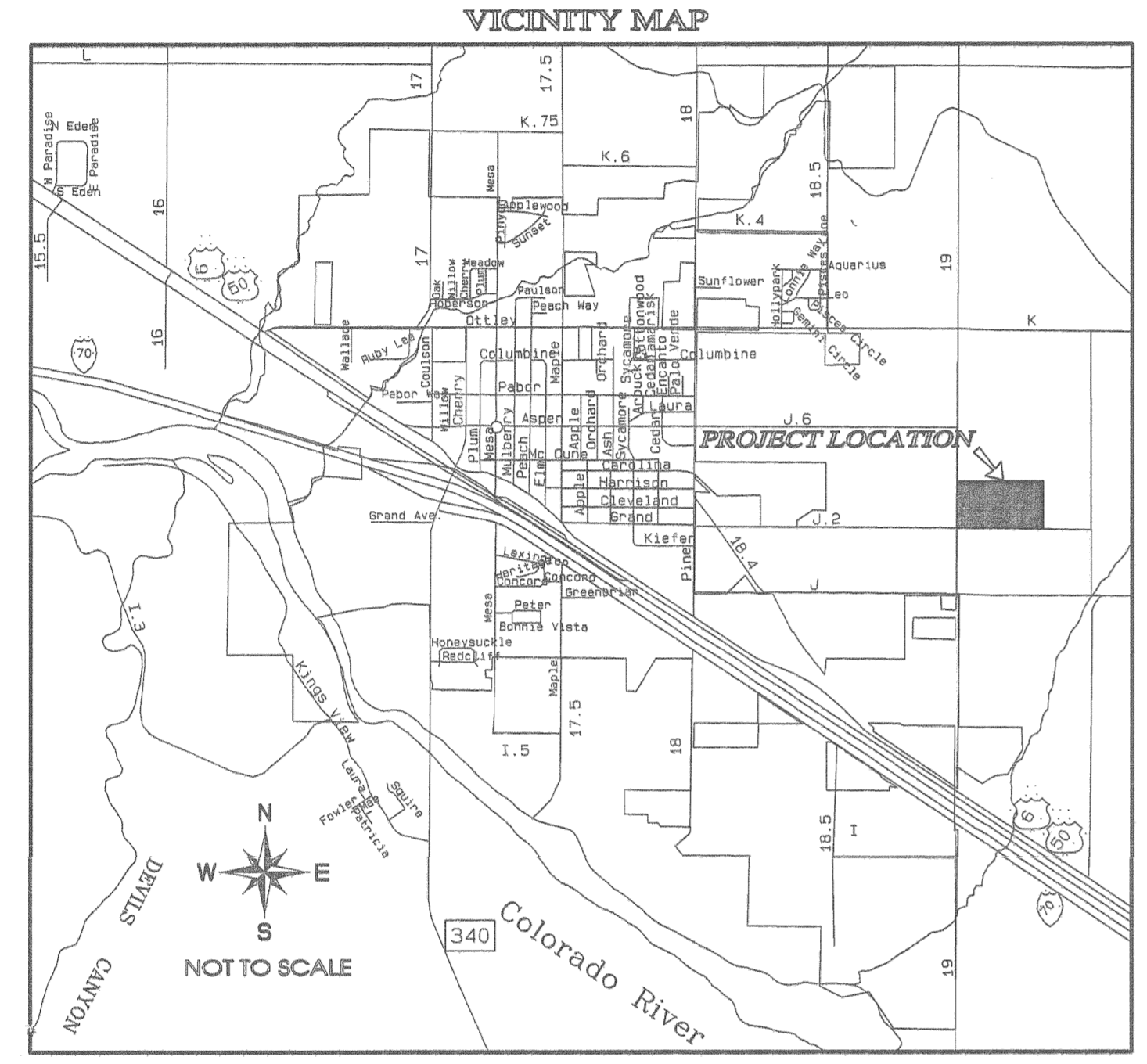
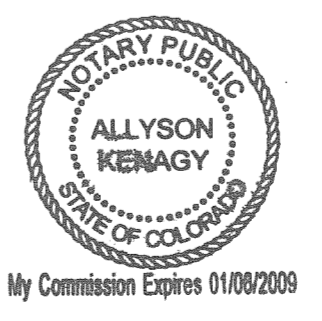
In witness whereof, the said corporation has caused these presents to be signed by its Senior vice president with the authority of its Board of Directors, this 30th day of JANUARY, 2007.

By: Stephen C. Love For: Bank of Colorado

State of Colorado)
County of Mesa)ss

The foregoing Lienholders' Ratification of Plat was acknowledged before me by Stephen C. Love, Senior Vice President of Bank of Colorado, Inc. this 30th day of January, 2007 for the aforementioned purposes.

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



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, has been prepared by me and/or under my direct supervision and represents a true and correct field survey of the same. This statement is only applicable to the survey data shown hereon and does not represent a warranty or opinion as to ownership, lienholders, or other matters.



BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Accepted this 5th day of MARCH, 2007 A.D. by the Board of County Commissioners of Mesa County, Colorado.

DJR
Chairperson

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:17 o'clock P. M., on this 5th day of March, 2007, A.D., and was recorded at Reception No. 2367655 Drawer No. TT-316 Fees 20.⁰⁰ / 100

By: Janice Rich Clerk and Recorder
Ginny Baughman Deputy
Book 4369 Pages 170+171

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.

Outlet A and Drainage easements to be conveyed by separate Instrument to Bare Back Estates Homeowners Association.

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 110 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 4 Title Company of Mesa County, Inc., No. 0041341B C 3, dated May 10, 2006.

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

AREA SUMMARY		
LOTS	52.482 Acres	87.4%
OUTLOT A	1.979 Acres	3.3%
R.O.W.	5.588 Acres	9.3%
TOTAL	60.049 Acres	100%

Planning #:2004-252 FN1

BARE BACK ESTATES

SECTION: W1/2 NE1/4 SW1/4 & NW1/4 SW1/4 S.15 T.1 N. R.2 W. UTE MERIDIAN

River City CONSULTANTS, INC.

Integrated Design Solutions
744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rcwest.com

Date of Survey: Jan 17, 2005	Field Surveyor: dgf	Revision Date: Jan 23, 2007
Drawn: bkb	Checked: drs	Approved: drs
S:\Survey\0461\002 bare back\461-002 PlatSITE.pro		Job No. 0461-002
		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.

