

BARE BACK ESTATES II

BEING A REPLAT OF A PORTION OF BARE BACK ESTATES IN MESA COUNTY, COLORADO

OWNERSHIP STATEMENT

Know All Persons By These Presents:

WUL, LLC, a Colorado Limited Liability Company, is the owner of that certain tract of land lying in the NW1/4 SW1/4 and W1/2 NE1/4 SW1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, ownership of which is demonstrated at Book 4374 Page 742, at Reception Number 2368891 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lots 2 through 4, Block 1, both inclusive; Lots 1 through 8, Block 2, both inclusive; and Outlot A; TOGETHER WITH all vacated streets within the interior of Bare Back Estates, Reception Number 2367655 as recorded at the Office of the Mesa County records, the perimeter of which is more particularly described as result of survey, as follows:

Commencing at a Mesa County Survey Marker for the South 1/16 Corner on the westerly line of Section 15, Township 1 North, Range 2 West of the Ute Meridian, whence a 2-1/2 inch alloy cap (PLS 24943) for the Center-South 1/16 Corner of said Section 15 bears S89°46'11"E 2641.52 feet; thence N69°38'09"E a distance of 85.29 feet to a point on the northerly right-of-way line of J 2/10 Road, also being a point on the easterly right-of-way line of 19 Road, and the Point of Beginning; thence, leaving said northerly right-of-way line, N44°55'34"W, along said easterly right-of-way line, for a distance of 42.54 feet; thence N00°04'57"W a distance of 1260.34 feet to the Northwest Corner of said Bare Back Estates; thence, leaving said easterly right-of-way line, S89°46'26"E, along the northerly line of said Bare Back Estates, for a distance of 1270.57 feet to a 3-1/4 inch alloy cap (PLS 27266) for the Center-West 1/16 Corner of said Section 15; thence, S89°46'06"E a distance of 660.34 feet to a 2 inch alloy cap (PLS 18478) for the Center-East-West 1/64 Corner of said Section 15 and the Northeast Corner of said Bare Back Estates; thence, leaving said northerly line, S00°05'34"E, along the easterly line of said Bare Back Estates, a distance of 961.66 feet to the N.E. corner of Lot 1 in Block 1 of said Bareback Estates; thence, departing said easterly line, N89°41'30"W for a distance of 470.00 feet to the N.W. Corner of said Lot 1; thence S89°54'29"W a distance of 44.00 feet to the westerly right-of-way line of Mustang Drive; thence S00°05'31" on said right-of-way line for a distance of 299.16 feet; thence S45°04'09"W a distance of 42.31 feet to the northerly right-of-way line of J.2 Road; thence N89°46'11"W, on said northerly right-of-way line, for a distance of 1357.15 feet to the Point of Beginning.

[53.30 Acres]

That said owner has caused the described real property to be laid out and surveyed as Bare Back Estates II, a subdivision in Mesa County, Colorado.

Covenants, Conditions, and Restrictions and Easements of Bare Back Estates, is Recorded in Book 4206, Page 110 at Reception Number 2328271. These Covenants, Conditions, and Restrictions were terminated and recorded in recorded in Book 4849 at Page 123.

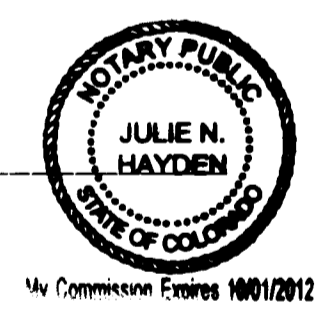
That said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner has caused its name to be hereunto subscribed this 15th day of October A.D. 2009.

By: Doug Skelton
-Doug Skelton for WUL, LLC, a Colorado Limited Liability Company

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 15th day of October A.D. 2009, by Doug Skelton for WUL, LLC, a Colorado Limited Liability Company

My commission expires: 10-01-12
WITNESS MY HAND AND OFFICIAL SEAL.

Julien Hayden
Notary Public


AREA SUMMARY		
DESC:	ACRES	PERCENT
LOT 1	53.30	100%
TOTAL	53.30	100.00%

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 10:35 o'clock A.M., this 26th day of OCTOBER A.D. 2009 and is duly recorded as Reception Number 2510313 in Book 4932, Page 817 & 818.
Drawer No. XV-48

Janice Rich Clerk and Recorder *20
Carolyn Rose Deputy *20
Fees 10⁰⁰ 50⁰⁰

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 23rd day of October A.D. 2009 by the County Commissioners of Mesa County, Colorado.
Julien Hayden
Chairperson

LIEN HOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIEN HOLDER, Bank of Colorado, 200 Grand Avenue, Grand Junction Colorado has caused its names to be hereunto subscribed this

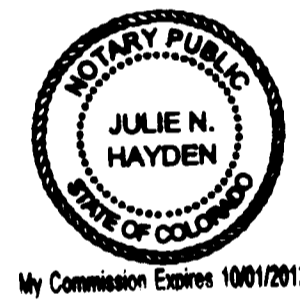
15th day of OCTOBER A.D., 2009

By: Steve Love
By Steve Love, Loan officer for Bank of Colorado

STATE OF COLORADO) ss
COUNTY OF MESA)
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My commission expires: 10-01-12
WITNESS MY HAND AND OFFICIAL SEAL.

Julien Hayden
Notary Public



NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

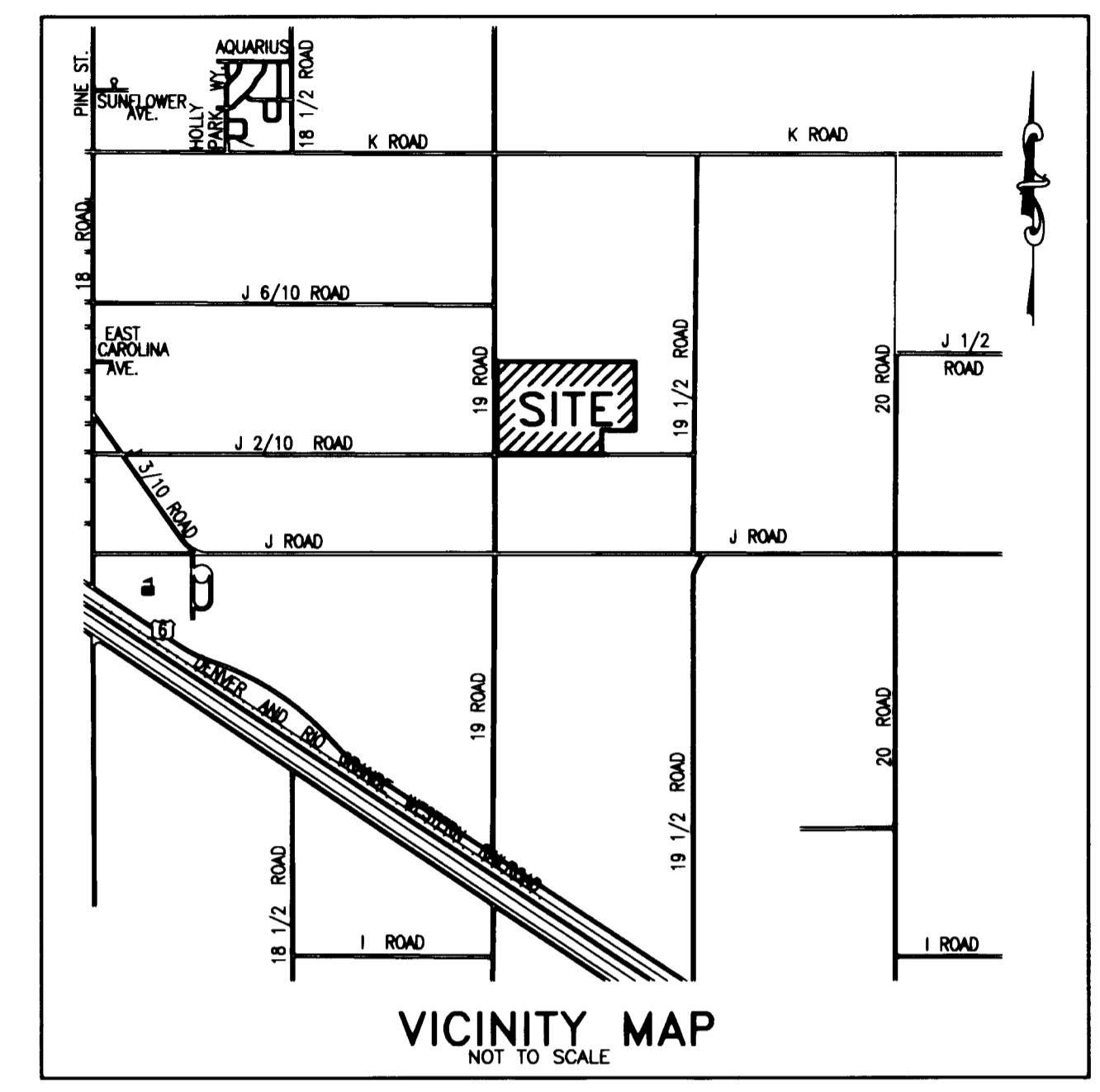
Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County Department of Planning and Economic Development for Bare Back Estates II, and shall result in a vested right for a period of three years from the date that the required vested right notice is published.

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 & Recorder.

Further Minor Subdivisions of any portion of the subject tract are prohibited pursuant to Section 3.5.6.B of the 2000 Mesa County Land Development Code. Further division, if any, shall be processed through the Major Subdivision Process.

RIGHT-TO-FARM

This development is located in an agricultural area. it is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.



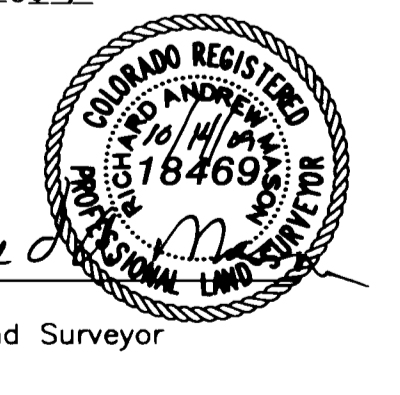
GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00923204, effective date January 02, 2008.
- Basis of Bearings is between a Mesa County Survey Marker for the South 1/16 Corner on the westerly line of Section 15, Township 1 North, Range 2 West of the Ute Meridian and a 2-1/2 inch alloy cap (PLS-24943) for the Center-South 1/16 Corner of said Section 15 bearing S89°46'11"E 2641.52 feet. Derived from Bare Back Estates Reception Number 2367655 and is based on GPS observations relative to Mesa County LCS.
- Covenants, Conditions and Restrictions recorded in Book 4206 at Page 110. Termination of Covenants, Conditions and Restrictions recorded in Book 4849 at Page 123.
- All easements and roads indicated on the original plat of Bare Back Estates except those as shown hereon, are vacated by this plat pursuant to the method established and allowed by 43-2-303(2)(e) C.R.S. Also see Resolution recorded at Reception No. 2508904.

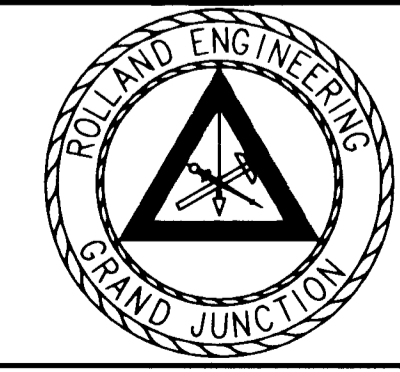
SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Bare Back Estates II, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 14 day of October, 2009

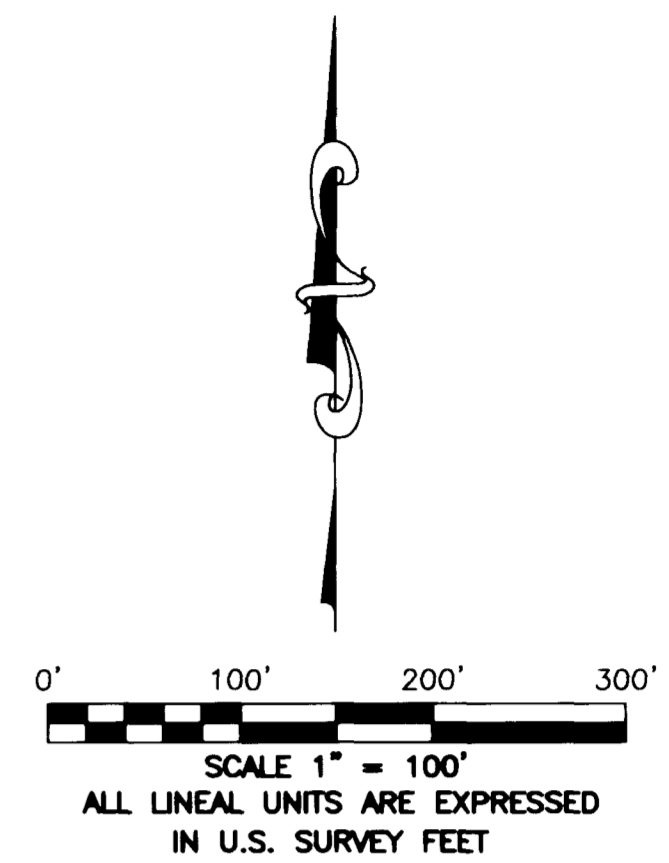
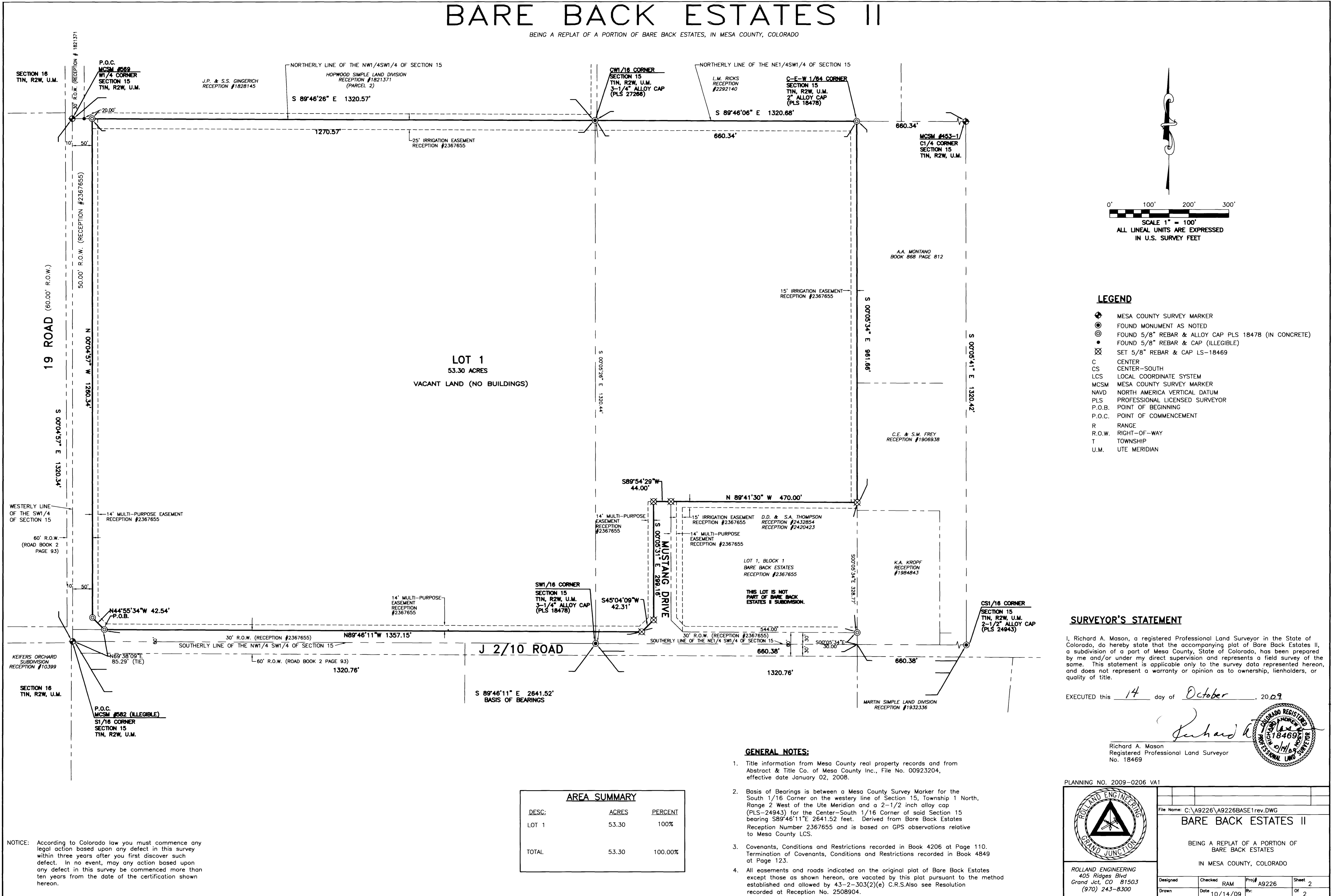
Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469


PLANNING NO. 2009-0206 VA1

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	File Name: C:\A9226\A9226BASE1rev.DWG			
	BARE BACK ESTATES II BEING A REPLAT OF PORTION OF BARE BACK ESTATES IN MESA COUNTY, COLORADO			
Designed	Checked	RAM	Proj#	Sheet
Drawn	Date	10/14/09	A9226	1
				Of 2

BARE BACK ESTATES II

BEING A REPLAT OF A PORTION OF BARE BACK ESTATES, IN MESA COUNTY, COLORADO



- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊙ FOUND MONUMENT AS NOTED
 - ⊙ FOUND 5/8" REBAR & ALLOY CAP PLS 18478 (IN CONCRETE)
 - ⊙ FOUND 5/8" REBAR & CAP (ILLEGIBLE)
 - ⊙ SET 5/8" REBAR & CAP LS-18469
 - C CENTER
 - CS CENTER-SOUTH
 - LCS LOCAL COORDINATE SYSTEM
 - MCSM MESA COUNTY SURVEY MARKER
 - NAVD NORTH AMERICA VERTICAL DATUM
 - PLS PROFESSIONAL LICENSED SURVEYOR
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R RANGE
 - R.O.W. RIGHT-OF-WAY
 - T TOWNSHIP
 - U.M. UTE MERIDIAN

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File Name: C:\A9226\A9226BASE1rev.DWG

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ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

Designed	Checked	Proj#	Sheet
	RAM	A9226	2
Drawn	Date	Rv	Of
	10/14/09		2