

**CERTIFICATE OF OWNERS
KNOW ALL MEN BY THESE PRESENTS:**

That Jackie E. Wallace, whose address is 11757 Road 41, Mancos, Colorado, 81328, being the legal and record owner of a tract of land located in Section 17, Township 36 North, Range 13 West, N.M.P.M., as recorded in the Office of the Montezuma County, Colorado, Clerk and Recorder under Reception Number 514337, being more particularly described as follows:

Beginning at the South 1/4 Corner of said Section 17;

thence, N 89°54'57" W, a distance of 192.74 feet;
thence, N 05°24'40" E, a distance of 661.41 feet;
thence, N 03°01'30" E, a distance of 367.84 feet to the southerly right-of-way of State Highway 184, Project No. RS 0184;
thence along the arc of a curve to the left, with a delta angle of 05°30'22" and a radius of 1196.00, for 114.94 feet, the long chord bears S 46°15'01" E, a distance of 114.89 feet along said right of way;
thence, S 49°00'12" E, a distance of 143.00 feet along said right of way;
thence, S 59°00'12" E, a distance of 300.70 feet along said right of way;
thence, S 57°52'57" E, a distance of 399.72 feet along said right of way;
thence, S 41°29'27" E, a distance of 402.44 feet along said right of way;
thence, S 38°11'12" E, a distance of 236.29 feet along said right of way to the South line of the SE 1/4 of said Section 17;
thence, N 89°54'31" W, a distance of 1088.97 feet along said South line to the point of beginning and containing 16.52 acres, more or less.

Have by these presents laid out into the lot as shown on this plat under the name and style of WALLACE SINGLE LOT DEVELOPMENT, and do hereby dedicate to the public utilities, those portions labeled as utilities easements on the said plat of WALLACE SINGLE LOT DEVELOPMENT for the installation and maintenance of utilities, including, but not limited to, electric lines telephone lines, water lines. Together with the right of ingress and egress for installation, maintenance and replacement of such lines. Landowner use of said easement areas shall be restricted to maintaining said areas so they are clear of all buildings and structures. Said easements and rights shall be utilized in a reasonable and prudent manner.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

Jackie E. Wallace, owner

By: Jackie E. Wallace
Jackie E. Wallace

State of Colorado
SS:
County of Montezuma

This plat was subscribed and affirmed before me by Jackie E. Wallace, owner, on this 14th day of July, 2007, for the aforementioned purposes.

My commission expires: 2/11/2008 Notary: Cindy Lichten

CINDY LICHTNER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 2/11/2008

MONTEZUMA COUNTY MINIMUM STANDARDS:

IRRIGATION DITCHES AND PIPELINES: OTHERS MAY HAVE RIGHTS TO IRRIGATION DITCHES AND PIPELINES ON SUBJECT PROPERTY. THESE RIGHTS MAY INCLUDE HISTORICAL ACCESS FROM A PUBLIC RIGHT OF WAY. PER MONTEZUMA LAND USE CODE SECTION #5103.2, D AND E, ACCESS TO AND ALONG THESE FACILITIES MUST BE KEPT OPEN FOR OPERATIONS AND MAINTENANCE, INCLUDING GATES IN FENCE LINES.

APPROVAL OF THIS SUBDIVISION BY THE COUNTY DOES NOT CONSTITUTE ACCEPTANCE BY THE COUNTY OF ANY PUBLIC RIGHT-OF-WAY.

NO GUARANTEE BY THE COUNTY FOR HAZARDS IDENTIFIED ON THIS PLAT. NO HAZARDS ARE IDENTIFIED ON THIS PLAT.

MONTEZUMA COUNTY SUBDIVISIONS REGULATIONS, SECTION 5103.2C, STATE THAT FENCES MUST EXIST WHICH SEPARATE THE DEVELOPMENT FROM ADJOINING AGRICULTURAL LANDS, STOCK DRIVES OR PUBLIC ROADS USED AS STOCK DRIVES. THE LOT OWNER IS RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF THESE FENCES.

THE COVENANTS FOR THIS SUBDIVISION REQUIRE COMPLIANCE WITH CHAPTER 5, SECTION 1 OF THE MONTEZUMA COUNTY LAND USE CODE RESOLUTION NO. 04-2006, WHICH ARE ENFORCEABLE BY THE DEVELOPER/LANDOWNER AND/OR LANDOWNERS ASSOCIATION, WHICH ARE ON FILE WITH THIS PLAT AND SHALL BE PROVIDED TO ANY PURCHASER OF A TRACT WITHIN THIS SUBDIVISION.

"RESTRICTIVE COVENANTS" FOR THIS SUBDIVISION ARE RECORDED IN BOOK NA, PAGE NA, RECEPTION NO. 550152 IN THE OFFICE OF THE CLERK AND RECORDER, MONTEZUMA COUNTY, COLORADO.

EASEMENTS ACCEPTED AND APPROVED BY:

Michael Roman 6/27/07
QUEST COMMUNICATIONS
Chuck Rodstrom 7/10/07
EMPIRE ELECTRIC ASSOCIATION INC.
Eldon Roman 7-11-07
MANCOS RURAL WATER COMPANY