

COW TOWN SUBDIVISION PHASE I

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Lanny D Thomas is the owner of that real property situated in the County of Mesa, State of Colorado and being part of the NW 1/4 NE 1/4 of Section 27, T1N, R2W of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows: Commencing at the N 1/4 Corner of said Section 27, thence S 00°40' W 273.86 feet, thence S 56°24' E along the Northerly right-of-way line of U.S. Highway 6 & 50 1055.93 feet to the true point of beginning, thence S 56°24' E 186.42 feet, thence leaving said Northerly right-of-way line N 24°11' E 373.39 feet, thence S 89°35'35" E 133.79 feet to the East line of said NW 1/4 NE 1/4 Section 27, thence N 00°24'25" E along said East line 351.18 feet to the Southerly right-of-way line of Independent Ranchmen's Ditch, thence N 73°18'49" W along said Southerly right-of-way line 354.14 feet, thence S 08°41' W 697.36 feet to the point of beginning.

Containing 5.000 Acres more or less

That said owner has caused the said real property to be laid out and surveyed as Cow Town Subdivision-Phase I a subdivision of a part of Mesa County, Colorado

That said owner does hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 27th day of January A.D. 1983

Lanny D Thomas
Lanny D Thomas

STATE OF COLORADO) SS
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 27th day of January A.D. 1983 by Lanny D Thomas
My Commission Expires 2-26-83

Glenn Jean Lutz
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3rd day of February A.D. 1983 County Planning Commission of the County of Mesa, Colorado

James S. Young
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of February A.D. 1983 Board of County Commissioners of the County of Mesa, Colorado

Malina Allen
Chairman

SURVEYOR'S CERTIFICATE

I Richard A Mason, do hereby certify that the accompanying plat of Cow Town Subdivision, has been prepared under my direction and accurately represents a field survey of same.

Richard A Mason
Richard A Mason
Registered Land Surveyor
Colorado Reg No
18469

UTILITIES COORDINATING COMMITTEE

Approved this 8th day of Dec A.D. 1982 Utilities Coordinating Committee of the County of Mesa, Colorado

E.E. Hatcher
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS 1315696
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 10:09 o'clock A.M.
this 23rd day of February A.D. 1983 and is duly recorded in Plat Book No 13 Page 118 + 119
Fee \$ 20.00 Hazel W. Huskey Carl Sawyer
Deputy Clerk and Recorder
JLD - U-86

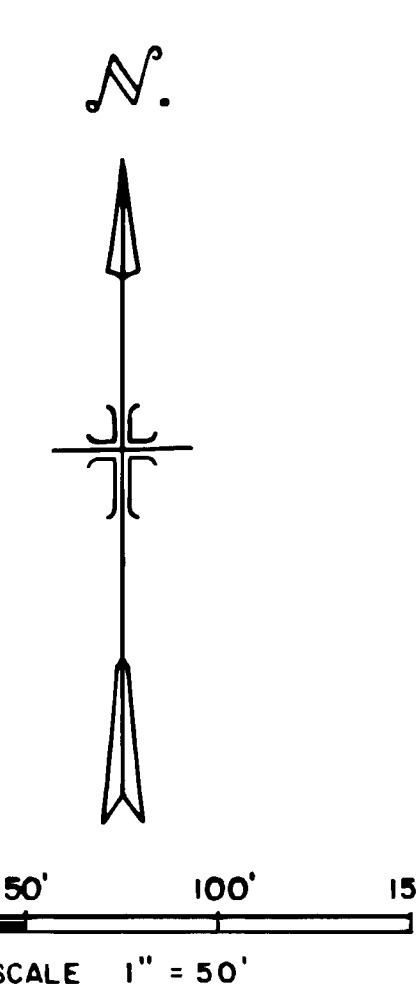
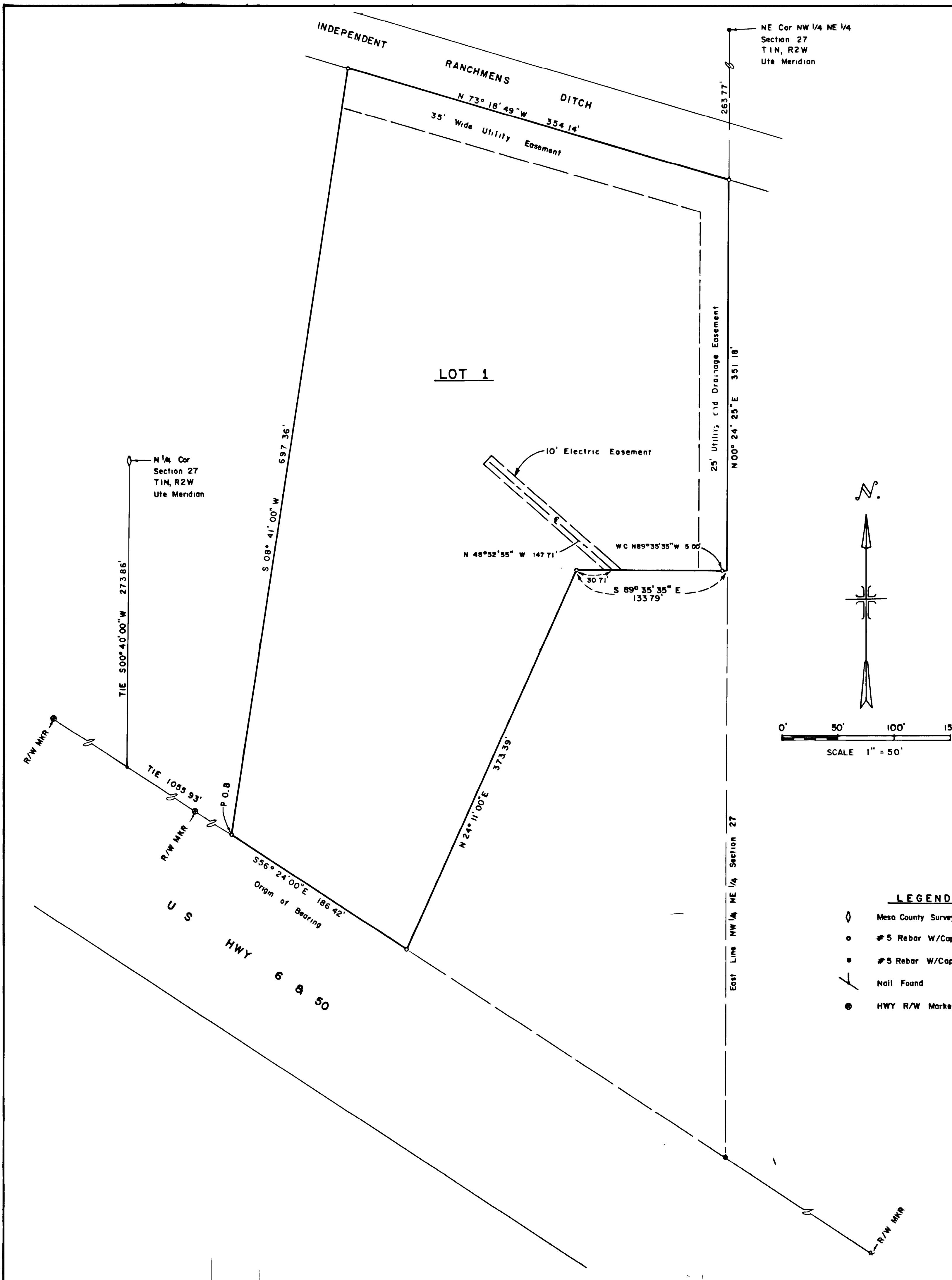
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

WESTERN ENGINEERS, INC
PLAT OF
COW TOWN SUBDIVISION
PHASE I

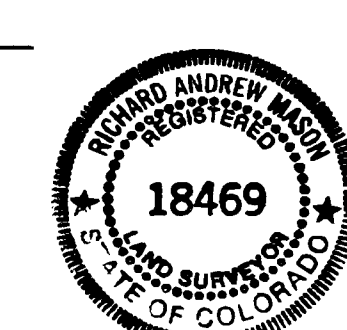
REV 2/1/83

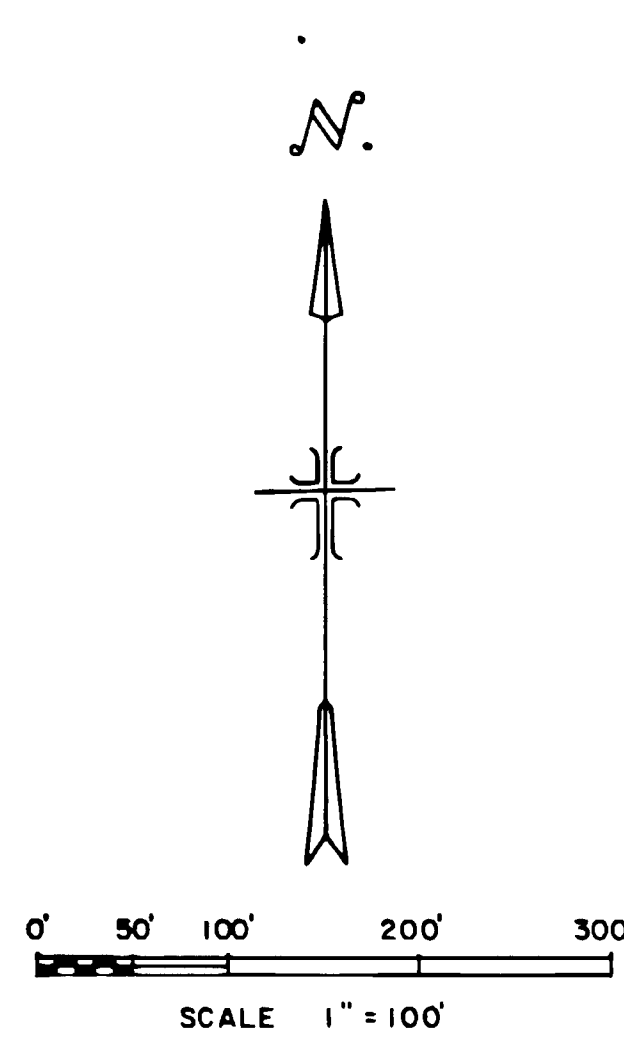
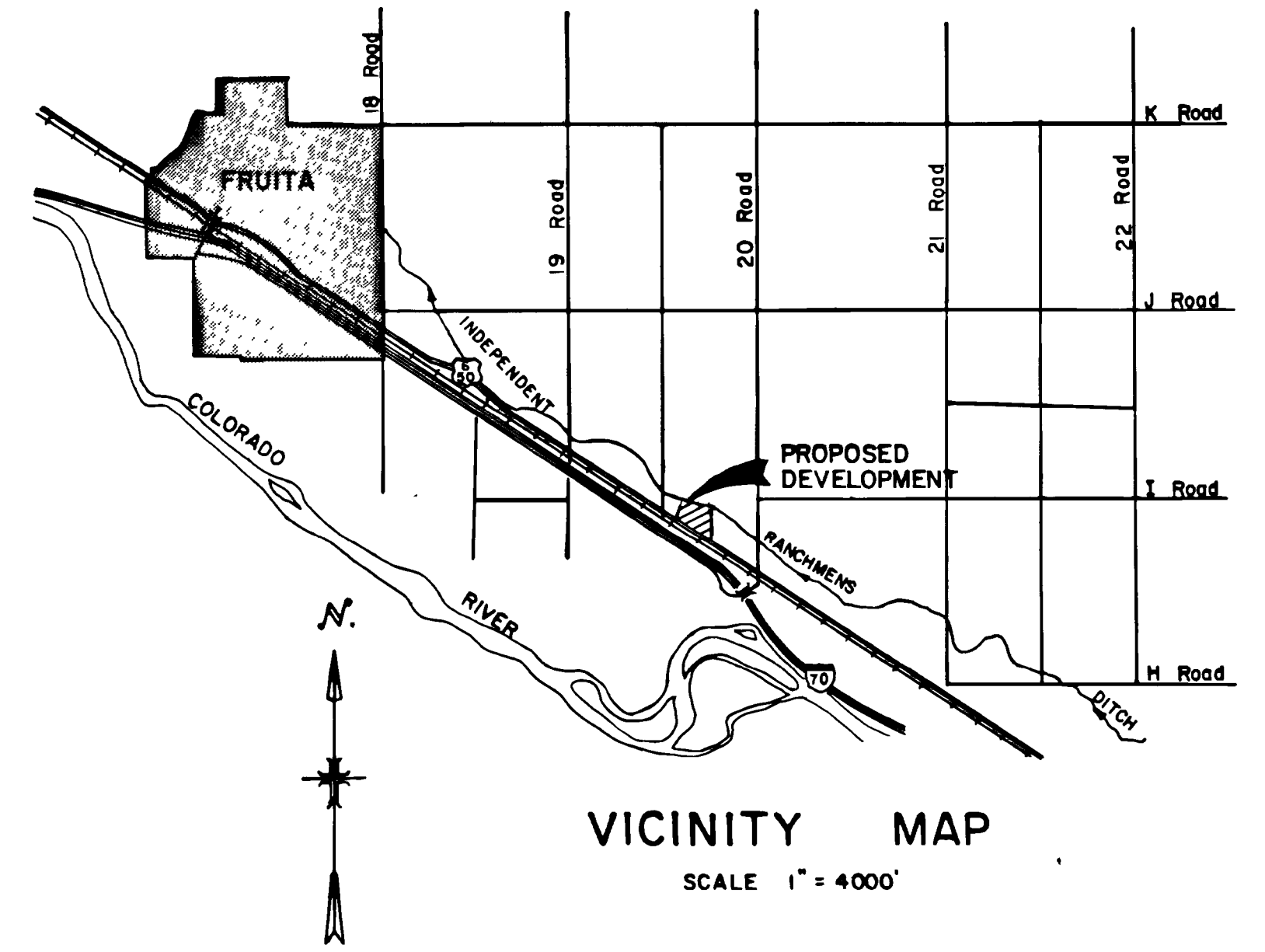
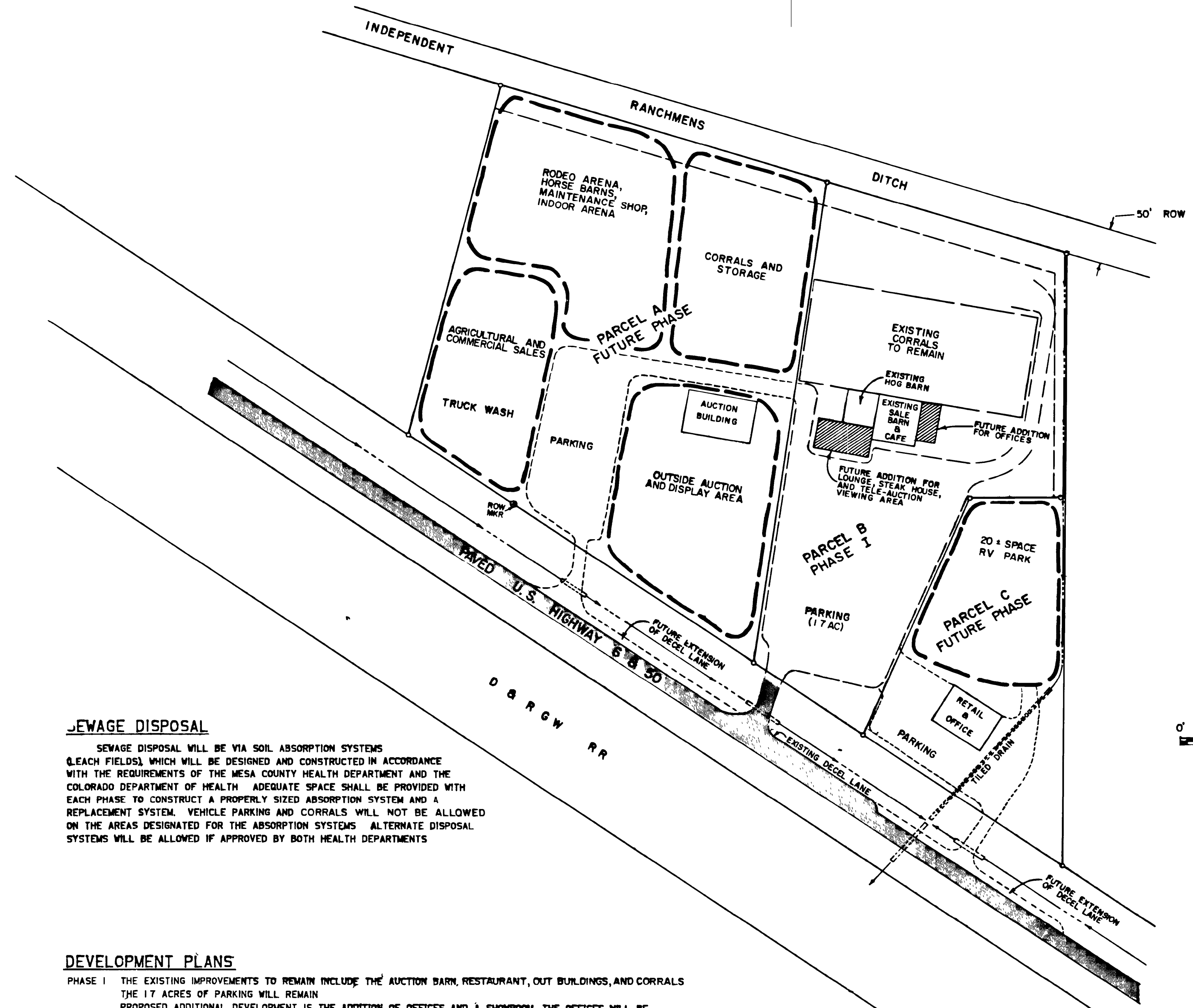
MESA COUNTY, COLORADO

SURVEYED RAM DRAWN LSB CHECKED JBP
GRAND JUNCTION, COLO DWG 309-974-1 11/5/82



- LEGEND**
- ◊ Mesa County Survey Monument
 - #5 Rebar W/Cap (set in conc)
 - #5 Rebar W/Cap Found
 - ⊥ Nail Found
 - HWY R/W Marker Found





SEWAGE DISPOSAL

SEWAGE DISPOSAL WILL BE VIA SOIL ABSORPTION SYSTEMS (EACH FIELDS) WHICH WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MESA COUNTY HEALTH DEPARTMENT AND THE COLORADO DEPARTMENT OF HEALTH. ADEQUATE SPACE SHALL BE PROVIDED WITH EACH PHASE TO CONSTRUCT A PROPERLY SIZED ABSORPTION SYSTEM AND A REPLACEMENT SYSTEM. VEHICLE PARKING AND CORRALS WILL NOT BE ALLOWED ON THE AREAS DESIGNATED FOR THE ABSORPTION SYSTEMS. ALTERNATE DISPOSAL SYSTEMS WILL BE ALLOWED IF APPROVED BY BOTH HEALTH DEPARTMENTS.

DEVELOPMENT PLANS

PHASE I THE EXISTING IMPROVEMENTS TO REMAIN INCLUDE THE AUCTION BARN, RESTAURANT, OUT BUILDINGS, AND CORRALS. THE 17 ACRES OF PARKING WILL REMAIN. PROPOSED ADDITIONAL DEVELOPMENT IS THE ADDITION OF OFFICES AND A SHOWROOM. THE OFFICES WILL BE USED IN CONJUNCTION WITH THE OPERATIONS OF THE FACILITIES, PLUS A REAL ESTATE LAND OFFICE OR OTHER AGRICULTURAL RELATED OFFICE SPACE. THE SHOWROOM WILL HOUSE A STEAK HOUSE AND LOUNGE WITH FACILITIES FOR ENTERTAINMENT. THE AREA WILL ALSO BE USED FOR TELE-AUCTIONS.

FUTURE PHASES THE ORDER OF DEVELOPING PARCELS A AND C HAS NOT BEEN ESTABLISHED.

PARCEL A THE EXISTING USES ON THIS PARCEL ARE A MOBILE HOME RESIDENCE, MAINTENANCE SHOP, HORSE BARN, EQUIPMENT STORAGE, TACK ROOM, RODEO ARENA, CORRALS, AND OUTDOOR AUCTION AND DISPLAY AREA. THESE USES WILL REMAIN UNTIL FINAL PLAN DEVELOPMENT. THE PROPOSED FUTURE USES ARE AS FOLLOWS. ALL OR SOME OF THEM MAY BE INCLUDED IN THE FINAL DEVELOPMENT:
 -AUCTION BARN FOR INSIDE AUCTIONS AND MISCELLANEOUS SALES
 -OUTSIDE AUCTION AND DISPLAY AREA
 -AGRICULTURAL AND COMMERCIAL PRODUCTS SALES
 -TRUCK WASH FACILITIES FOR LIVESTOCK TRUCKS
 -RODEO AND ARENA GROUNDS, INCLUDING BARN, TACK ROOM, AND CORRALS
 -INDOOR ARENA
 -MAINTENANCE SHOP, EQUIPMENT AND SUPPLY STORAGE, WAREHOUSING
 A DECELERATION LANE WILL BE ADDED TO HIGHWAY 6 & 50 WITH FINAL DEVELOPMENT. ADEQUATE PARKING WILL BE DESIGNED. PARKING WILL INTERCONNECT WITH PHASE I AND PARKING JOINTLY SHARED BY BOTH PHASES.

PARCEL C THE EXISTING USES ON THIS PARCEL ARE A MOBILE HOME FOR THE CARETAKER AND OUTDOOR AUCTION AND DISPLAY AREA. THESE USES WILL REMAIN UNTIL FINAL DEVELOPMENT. THE PROPOSED FUTURE PLANS ARE:
 -A RETAIL AND OFFICE BUILDING WHICH COULD HOUSE SALES AREA FOR VETERINARY SUPPLIES, TACK, WESTERN WEAR, ETC. AND OFFICE AREA FOR A REAL ESTATE LAND OFFICE AND VETERINARY OFFICE.
 -A SMALL RECREATIONAL VEHICLE PARK OF AROUND TWENTY SPACES TO PROVIDE OVERNIGHT PARKING FOR PEOPLE TRAVELING WITH LIVESTOCK. THE LIVESTOCK WOULD BE BOARDED IN THE CORRALS IN PARCEL B WHILE THE PEOPLE STAY IN THE RV PARK.
 -CARETAKER RESIDENCE
 ADEQUATE PARKING WILL BE PROVIDED AND WILL INTERCONNECT WITH PHASE I. A DECELERATION LANE WILL BE ADDED TO HIGHWAY 6 & 50.

SCREENING AND LANDSCAPING PLANS

THE INDEPENDENT RANCMENS DITCH ON THE NORTH AND THE DRAINAGE DITCH ON THE EAST ARE PHYSICAL BOUNDARIES ON PHASE I. THE OTHER BOUNDARIES ON PHASE I ARE WITH THE FUTURE PHASES WHICH ARE UNDER THE SAME OWNERSHIP. THEREFORE, NO ADDITIONAL SCREENING WILL BE INSTALLED ON PHASE I. THE ONLY SCREENING THAT MAY BE INCLUDED IN THE FUTURE PHASES IS ALONG THE EAST SIDE OF PARCEL C, BECAUSE OF AN ADJACENT RESIDENCE. LANDSCAPING ON PHASE I WILL BE LIMITED TO THE EXISTING TREES AND POSSIBLY SMALL PLANTERS OR DESERT LANDSCAPING IN FRONT OF THE FUTURE STEAK HOUSE.

DEVELOPMENT SCHEDULE

PHASE I MOST FACILITIES ARE EXISTING. BUILDING ADDITIONS WILL BEGIN WITHIN THE NEXT TWO TO THREE YEARS.

FUTURE PHASES DEVELOPMENT TO BEGIN WITHIN TEN YEARS.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) **
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M
 this _____ day of _____ A.D. 1982 and is duly recorded in Plat Book No. _____
 Page _____
 Fee \$ _____ Deputy Clerk and Recorder

Book 13 - Page 119
 WESTERN ENGINEERS, INC
 COW TOWN SUBDIVISION
 FINAL DEVELOPMENT PLAN OF
 PHASE I
 OUTLINE DEVELOPMENT PLAN OF
 FUTURE PHASES
 MESA COUNTY, COLORADO
 DESIGNED T.K.H. DRAWN D.L.W. CHECKED T.K.H.
 GRAND JUNCTION, COLO DWG 309-974-2 11/10/82