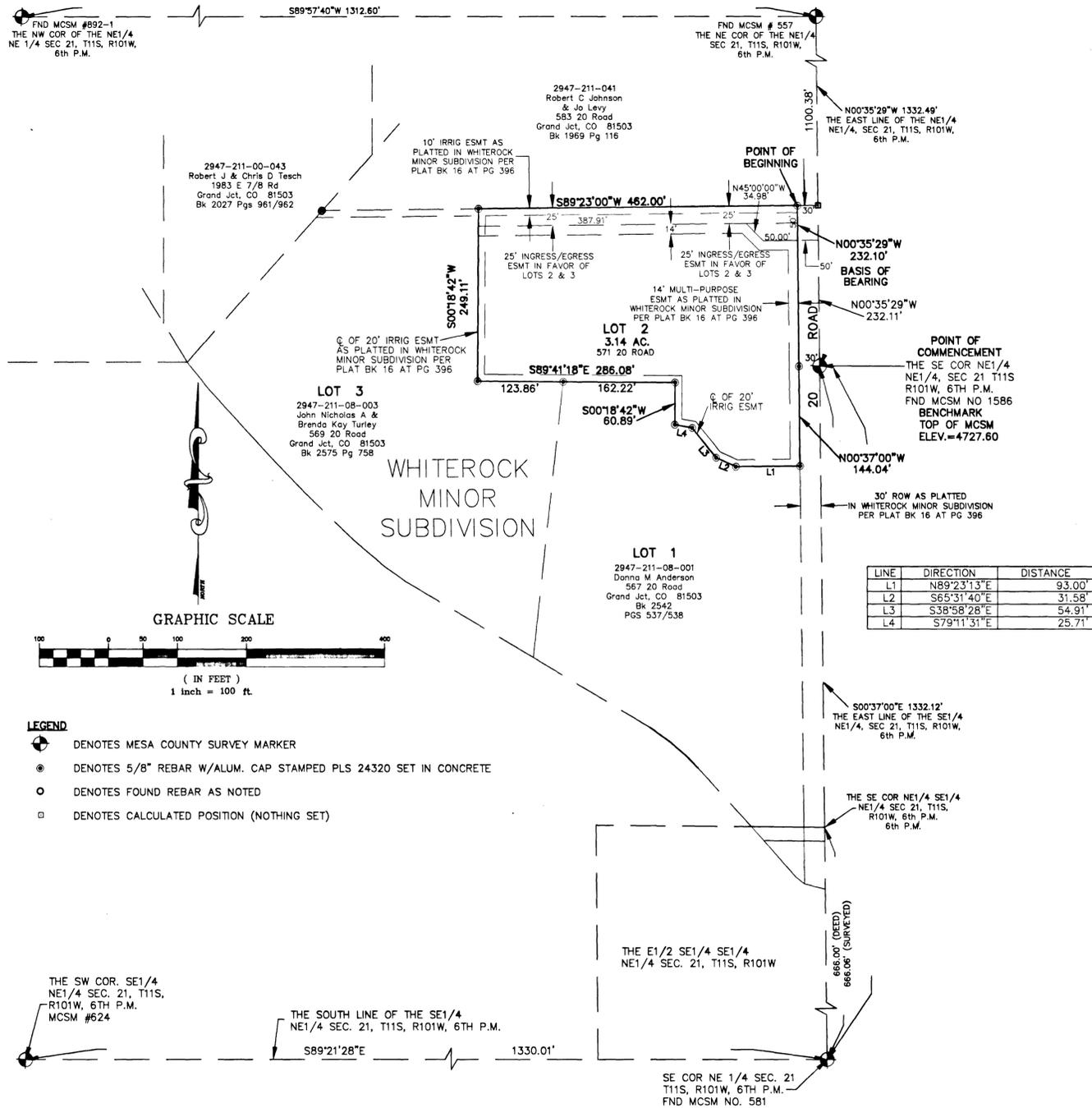


# BOWMAN SUBDIVISION

A REPLAT OF LOT 2 OF WHITEROCK MINOR SUBDIVISION  
 A PART OF THE NE1/4 NE1/4 & THE SE1/4 NE1/4 OF SECTION 21, TOWNSHIP 11 SOUTH,  
 RANGE 101 WEST OF THE 6th P.M., MESA COUNTY, COLORADO



DEDICATION:  
 KNOW ALL MEN PRESENT THAT JEFFREY W. BOWMAN AND SHARON R. BOWMAN ARE THE OWNERS OF RECORD OF LOT 2, WHITEROCK MINOR SUBDIVISION AS RECORDED AT THE MESA COUNTY CLERK & RECORDERS OFFICE IN BOOK 2591 AT PAGE 919. SAID WHITEROCK MINOR SUBDIVISION BEING OF RECORD WITH THE MESA COUNTY CLERK & RECORDER'S OFFICE IN PLAT BOOK 16 AT PAGE 396. SAID LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SE CORNER OF THE NE1/4 NE1/4 OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th PRINCIPAL MERIDIAN, WHENCE THE EAST LINE OF THE NE1/4 NE1/4 OF SAID SECTION 21 BEARS N00°35'29"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
 THENCE N00°35'29"W ALONG THE EAST LINE OF THE NE1/4 NE1/4 OF SAID SECTION 21, A DISTANCE OF 232.11 FEET;  
 THENCE S89°23'00"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED; THENCE S89°23'00"W, ALONG THE NORTH LINE OF LOT 2 OF THE ABOVE REFERENCED WHITEROCK MINOR SUBDIVISION, A DISTANCE OF 462.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF THE ABOVE REFERENCED WHITEROCK MINOR SUBDIVISION; THENCE S00°18'42"W ALONG THE EASTERLY LINE OF SAID LOT 3, WHITEROCK MINOR SUBDIVISION; A DISTANCE OF 249.11 FEET; THENCE S89°41'18"E, A DISTANCE OF 286.08 FEET; THENCE SOUTHERLY, EASTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE NORTHERLY LINE OF LOT 1 OF SAID WHITEROCK MINOR SUBDIVISION ALONG THE FOLLOWING FIVE (5) COURSES:  
 1. S00°18'42"W, A DISTANCE OF 60.89 FEET;  
 2. S79°11'31"E, A DISTANCE OF 25.71 FEET;  
 3. S38°58'28"E, A DISTANCE OF 54.91 FEET;  
 4. S65°31'40"E, A DISTANCE OF 31.58 FEET;  
 5. N89°23'13"E, A DISTANCE 93.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 20 ROAD AS PLATTED IN SAID WHITEROCK MINOR SUBDIVISION;  
 THENCE N00°37'00"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 20 ROAD, A DISTANCE OF 144.04 FEET; THENCE N00°35'29"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 20 ROAD, A DISTANCE OF 232.10 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.13 ACRES AS DESCRIBED.

THAT SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH IS LABELED AS MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLE, STORM SEWER MAINS AND GAS PIPELINES. ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USERS RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE.

ALL INGRESS/EGRESS EASEMENTS TO THE OWNERS OF PARCELS SPECIFICALLY IDENTIFIED ON THE PLAT AS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE USE BY SAID PARCEL OWNERS, THEIR GUESTS, AND INVITEES, AND ALSO FOR USE BY PUBLIC SERVICES, INCLUDING BUT NOT LIMITED TO, POSTAL SERVICE, TRASH COLLECTION, FIRE, POLICE AND EMERGENCY VEHICLES

ALL EASEMENTS INCLUDE:  
 THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT, THE RIGHT TO DREDGE, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL BE UTILIZED THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

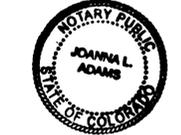
THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND PLATTED AS BOWMAN SUBDIVISION, A SUBDIVISION WITHIN THE MESA COUNTY, STATE OF COLORADO.

IN WITNESS SAID OWNER, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS 21 DAY OF November, 2002  
*Jeffrey W. Bowman*      *Sharon R. Bowman*  
 JEFFREY W. BOWMAN      SHARON R. BOWMAN

NOTARY PUBLIC CERTIFICATION  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFFREY W. & SHARON R. BOWMAN.  
 THIS 21 DAY OF Nov, 2002

WITNESS MY HAND AND OFFICIAL SEAL *Joanna L. Adams*  
 MY COMMISSION EXPIRES: 8-8-06



LIENHOLDER'S RATIFICATION OF PLAT  
 THE UNDERSIGNED HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM BOWMAN SUBDIVISION.

SIGNED THE 6<sup>th</sup> DAY OF December, A.D., 2002  
 BY: Ronna Capra, AVP OF Wells Fargo Bank West, N.A

NOTARY PUBLIC CERTIFICATION  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ronna Capra  
 OF Wells Fargo Bank West THIS 6<sup>th</sup> DAY OF Dec, A.D., 2002

WITNESS MY HAND AND OFFICIAL SEAL *Richard A. Harper*  
 MY COMMISSION EXPIRES: My Commission Expires March 6, 2004



BOARD OF COUNTY COMMISSIONERS CERTIFICATION  
 APPROVED THIS 16<sup>th</sup> DAY OF December, A.D., 2002 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

*Kathryn A. Hall*  
 CHAIRMAN

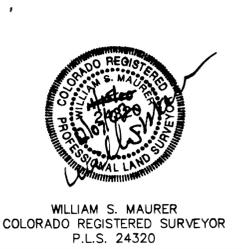
COUNTY CLERK AND RECORDER'S CERTIFICATION  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss

COVENANTS RECORDED IN CLERK & RECORDER'S OFFICE OF MESA COUNTY, COLORADO AT  
 BOOK 2544 PAGE 186-191

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT  
3:06 O'CLOCK P.M., ON December 18, A.D., 2002 AND WAS DULY  
 RECORDED IN PLAT BOOK 19, PAGE 197  
 RECEPTION NUMBER 2093838, DRAWER NN-25, FEE \$10.00 \$1.00 sc

*Monika Todd*  
 MESA COUNTY CLERK AND RECORDER  
*Ginny Baughman*  
 DEPUTY

SURVEYOR'S CERTIFICATION  
 I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING DEC 1999, AND THAT BOTH HAVE BEEN COMPLETED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.  
 CERTIFIED THIS 23<sup>rd</sup> DAY OF NOV, 2002



BOWMAN SUBDIVISION		
A REPLAT OF LOT 2 WHITEROCK MINOR SUB. A PART OF THE NE1/4 NE1/4 & THE SE1/4 NE1/4 SEC 21, T11S, R101W, 6TH PM, MESA COUNTY, CO		
DATE: 12/99	SURVEYED BY: FIELD	CHECKED BY: WSM
REVISION: 11/00	JOB NO.: 99062	SCALE: 1"=100' SHEET 1 OF 1

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 CERTIFICATION SHOWN HEREON.