

REPLAT OF COW TOWN SUBDIVISION PHASE 1

ENCUMBRANCE'S RATIFICATION AND APPROVAL

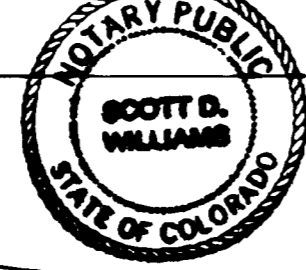
The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of REPLAT OF COW TOWN SUBDIVISION PHASE 1

SPEARHEAD RESOURCES LLC, A COLORADO LIMITED LIABILITY COMPANY BY GLENN A MCCLELLAND, manager

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 1st day of August A.D., 1995, by Glenn A. McClelland, manager of Spearhead Resources LLC, a Colorado Limited Liability Company

My commission expires 1/13/99



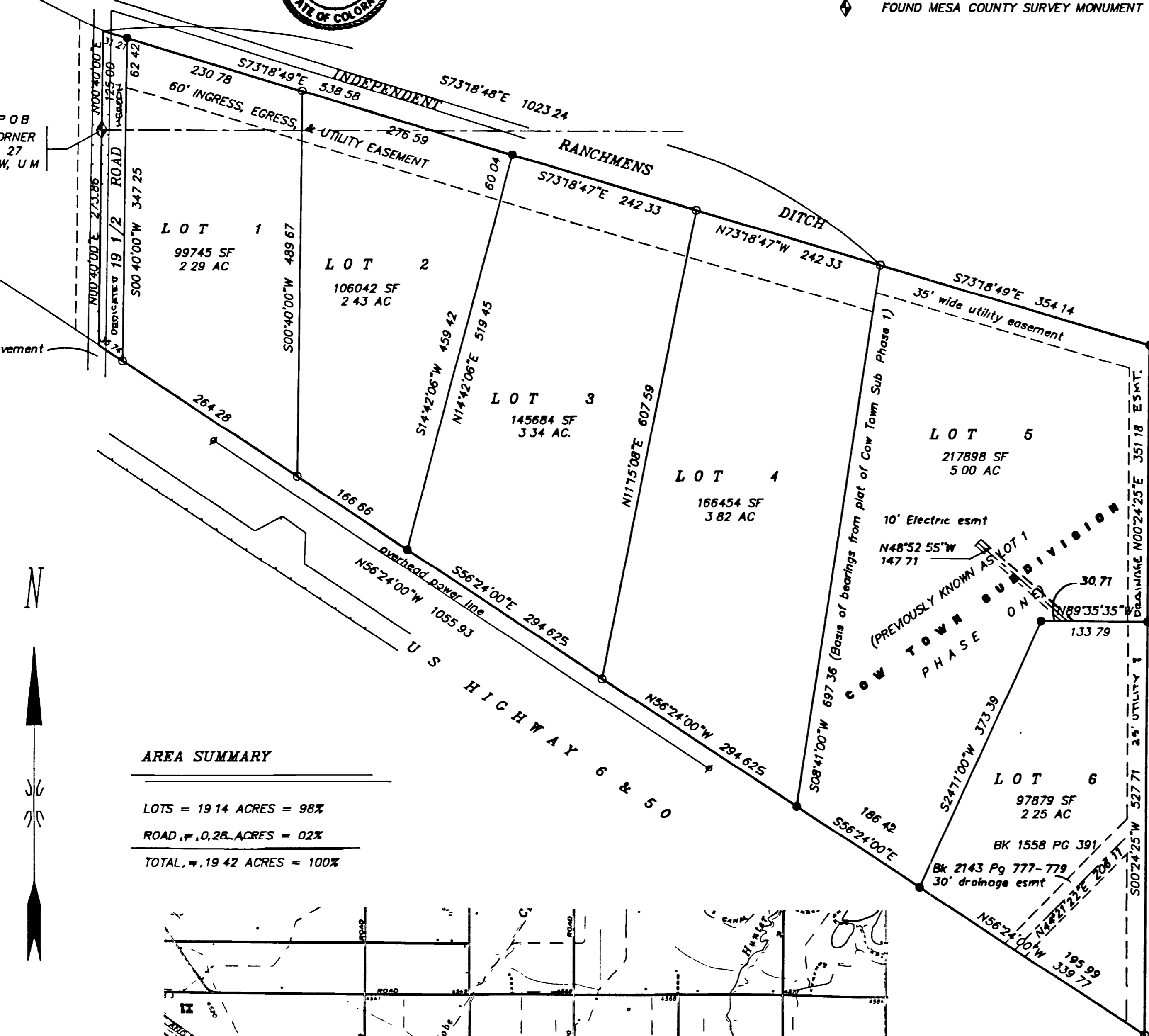
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO 5 RE-BAR
- SET NO 5 RE-BAR W/CAP L.S. 16413
- ◆ FOUND MESA COUNTY SURVEY MONUMENT

Bk 2002 Pg 609

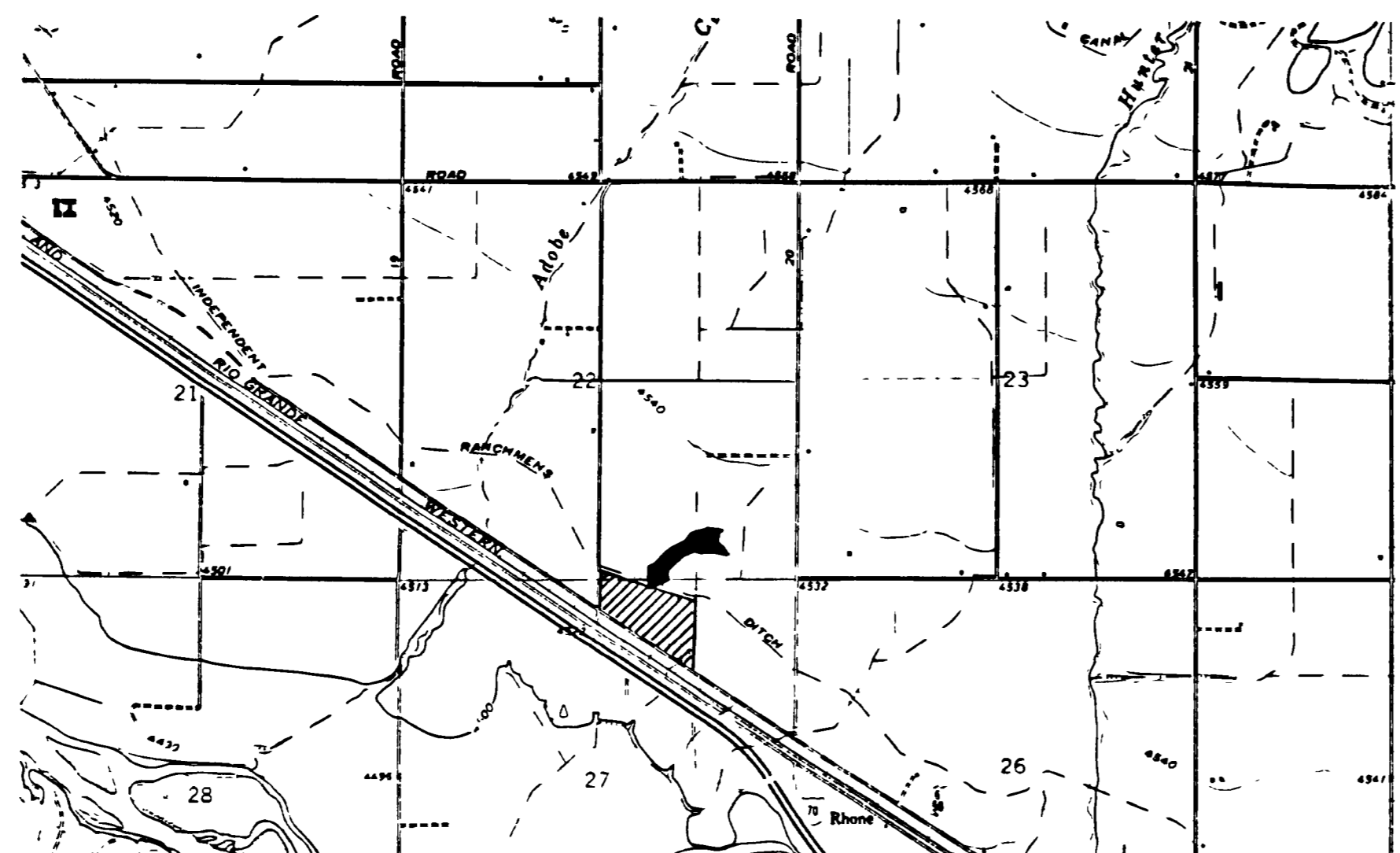
P O B
N1/4 CORNER
SECTION 27
T1N, R2W, U M

Existing pavement



AREA SUMMARY

LOTS = 19.14 ACRES = 98%
ROAD, F.O.D.B., ACRES = 0.2%
TOTAL = 19.42 ACRES = 100%



NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

The undersigned, LANNY D THOMAS AND GLENN R THOMAS are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1558 at Pages 390 & 391 and Book 1865 at Pages 13 thru 16, and COW TOWN SUBDIVISION PHASE ONE as recorded in Plat Book 13 at Pages 118 and 119, reception No 1315696 of the Mesa County Clerk and Recorder's Office, and being situated in the NW1/4 NE1/4 Section 27, Township 1 North, Range 2 West of the Ute Principal and the SW1/4 SE1/4 Section 22, Township 1 North, Range 2 West Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows

Beginning at the N1/4 Corner of Section 27, Township 1 North, Range 2 West, Ute Meridian, and considering the West line of Lot 1 COW TOWN SUBDIVISION PHASE 1 to bear S08°41'00"W and all bearings contained herein to be relative thereto, thence N00°40'00"E 125.00 feet along the West line of the SW1/4 SE1/4 Sec 22 to the South right-of-way line for the INDEPENDENT RANCHMENS DITCH, thence S73°18'49"E 1023.24 feet along the South right-of-way line for the INDEPENDENT RANCHMENS DITCH to the NW corner of Lot 1 COW TOWN SUBDIVISION PHASE ONE, thence S73°18'49"E 354.14 feet, thence S00°24'25"W 351.18 feet to the SE corner of COW TOWN SUBDIVISION PHASE ONE, thence S00°24'25"W 527.71 feet to the Northern right-of-way line for U.S. Highway 6 & 50, also being the SE corner of that parcel of land described in Book 1558 at Page 391 of the Mesa County Clerk and Recorder's Office, thence N56°24'00"W 339.77 feet along the Northern right-of-way line for U.S. Highway 6 & 50, thence N56°24'00"W 186.42 feet along the Northern right-of-way line for U.S. Highway 6 & 50 to the SW corner of COW TOWN SUBDIVISION PHASE ONE, thence N56°24'00"W 1055.93 feet to the West line of the NW1/4 NE1/4 Section 27 T1N, R2W, U M, thence N00°40'00"E 273.86 feet to the Point of Beginning, containing 19.42 Acres as described

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF COW TOWN SUBDIVISION PHASE 1, a subdivision of a part of, Mesa County, State of Colorado

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Fruita or the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 26th day of July A.D., 1995

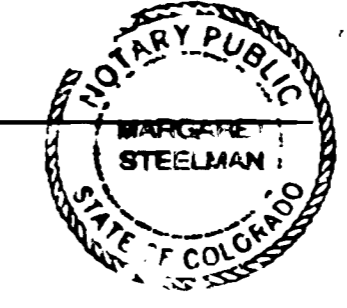
Lanny D Thomas
LANNY D THOMAS

Glenna R Thomas
GLENN R THOMAS

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 26th day of July A.D., 1995 by LANNY D THOMAS and GLENN R THOMAS

3-29-99
My commission expires



Margaret Steelman
Notary Public

Address 161 W. McClure, Fruita Co 81521

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 12:20 o'clock P.M. this 1st day of August A.D., 1995 and is duly recorded in Plat Book No 17, Page 373 DRAWER 8844
Clerk & Recorder
Deputy Clerk

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

Approved this 26 day of JULY A.D., 1995 by the Planning Commission of the City of Fruita

Bernie M. Schmidt
Chairman

CITY COUNCIL
TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 26 day of JULY A.D., 1995 by the Town Board of Trustees of the Town of Fruita

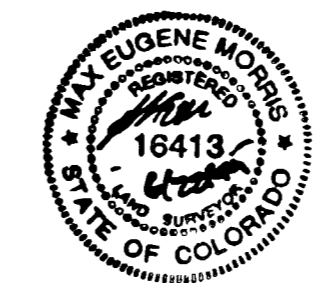
David L. Walker
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF COW TOWN SUBDIVISION PHASE 1, a subdivision of a part of the, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413

6/22/95
Date



REPLAT OF COW TOWN SUBDIVISION PHASE 1

FINAL PLAT		
SITUATED IN THE NE1/4 SEC 27, & THE SE1/4 SEC 22, T1N, R2W, U M		
FOR THOMAS	Q E D SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY SB DS
SCALE 1" = 100' FT		DRAWN BY MEM
DATE 6/8/95		ACAD ID THOMAS
		SHEET NO
		FILE 95038 2