

ECHO VALLEY RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION  
LOCATED IN THE SE1/4NE1/4, E1/2SE1/4, SECTION 10 AND IN TRACT 115, SECTION 11, T5N, R85W,  
OF THE 6th P.M., ROUTT COUNTY, COLORADO  
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents: That JIMMY L. ELLIS AND RAEANNA M. ELLIS, being the owners of the land described as follows:

A tract of land in the SE1/4NE1/4 and in the E1/2SE1/4 of Section 10, and in Tract 115, Section 11, T5N, R85W, of the 6th P.M., Routt County, Colorado, bounded by a line described as follows:

Beginning at the E1/4 corner of Section 10;  
thence along the East line of said Section 10 N 00°07'06" W 1314.18 feet;  
thence S 89°43'49" W 1313.39 feet;  
thence S 00°00'18" W 3408.92 feet;  
thence S 89°48'49" E 1039.41 feet to the north line of  
a tract of land as described by Deed as filed with the Routt County Clerk and Recorder appearing in Book 351 at Page 608;  
thence N 89°18'37" E 152.61 feet along said north line to the East line of  
a parcel of land as described by Deed as filed with the Routt County Clerk and Recorder appearing in Book 699 at Page 1314;  
thence N 00°27'36" W 258.26 feet along said East line;  
thence N 34°48'32" E 168.21 feet along said East line;  
thence N 79°47'26" E 368.27 feet along a south line of said parcel;  
thence N 73°58'11" E 5.97 feet along a south line of said parcel;  
thence N 68°15'40" E 91.41 feet along a south line of said parcel;  
thence N 58°46'24" E 112.90 feet along a south line of said parcel;  
thence N 20°31'01" E 222.17 feet along a south line of said parcel;  
thence N 64°57'29" W 138.48 feet to AP 6 of Tract 115;  
thence N 00°23'28" W 1280.58 feet to AP 1 of Tract 115;  
thence S 89°56'41" W 462.86 feet to the Point of Beginning.  
Except that part, if any, lying outside that certain parcel of land as described by deed as filed with the Routt County Clerk and Recorder appearing in Book 699 at Page 1302.

Containing 120.40 Acres more or less, in Routt County, Colorado, has laid out, platted, and subdivided same as shown on this plat under the name and style of ECHO VALLEY RANCH LAND PRESERVATION SUBDIVISION EXEMPTION.

In witness whereof, the said JIMMY L. ELLIS AND RAEANNA M. ELLIS have caused their names to be hereunto subscribed this 28th day of August, 1998.

By: Jimmy L. Ellis  
JIMMY L. ELLIS  
By: Raeanna M. Ellis  
RAEANNA M. ELLIS

State of Colorado ) ss  
County of Routt )

The foregoing Certificate of Ownership was acknowledged before me this 28th day of August, 1998, by JIMMY L. ELLIS AND RAEANNA M. ELLIS.

My commission expires: 01-19-2001

Witness my hand and official seal.

Raymond C. Moon  
Notary Public

CONSENT OF TRUST DEED BENEFICIARIES

Each of the undersigned, being the beneficiary under that certain trust deed encumbering the premises subdivided herein, said deed of trust being recorded in Book 705 at Page 79, Routt County records, expressly consent to and join in the platting and subdivision herein shown, consent to and join in the dedication of the easements shown or noted hereon and hereby subordinate the interests of the undersigned existing by virtue of aforesaid trust deed to the platting and subdivision shown hereon and to the aforesaid dedication.

FIRST FEDERAL SAVINGS BANK OF COLORADO  
By: Robert C. Cook as Vice President  
Kenneth W. Sigley  
KENNETH W. SIGLEY, Public Trustee  
of Routt County, Colorado

The foregoing consent was acknowledged before me this 28th day of August, A.D. 1998 by Kenneth W. Sigley, as Public Trustee of Routt County, Colorado.

Date: 8/28/98  
Ray Weiland  
Routt County Clerk and Recorder  
Sharon A. Glover, Deputy

State of Colorado ) ss  
County of Routt )

The foregoing Consent of Trust Deed Beneficiary was acknowledged before me this 28th day of August, A.D. 1998, by Robert C. Cook as Vice President of FIRST FEDERAL SAVINGS BANK OF COLORADO.

My commission expires: 10/11/99

Witness my hand and official seal.

Laura M. Dugan  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/21/99

BOARD OF COUNTY COMMISSIONERS

The within plat of ECHO VALLEY RANCH LAND PRESERVATION SUBDIVISION EXEMPTION is approved for filing this 28th day of August, 1998.

By: Nancy J. Stahovich  
NANCY J. STAHOVICH, Chairman

ATTEST: Ray Weiland by Sharon A. Glover, Deputy  
COUNTY CLERK AND RECORDER

NOTICE OF RESEARCH  
PURSUANT TO C.R.S. § 38-51-106(1)(b)(i), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WERE OBTAINED BY TITLE COMMITMENT NO. AS PREPARED BY TRANSCATION TITLE INSURANCE COMPANY, as of AND NOT FROM THE PERSONAL SEARCH OF R.C. MOON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

I, R.C. MOON a registered land surveyor in the State of Colorado, do hereby state that this plat and survey of ECHO VALLEY RANCH LAND PRESERVATION SUBDIVISION EXEMPTION was made and performed by me or under my direct supervision, responsibility, and checking, and further state that said plat and survey is accurate and true to the best of my knowledge and belief. Steel markers and/or monuments were set as required.

Date: 08-23-98

R.C. Moon  
R.C. MOON, COLORADO REG #13221

ATTORNEY'S CERTIFICATE

I, Ward Van Scoyk, being an Attorney-at-Law duly licensed to practice before the Courts of Record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat and that such lands are in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

See Attorney's Certificate recorded in Book 749 at Page 1420

Dated this 28th day of August, A.D. 1998.

Ward Van Scoyk  
Attorney-at-Law

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE

DEPOSITED THIS 28th DAY OF August, 1998, AT 1:30 PM, IN BOOK 749 OF THE COUNTY SURVEYORS LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE 1420, RECEPTION NUMBER 497986, RECORDS OF ROUTT COUNTY.

COUNTY SURVEYOR

LAWRENCE E. PETERSON "COLD" REG NO. 12881

CLERK AND RECORDERS CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado this 28th day of August, A.D. 1998, at File Number 497986 and Reception Number 497986 Time 1:30 PM

Ray Weiland by Sharon A. Glover, Deputy  
Routt County Clerk and Recorder

DEVELOPMENT AGREEMENT

RECORDATION OF PROTECTIVE COVENANTS  
PROTECTIVE COVENANTS ARE RECORDED IN BOOK 749 AT PAGE 418, ROUTT COUNTY RECORDS.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPREHEND ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SERVICE OR DOCUMENT. MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SERVICE OR DOCUMENT, MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

D & D, Inc.  
PROFESSIONAL LAND SURVEYING & PLANNING CO.  
P.O. Box 775008  
Denver, CO 80277  
(303) 870-2745

CLIENT: JIM ELLIS  
PROJECT: MA 3849-1  
DRAWN: ECHOVALLEY  
PROJECT: MA 3849-1  
DRAWING: MAE11511.DWG  
CROSSING: 08-24-98 15:00  
BY: JAVELLETT  
DATE: 08/26/98 08:00  
DWG: JAVELLETT  
DWG: JAVELLETT

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SHEET 2 OF 2

