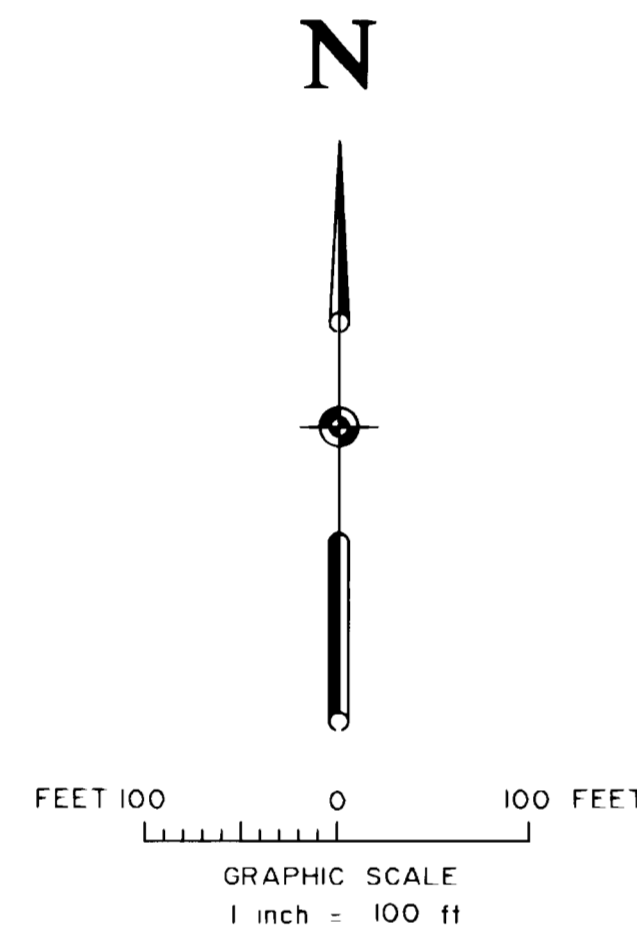


BOOT HILL SUBDIVISION, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T 1 N, R 2 W, U M, MESA COUNTY, COLORADO

NOTES

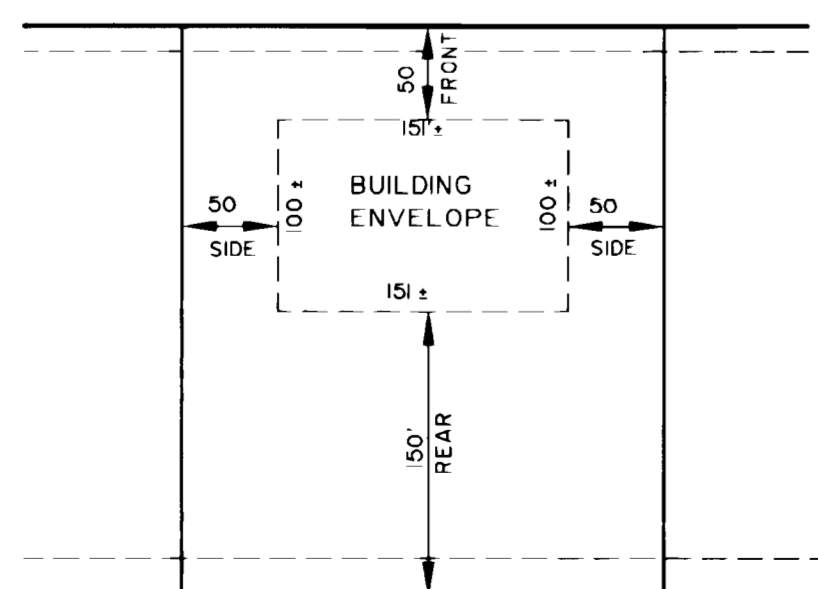
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
2. BASIS OF BEARINGS THE LINE BETWEEN THE NW 1/6 CORNER SECTION 8 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN AND THE C W 1/16 CORNER SECTION 8 TOWNSHIP 1 NORTH RANGE 2 WEST UTE MERIDIAN IS ASSUMED TO HAVE A BEARING OF SOUTH AS GIVEN BY PLAT IN BOOK 1 PAGE 494 WITH ALL OTHER BEARINGS HEREON RELATIVE THERETO
3. BASIS OF ELEVATIONS CITY OF FRUITA BM A-24 ELEVATION 4505.34 FEET A FIRE HYDRANT LOCATED AT THE SOUTHEASTERLY CORNER OF THE CHERRY STREET AND MEADOW AVENUE INTERSECTION
4. THE OVERHEAD POWER SERVICE LINE ACROSS LOT 3 TO BE RELOCATED UNDERGROUND IN THE UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 3
5. EASEMENT RESEARCH IS BY THE FIRST AMERICAN TITLE INSURANCE COMPANY

AREA SUMMARY		
LOTS	8 602 ACRES ±	86.3%
DEDICATED ROW OF RECORD	0 820 ACRES ±	8.2%
ROW DEDICATED BY THIS INSTRUMENT	0 543 ACRES ±	5.5%
TOTAL	9 965 ACRES ±	100%



LEGEND

- SET THIS SURVEY 5/8 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET IN CONCRETE MARKED BANNER INC 20632
- FOUND THIS SURVEY 5/8 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET IN CONCRETE MARKED L S 18481
- FOUND THIS SURVEY 1" PLASTIC DISK SET IN CONCRETE L S 18481
- ⊕ FOUND THIS SURVEY M C S M BRASS CAP



TYPICAL LOT SETBACKS

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that this Boot Hill Subdivision was filed for records in the office of the County Clerk and Recorder of Mesa County at 2:05 o'clock P.M. on this 25th day of April 1995. Reception Number May 17 1995 Rec. No. 00
Maura S. Caldwell
Clerk and Recorder

Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27 day of June A.D. 1995 County Planning Commission of the County of Mesa, Colorado
Walter C. Weaver
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28 day of April A.D. 1995 Board of County Commissioners of the County of Mesa, Colorado
Joseph B. Genova
Chairman

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Daniel R. Lucy and Perry L. Underwood being the sole owners of the property as described in the instrument recorded in Book 2072 at page 744 and excluding that portion being transferred to the cemetery and shown by the instrument recorded in Book 2140 Page 566 both in the records of the office of the Mesa County Clerk and Recorder upon which BOOT HILL SUBDIVISION is located in the SW 1/4 of the NW 1/4 of Section 8 Township 1 North Range 2 West Ute Meridian County of Mesa State of Colorado do hereby Plat said real property under the name and style of BOOT HILL SUBDIVISION in accordance with the Plat shown hereon

LEGAL DESCRIPTION OF BOOT HILL SUBDIVISION

A tract of land located in the SW 1/4 of the NW 1/4 Section 8 Township 1 North Range 2 West Ute Meridian County of Mesa State of Colorado more fully described as follows
Beginning at the North East Corner of Boot Hill Subdivision which is identical with the NW 1/6 Corner Section 8 Township 1 North Range 2 West Ute Meridian

1. Thence SOUTH 328.44 feet
2. Thence S 89° 43' 49" W 535.19 feet
3. Thence S 89° 17' 57" W 125.42 feet
4. Thence S 00° 00' 28" E 2.70 feet
5. Thence S 89° 59' 04" W 660.59 feet
6. Thence N 00° 00' 57" W 330.10 feet
7. Thence N 89° 59' 24" E 1321.27 feet to the Point of Beginning

Boot Hill Subdivision as described above contains 9.965 acres more or less

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

1. All streets and rights of way to the County of Mesa for the use of the Public Lot Owners their guests and invitees and also for use by public services including but not limited to postal service trash collection fire police emergency vehicles and the County of Mesa forever
2. All Utility Easements 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 and telephone lines
3. All Irrigation Easements to the owners of the lots hereby platted as perpetual easements for the installation operation maintenance and repair of private irrigation systems
4. All Multipurpose Easements 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 irrigation systems

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 and in drainage and detention easements the right to dredge 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

By Owners of Boot Hill Subdivision

IN WITNESS WHEREOF I hereunto affix my hand this 25 day of April 1995

Daniel R. Lucy
Daniel R. Lucy Owner

IN WITNESS WHEREOF I hereunto affix my hand this 25 day of April 1995

Perry L. Underwood
Perry L. Underwood Owner

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
County of Mesa) ss
On this 25 day of April A.D. 1995 before me the undersigned officer personally appeared Daniel R. Lucy and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal

My commission expires Jan 18 1998
Wallace E. Beedle
Notary Public

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
County of Mesa) ss
On this 25 day of April A.D. 1995 before me the undersigned officer personally appeared Perry L. Underwood and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal

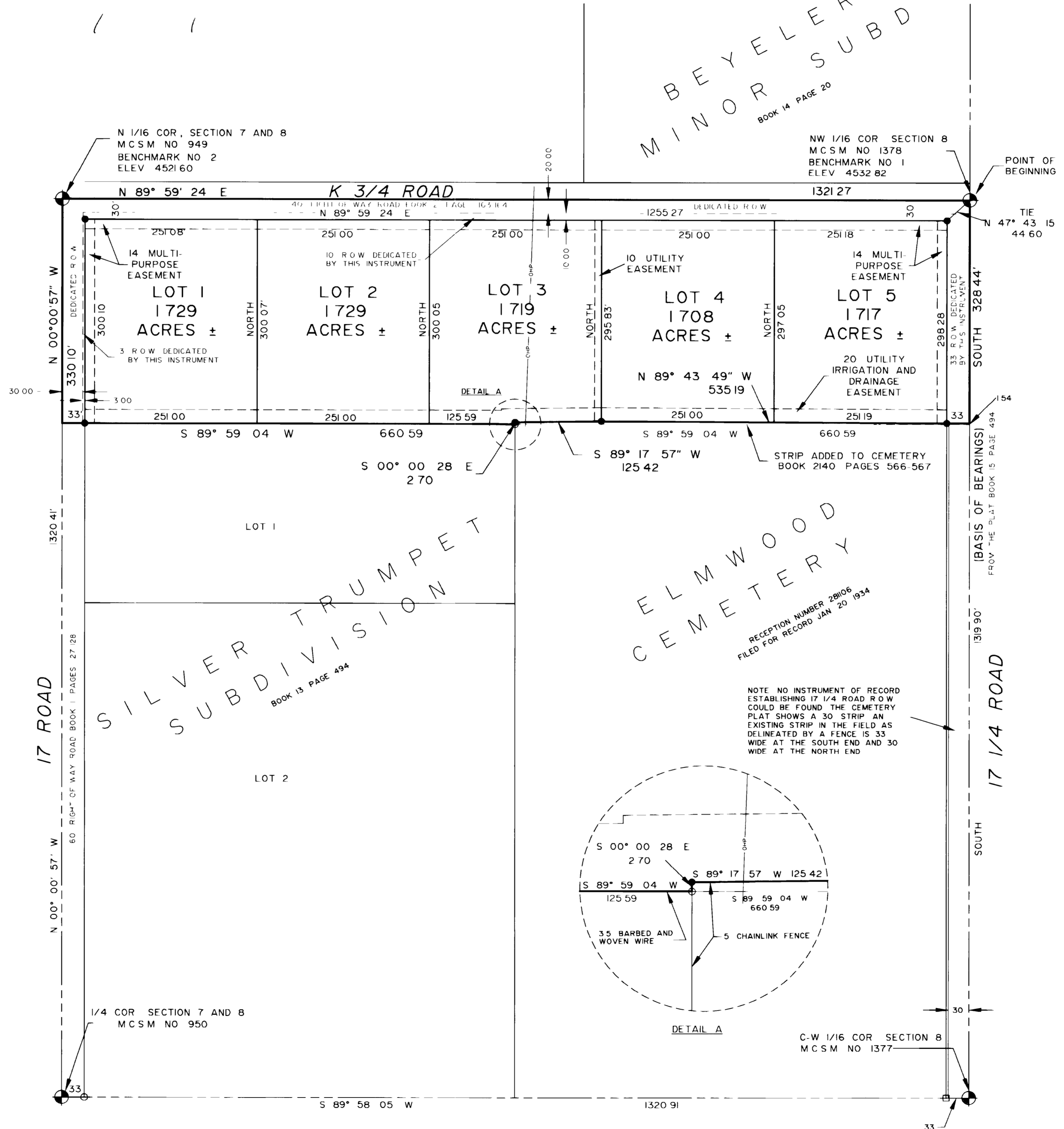
My commission expires Jan 27 1999
Wallace E. Beedle
Notary Public

SURVEYOR'S CERTIFICATE

I Wallace E. Beedle a Professional Surveyor licensed under the laws of the State of Colorado do hereby certify that the plat of Boot Hill Subdivision Mesa County Colorado shown hereon has been prepared under my direct supervision and accurately represents a field survey conducted under my direct supervision. The survey complies with applicable rules and regulations of Mesa County and the State of Colorado to the best of my knowledge and belief

IN WITNESS WHEREOF I hereunto affix my hand and official seal this 25 day of April 1995

Wallace E. Beedle
Wallace E. Beedle
P.E. P.L.S. 20632



BOOT HILL SUBDIVISION
IN THE SW 1/4 OF THE NW 1/4
SECTION 8, T 1 N, R 2 W, U M
MESA COUNTY COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 100'	8306-02	4-25-95	1 of 1